Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **A. PHILLIP RANDOLPH CAMPUS - M**
Address : **443 WEST 135TH STREET WEST 135 ST AND CONVENT AVENUE**
Borough : **MANHATTAN** | **Agency's Number** : **M540**
Program / Asset # : **BOE0141.000 / 4411** | **Yr Built/Renovated** : **1926 / 2010**
Area Sq Ft : **164,000** | **Project Type** : **EDUCATION**
Date of Survey : **03-Jan-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,5,6,7**
Block : **1957** **Lot** : **78** **BIN** : **1059409**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$563,200	$256,000
Interior Architecture	$8,963,200	$3,860,700
Electrical	$874,800	$1,668,300
Mechanical	$5,467,400	$2,555,000
Site Enclosure	$160,300	
Total	**$16,028,900**	**$8,340,000**
Importance Code A	$563,200	$308,600
Importance Code B	$14,139,600	$7,002,700
Importance Code C	$1,326,000	$1,028,700
Total	**$16,028,900**	**$8,340,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,500	$3,800		$4,000
Interior Architecture	$53,500	$20,100		$11,900
Electrical	$17,400	$24,600	$15,300	$15,300
Mechanical	$93,300	$34,900	$38,800	$25,100
Site Enclosure	$30,500			
Site Pavements				
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$240,500**	**$98,800**	**$69,500**	**$71,700**
Importance Code A	$46,700	$20,400	$16,200	$20,300
Importance Code B	$193,800	$78,400	$53,200	$51,500
Importance Code C				
Total	**$240,500**	**$98,800**	**$69,500**	**$71,700**

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.*

DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$83,000	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 85%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *	5	$12,400	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Limestone	40%			LIFE	* *	5	$49,800	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Windows								
Aluminum	86%	Now	$563,200	2041	* *	5	$28,900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Aluminum	12%			2055	* *	5	$8,100	
Metal Louvers	2%	0-2	$30,500	2036	$76,200			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$15,100	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Brick	35%			LIFE	* *	5	$6,800	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Limestone	40%			LIFE	* *	5	$9,800	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Metal Panel	10%			2053	* *	5	$7,600	
Metal: Cage/Fence	5%			2046	* *	5-10	$7,600	
Roof								
Built-Up (BUR)	96%			2041	* *	10	$96,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	4%			2063	* *	10	$13,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$106,000	LIFE	* *	5	$53,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$35,100	2036	$702,800	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets And Kitchen Throughout								
Marble Panels	5%	0-2	$136,700	LIFE	* *	5	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entry								
Quarry Tile	1%	0-2	$18,300	2038	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	5%	Now	$356,900	2033	$594,800	5	$7,600	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Vinyl Tile	19%	0-2	$261,700	2033	$1,308,500	3	$17,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	Now	$797,500	2028	$3,987,400	3	$18,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	35%	Now	$1,561,200	2048	* *	5	$79,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium And Classrooms At Windows								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	$87,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$90,500	2036	$904,700	5	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets And Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets And Kitchen								
Masonry: Brick	12%	Now	$375,800	LIFE	* *			
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Masonry: Brick	3%			LIFE	* *			
Masonry: Limestone	4%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	62%	Now	$496,200	LIFE	* *	5	$59,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	0-2	$115,800	LIFE	* *	5	$64,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2038	* *	5	$15,500	
AcousTileSusp.Lay-In	10%			2038	* *	5	$24,700	
Exposed Struc: Concrete	25%	Now	$189,700	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Plaster	52%	Now	$400,300	LIFE	* *	5	$80,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Rooms 608, 610, 619, 501, 502, 511								
Plaster	8%			LIFE	* *	5	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Library And Auditorium								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$160,300	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$30,500	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout West Side Of Parking Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	25%			2036	$15,000			
Cast in Place Concrete	75%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$27,400	5	$600	
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	100%			2033	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Molded Case Bkrs	90%			2032	$312,700	5	$3,900	
Wiring								
Thermoplastic	100%			2033	$409,100	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$144,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	3%			2028	$139,600	2	$100	
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$112,800	10	$15,800	
Exit, Battery	50%			2038	* *	10	$5,500	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	50%			2028	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								

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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$433,200	1-3	$101,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 7,000 Gallons Each.								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$162,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$26,900	2033	$1,344,800			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Vacuum Pump Pit								
Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2028	$632,000	1	$20,300	
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Fan Room								
Convector/Radiator	40%			2031	$549,300	1	$21,200	
Fan Coil Unit/Heat	35%			2038	* *	1	$18,500	
Fan Coil Unit/Heat	5%	Now	$208,200	2043	* *	1	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Univents On 5th Floor Laboratory Rooms								
Controls								
Pneumatic	100%	Now	$3,245,500	2038	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : System Has Not Worked In Over 5 Years								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : No Working Controls, Equipment Is Run Manually.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2038	* *	2	$500	
Split Unit	5%			2038	* *			
Window/Wall Unit	80%			2028	$508,900	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$368,800	LIFE	* *	2-5	$91,400	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Exhaust Fans								
Interior	30%			2028	$223,400	2	$1,500	
Roof	70%			2028	$228,100	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$428,800	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Approximately 250 Gallons, No Label. Quantity 3.								
Sanitary Piping								
Cast Iron	100%	0-2	$42,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Drains Back Up In Heavy Rains								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$33,600	4	$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : Two Units, One Under Repair								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2043	* *	1-5	$33,100	
Sprinkler								
No Component	90%							
Generic	10%			2033	$232,200	1-2	$4,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ABRAHAM LINCOLN HIGH SCHOOL - BK**
Address : **2800 OCEAN PARKWAY @WEST AVE.**
Borough : **BROOKLYN**
Agency's Number : **K410**
Program / Asset # : **BOE0623.000 / 1221**
Yr Built/Renovated : **1930 / 2011**
Area Sq Ft : **249,100**
Project Type : **EDUCATION**
Date of Survey : **01-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **7254** **Lot** : **1** **BIN** : **3196293**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$77,200	$810,500
Interior Architecture	$886,100	$1,705,600
Electrical	$717,900	$2,161,300
Mechanical	$3,778,700	$4,032,100
Site Pavements	$101,400	$1,680,800
Total	**$5,561,400**	**$10,390,400**
Importance Code A	$77,200	$863,200
Importance Code B	$5,146,200	$9,455,500
Importance Code C	$338,000	$71,800
Total	**$5,561,400**	**$10,390,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,700	$29,300	$39,100	
Interior Architecture	$70,500	$24,400	$9,800	$2,400
Electrical	$41,200	$41,800	$47,800	$40,600
Mechanical	$75,200	$44,100	$61,100	$40,100
Site Enclosure	$15,500			
Site Pavements	$48,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$272,600**	**$146,800**	**$165,000**	**$90,300**
Importance Code A	$39,400	$54,500	$63,800	$24,700
Importance Code B	$184,100	$92,300	$101,300	$65,700
Importance Code C	$49,200			
Total	**$272,600**	**$146,800**	**$165,000**	**$90,300**

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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.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$315,100	
Masonry: Brick	77%			LIFE	* *	5	$207,000	
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Adjacent Parking Lot								
Masonry: Granite	2%			LIFE	* *	5	$4,000	
Masonry: Limestone	5%			LIFE	* *	5	$10,100	
Metal Coiling Doors	1%	Now	$14,700	2053	* *	5	$4,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Storage Coiling Door								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Storage Coiling Door								
Windows								
Aluminum	98%			2055	* *	5	$154,400	
Metal Louvers	2%			2042	* *	10	$19,700	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$41,900	
Masonry: Limestone	5%			LIFE	* *	5	$2,800	
Roof								
Copper/Terne	5%			2048	* *	10	$29,300	
Modified Bitumen	90%			2041	* *	10	$211,200	
Skylight, Metal/Glass	5%			2059	* *	10	$39,100	
Interior								
Floors								
Cast in Place Concrete	2%	0-2	$34,000	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Storage And Loading Area								
Cast in Place Concrete	18%			LIFE	* *	5	$153,700	
Ceramic Tile	5%			2036	$1,126,500	5	$19,500	
Quarry Tile	2%	Now	$11,800	2046	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Terrazzo	8%	2-4	$149,400	LIFE	* *	5	$24,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Basement								
Vinyl Tile	20%			2038	* *	3	$29,300	
Vinyl Tile 9" X 9"	5%	Now	$119,800	2038	* *	3	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	40%	0-2	$190,700	2048	* *	5	$146,300	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$15,900	
Glass: Single Pane	2%			LIFE	* *	5	$4,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	1%	0-2	$11,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Basement								
Marble Panels	4%			LIFE	* *			
Plaster	75%	Now	$119,200	LIFE	* *	5	$71,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilets Floors 1 Through 3 Exits And Exit 1, 2, 13, And 14								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : School Safety Lounge								
SGFT/Glazed Masonry	8%	Now	$117,400	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 60%								
Location : Low Retaining Wall, Railing At Pool Spectator Seating Area								
Ceilings								
AcousTileConcealSpLn	10%			2038	* *	5	$48,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$6,100	
Metal Panel	2%	2-4	$5,300	LIFE	* *	5	$9,800	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	78%	0-2	$189,600	LIFE	* *	5	$190,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%	0-2	$15,500	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,100	2046	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Ocean Parkway								

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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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Site Pavements								
On-Site Walkways								
Asphalt	25%	Now	$14,200	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	50%			2046	* *			
Masonry: Granite	25%	Now	$101,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Rubber Matting	100%			2033	$1,680,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes Each.								
Fused Disc Sw	50%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes Each.								
Transformers								
Dry Type	100%			2046	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 112.5 Kilovolt Amperes, 45 Kilovolt Amperes, 480 Volts Primary , 208 Volts Secondary.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$599,200	5	$1,000	
Fused Disc Sw	10%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$621,400	1		
Conduit	10%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$32,700	5	$300	
Fused Disc Sw	5%			2049	* *	5	$300	
Molded Case Bkrs	15%			2032	$98,100	5	$1,000	
Molded Case Bkrs	75%			2049	* *	5	$4,900	
Wiring								
Braided Cloth	40%	2-4	$368,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$460,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$297,300	5	$1,300	
Locally Mounted	20%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$76,600	
Generators								
Natural Gas	100%			2046	* *	1	$96,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 250 Kilowatts. Not In Service.								
Lighting								
Interior Lighting								
Fluorescent	75%			2038	* *	10	$171,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd, 3rd Floor, Basement								
Explanation : T-8 Lamps								
LED	25%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$30,100	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	15%			2028	$178,500	10	$100	
LED	5%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$93,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$153,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Natural Gas And No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$246,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2033	$2,042,600			
Terminal Devices								
Air Handler	20%			2028	$960,000	1	$30,800	
Obsolete Equipment, Extent : Moderate, Area Affected : 20%								
Location : Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	60%			2031	$1,251,500	1	$48,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2028	$1,264,800	1	$16,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$676,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$138,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Ventilation								
Exhaust Fans								
Interior	95%			2028	$1,074,700	2	$7,200	
Roof	5%			2033	$24,700	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2043	* *	1		
Galvanized Steel	40%	Now	$26,100	2038	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2028	$419,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. 900 Gallons Each								
Sanitary Piping								
Cast Iron	10%	Now	$6,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Pool Pump Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$5,300	
Pool Filter/Treatment								
Sand	100%	0-2	$3,500	2038	* *	4	$100	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Pool Pump Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room								
Explanation : 3 Units								
Backflow Preventer								
Generic	100%			2038	* *	1	$15,300	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$7,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 20 Square Feet In Kitchen.								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE**
Address : **2800 OCEAN PARKWAY @WEST AVE.**
Borough : **BROOKLYN**
Agency's Number : **K411**
Program / Asset # : **BOE0623.010 / 13432**
Yr Built/Renovated : **1930 / 2000**
Area Sq Ft : **7,000**
Project Type : **EDUCATION**
Date of Survey : **01-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **7254** **Lot** : **1** **BIN** : **3196293**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$91,800	
Interior Architecture	$379,500	
Electrical		$96,200
Site Pavements		$166,700
Total	**$471,300**	**$262,800**
Importance Code A	$91,800	
Importance Code B	$214,200	$262,800
Importance Code C	$165,300	
Total	**$471,300**	**$262,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$39,600			
Electrical	$400	$10,400	$600	$400
Mechanical	$6,800	$1,800	$1,100	$700
Site Pavements	$1,300			
Total	**$48,100**	**$12,300**	**$1,700**	**$1,100**
Importance Code A	$700	$700	$700	$700
Importance Code B	$46,200	$11,600	$1,000	$400
Importance Code C	$1,300			
Total	**$48,100**	**$12,300**	**$1,700**	**$1,100**

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.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13432

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$11,000	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$400	
Windows								
Metal Louvers	2%			2036	$2,600	10	$300	
Wood	98%	Now	$91,800	2058	* *	5	$11,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$1,900	
Masonry: Limestone	25%			LIFE	* *	5	$2,400	
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Interior Parapet								
Explanation : Roof Not Accessible								
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	50%	2-4	$58,700	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	50%	Now	$155,600	2042	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$2,400	
SGFT/Glazed Masonry	75%	Now	$165,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	$39,600	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13432

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Asphalt	75%	0-2	$1,300	2036	$12,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	25%			2046	* *			
Activity Yard								
Rubber Matting	100%			2033	$166,700			

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
Under 600 Volts								
Transformers								
Dry Type	100%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 25 Kilovolt Amperes, 480 Volts Primary, 120 Volts Secondary								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	20%			2032	$6,100	5		
Molded Case Bkrs	80%			2049	* *	5	$100	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$96,200	10	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	10%			2033	$8,500	10		
Exterior Lighting								
HID	30%			2028	$10,000	10		
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13432

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$2,200	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$6,900	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Unit Heater - Steam	100%			2033	$40,700	4	$600	
Ventilation								
Exhaust Fans								
Roof	100%			2033	$13,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$4,600	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Water Main Valve And Piping								
Sanitary Piping								
Cast Iron	8%	0-2	$1,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms								
Cast Iron	92%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	$3,200	1	$400	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK**
Address : **510 WAVERLY AVENUE BTWN: FULTON ST. - ATLANTIC AVE.**
Borough : **BROOKLYN** | **Agency's Number** : **K784**
Program / Asset # : **BOE1104.000 / 14560** | **Yr Built/Renovated** :
Area Sq Ft : **80,000** | **Project Type** : **EDUCATION**
Date of Survey : **11-Jan-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **2011** **Lot** : **39** **BIN** : **3057561**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$556,000
Interior Architecture		$122,700
Electrical		$365,100
Mechanical		$455,400
Total		**$1,499,200**
Importance Code A		$556,000
Importance Code B		$820,500
Importance Code C		$122,700
Total		**$1,499,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,400		$53,500	$8,600
Interior Architecture	$28,100	$6,800	$7,000	$17,600
Electrical	$17,000	$14,500	$25,700	$14,100
Mechanical	$52,600	$15,300	$104,000	$18,700
Elevators/Escalators	$7,700	$7,700	$7,700	$7,700
Total	**$158,700**	**$44,300**	**$197,900**	**$66,700**
Importance Code A	$57,300	$4,000	$57,600	$12,600
Importance Code B	$101,400	$33,500	$140,300	$54,100
Importance Code C		$6,800		
Total	**$158,700**	**$44,300**	**$197,900**	**$66,700**

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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.*

DEPARTMENT OF EDUCATION - 040

ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK

Asset # : 14560

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
Exterior								
Exterior Walls								
Cast in Place Concrete	45%			LIFE	* *	5	$337,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,400	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$28,100	
Metal Panel	10%			2054	* *	5-10	$103,100	
Pre-Cast Concrete	15%			LIFE	* *	5	$73,100	
Stucco Cement	10%			2047	* *	5	$37,500	
Windows								
Aluminum	100%			2050	* *	5	$17,300	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$70,500	
Concrete Masonry Unit	15%			LIFE	* *	5	$2,300	
Metal Panel	5%			2054	* *	5	$2,600	
Metal Rail	5%			2047	* *	5-10	$12,300	
Metal: Cage/Fence	15%			2047	* *	5-10	$15,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,300	
Stucco Cement	5%			2047	* *	5	$1,800	
Roof								
IRMA/Protected Membrane	35%	Now	$17,000	2039	* *			
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Roof								
IRMA/Protected Membrane	55%			2039	* *	10	$22,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Section Over Second And Sixth Floors								
Explanation : Covered With Artificial Grass								
Single Ply Membrane	5%			2039	* *	10	$2,000	
Sloped Glazing	5%			LIFE	* *	5	$26,700	
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	15%			2033	$306,200	3	$33,800	
Cast in Place Concrete	10%			LIFE	* *	5	$24,700	
Traffic Topping	10%			2039	* *	5	$14,100	
Vinyl Tile	65%			2039	* *	3	$36,600	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$13,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,500	
Gypsum Board	75%			LIFE	* *	5	$122,700	

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DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$21,000	
Exposed Struc: Concrete	60%			LIFE	* *	5	$9,800	
Gypsum Board	20%			LIFE	* *	5	$26,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	* *	5	$2,100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$24,600	

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

DEPARTMENT OF EDUCATION - 040

ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK

Asset # : 14560

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Rated At 281 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$17,800	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	5%	Now	$3,800	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Operated Via Timer And Photocell								
LED	5%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$211,300	1-3	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		

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DEPARTMENT OF EDUCATION - 040

ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK

Asset # : 14560

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$39,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$3,900	
Terminal Devices								
Air Handler	90%			2039	* *	1	$44,500	
Convector/Radiator	10%			2047	* *	1	$2,600	
Controls								
Electrical	100%	Now	$22,800	2032	$455,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughtout Building Management System Maintenance Needed								
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2039	* *	2	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Exterior Package Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$104,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	* *	2	$55,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Roof	100%			2039	* *	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 125 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$300	2034	$16,400	4	$1,700	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Basement Sump Pump Damaged								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,800	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 7th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$41,800	
Sprinkler								
Generic	100%			2054	* *	1-2	$22,400	
Fire Pump								
Generic	100%			2043	* *	1	$14,900	
Chemical System								
Wet	5%			2032	$2,800	1-10	$1,500	
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 40 Square Feet (10x4)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ADLAI E. STEVENSON H.S. - BX**
Address : **1980 LAFAYETTE AVE. @ PUGSLEY AVE.**
Borough : **BRONX**
Agency's Number : **X450**
Program / Asset # : **BOE0329.000 / 359**
Yr Built/Renovated : **1970 / 2002**
Area Sq Ft : **401,576**
Project Type : **EDUCATION**
Date of Survey : **11-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3604** **Lot** : **39** **BIN** : **2022205**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$78,400	$828,800
Interior Architecture	$27,855,500	$593,500
Electrical	$2,551,800	$11,434,300
Mechanical	$2,829,700	$13,949,800
Site Pavements		$11,172,800
Total	**$33,315,400**	**$37,979,200**
Importance Code A	$78,400	$4,570,800
Importance Code B	$32,864,500	$30,240,800
Importance Code C	$372,500	$3,167,500
Total	**$33,315,400**	**$37,979,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,300	$21,200		
Interior Architecture	$10,900	$65,700	$22,500	
Electrical	$80,600	$89,200	$65,400	$65,400
Mechanical	$97,600	$63,700	$94,700	$58,200
Site Pavements	$40,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$269,800**	**$254,300**	**$197,100**	**$138,000**
Importance Code A	$66,100	$61,900	$39,800	$39,800
Importance Code B	$192,800	$192,400	$157,300	$98,200
Importance Code C	$10,900			
Total	**$269,800**	**$254,300**	**$197,100**	**$138,000**

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$33,700	
Masonry: Brick	72%			LIFE	* *	5	$97,000	
Masonry: Limestone	20%			LIFE	* *	5	$20,200	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	3%			2053	* *	5-10	$27,800	
Windows								
Aluminum	98%			2049	* *	5	$156,800	
Metal Louvers	2%			2042	* *	10	$20,000	
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$21,200	
Masonry: Limestone	10%			LIFE	* *	5	$5,900	
Metal Panel	15%			2053	* *	5	$27,300	
Metal Rail	30%			2046	* *	5-10	$255,100	
Roof								
Metal Panel	5%			2046	* *	10	$38,400	
Modified Bitumen	95%			2041	* *	10	$398,400	
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5	$5,400	
Metal Panel	90%	Now	$26,300	2043	* *	5	$18,200	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Throughout Various Entrance Areas								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$65,700	
Mosaic Tile	3%	0-2	$86,600	2038	* *	5	$22,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Mosaic Tile	2%	Now	$1,155,000	2053	* *	5	$15,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$23,500	
Vinyl Tile	30%			2038	* *	3	$67,600	
Vinyl Tile 9" X 9"	50%			2028	$24,610,700	3	$112,700	
Wood	5%			2048	* *	5	$56,300	

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$21,900	
Concrete Masonry Unit	7%			LIFE	* *	5	$12,300	
Folding Partition	3%	Now	$372,500	2049	* *	5	$16,400	
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Auditorium, Gymnasium								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$65,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%			2046	* *	5	$180,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$9,400	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	15%	0-2	$611,500	LIFE	* *	5	$112,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Corridors								
Metal Panel	5%	Now	$1,019,200	LIFE	* *	5	$37,600	
Bent/Warped Elements, Extent : Severe, Area Affected : 80%								
Location : Kitchen								
Plaster	35%			LIFE	* *	5	$131,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2068	* *			
Chain Link	15%			2053	* *			
Iron Picket	75%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$40,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Tree Pit On Lafayette Avenue And Other Areas								
Sinking/Subsiding, Extent : Moderate, Area Affected : 1%								
Location : Seward Avenue								
On-Site Walkways								
Asphalt	50%			2036	$925,500			
Cast in Place Concrete	50%			2038	* *			
Parking/Driveway								
Asphalt	95%			2036	$2,176,400			
Cast in Place Concrete	5%			2038	* *			
Activity Yard								
Asphalt	100%			2036	$8,070,900			

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$157,900	5	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$998,700	5	$1,700	
Raceway								
Conduit	100%			2033	$1,035,700	1		
Panelboards								
Fused Disc Sw	10%			2032	$100,100	5	$900	
Molded Case Bkrs	90%			2032	$901,200	5	$9,500	
Wiring								
Braided Cloth	40%	2-4	$552,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2033	$828,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$557,400	5	$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$123,600	
Generators								
Natural Gas	100%			2029	$142,000	1	$155,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 106 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$14,900	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	$5,761,900	10	$346,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2033	$245,200	10	$14,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Crawl Space								
Incandescent	2%			2028	$227,800	2	$200	
Egress Lighting								
Emergency, Service	40%			2033	$101,300	1		
Emergency, Battery	15%			2028	$103,500	10	$14,500	
Exit, Service	45%			2028	$79,800	1		

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Lighting								
Exterior Lighting								
LED	20%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$386,000	1	$75,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Gymnasium, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2033	$386,000	1	$75,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$1,060,700	1-3	$247,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Station, Alarm Bell, Fire Alarm Panel And Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$943,500	5	$124,400	
Conversion Equipment								
Steam Boiler	100%			2031	$3,584,100	1	$397,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%	Now	$329,300	2033	$3,292,800			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Three Vacuum Pumps Are Leaking								
Terminal Devices								
Air Handler	20%	Now	$154,800	2028	$1,547,600	1	$44,700	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Dampers, Various Locations								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : All Fans								
Convector/Radiator	80%			2031	$2,690,000	1	$103,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	25%	0-2	$38,900	2028	$389,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations. 30 Percent Of The Unit Are Not Working								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$223,900	
Exhaust Fans								
Interior	20%			2033	$364,700	2	$2,500	
On Extended Life, Extent : Moderate, Area Affected : 60%								
Location : Mechanical Rooms								
Roof	80%			2033	$638,300	2	$9,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$264,100	2043	* *	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Mixing And Stop Valve Stocked In Open Position								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Abandoned in Place, Extent : Light, Area Affected : 5%								
Location : Kitchen Electric Hot Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$82,300	4	$12,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Sets Of Pumps								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2033	$2,274,600	1-2	$45,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2028	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ADLAI E. STEVENSON H.S. - BX FIELDHOUSE**
Address : **1980 LAFAYETTE AVE. @PUGSLEY AVE.**
Borough : **BRONX** **Agency's Number** : **X450**
Program / Asset # : **BOE0329.010 / 14650** **Yr Built/Renovated** : **1970 /**
Area Sq Ft : **625** **Project Type** : **EDUCATION**
Date of Survey : **11-May-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3604** **Lot** : **39** **BIN** : **2022205**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$140,000
Site Pavements	$531,900	$7,768,400
Total	**$531,900**	**$7,908,300**
Importance Code B	$155,400	$7,908,300
Importance Code C	$376,600	
Total	**$531,900**	**$7,908,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,600	$300		
Interior Architecture				
Electrical		$10,100		
Mechanical	$29,100		$100	
Total	**$30,700**	**$10,400**	**$100**	
Importance Code A	$1,600	$300		
Importance Code B	$29,200	$10,100	$100	
Total	**$30,700**	**$10,400**	**$100**	

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.*

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE
Asset # : 14650

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$1,700	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	80%			LIFE	* *	5	$2,700	
Painted Surfaces, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal Panel	5%	4+	$200	2043	* *	5	$300	
Deformed/Dented, Extent : Moderate, Area Affected : 1%								
Location : Rear Facade								
Metal Sect. OHD	5%			2038	* *	5	$500	
Parapets								
Metal Panel	100%	Now	$1,400	2053	* *	5	$1,600	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : South Side Of Building								
Roof								
Modified Bitumen	100%			2033	$21,900	10	$2,000	
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$1,900	
Ceramic Tile	5%			2042	* *	5		
Interior Walls								
Ceramic Tile	50%			2042	* *	5		
Concrete Masonry Unit	50%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5	$100	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	45%			LIFE	* *	5	$500	
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$376,600	2048	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 100%								
Location : Entire Perimeter Of Building								
Activity Yard								
Asphalt	100%	Now	$155,400	2036	$7,768,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Near Building								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE
Asset # : 14650

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$66,600	5		
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5		
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$9,500	10	$600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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
Heating								
Energy Source								
Electricity	100%			2033		1		
Terminal Devices								
Convector/Radiator	70%	Now	$3,700	2053	* *	1	$100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Bathrooms								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Radiator Controls								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Wall Mounted								
Explanation : Electric Heating Coils								
Convector/Radiator	30%			2031	$1,600	1	$100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$300	
Exhaust Fans								
Roof	100%	Now	$1,200	2043	* *	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Building								
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE
Asset # : 14650

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ADULT TRAINING CENTER - BK**
Address : **475 NOSTRAND AVE BTWN: HALSEY ST., MACON ST.**
Borough : **BROOKLYN**
Agency's Number : **K743**
Program / Asset # : **BOE0657.000 / 1215**
Yr Built/Renovated : **1886 / 2003**
Area Sq Ft : **72,000**
Project Type : **EDUCATION**
Date of Survey : **02-Nov-2022**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Att**
Block : **1844** **Lot** : **1** **BIN** : **3053020**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,390,600	$311,700
Interior Architecture	$937,000	$113,900
Electrical	$433,300	$595,600
Mechanical	$823,300	$2,235,100
Site Enclosure	$51,000	
Site Pavements	$57,900	
Total	**$4,693,100**	**$3,256,300**
Importance Code A	$2,390,600	$1,064,800
Importance Code B	$1,873,000	$2,131,400
Importance Code C	$429,500	$60,200
Total	**$4,693,100**	**$3,256,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,900			
Interior Architecture	$70,100			$6,200
Electrical	$3,100	$2,700	$3,200	$3,200
Mechanical	$43,500	$9,600	$9,500	$10,300
Site Enclosure	$4,400		$2,000	
Site Pavements	$8,000			
Total	**$146,900**	**$12,300**	**$14,700**	**$19,700**
Importance Code A	$25,000	$7,100	$7,300	$7,100
Importance Code B	$98,900	$5,100	$5,500	$12,500
Importance Code C	$22,900		$2,000	
Total	**$146,900**	**$12,300**	**$14,700**	**$19,700**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$57,300	
Copper/Terne	5%			2054	* *	10	$12,300	
Masonry: Brick	70%	Now	$676,000	LIFE	* *	5	$73,400	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brownstone	13%			LIFE	* *	5	$10,200	
Masonry: Fieldstone	5%			LIFE	* *	5	$3,900	
Windows								
Wood	100%	Now	$1,627,700	2059	* *	5	$181,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$13,500	
Masonry: Brick	15%			LIFE	* *	5	$1,700	
Masonry: Brownstone	15%			LIFE	* *	5	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above Main Entrance								
Explanation : Bell Tower								
Wood Cornice	55%	Now	$86,900	2044	* *	5	$37,100	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Copper/Terne	50%	Now	$13,100	2049	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Single Ply Membrane	10%			2042	* *	10	$4,400	
Skylight, Metal/Glass	5%			2044	* *	10	$7,400	
Slate	35%	Now	$4,800	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Interior								
Floors								
Ceramic Tile	5%	Now	$36,200	2037	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Terrazzo	2%			LIFE	* *	5	$1,800	
Vinyl Tile	40%	Now	$425,100	2044	* *	3	$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Addition And Throughout Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Basement And Addition								
Uneven Surface, Extent : Severe, Area Affected : 35%								
Location : Throughout Basement Addition								
Vinyl Tile 9" X 9"	3%	0-2	$15,400	2044	* *	3	$1,300	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Classrooms 103 And 120								
Wood	50%	Now	$191,200	2049	* *	5	$53,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Classrooms At Radiators								
Interior Walls								
Ceramic Tile	10%	Now	$18,500	2037	* *	5	$7,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Female Restroom On Third Floor, Staircase 3								
Glass: Single Pane	10%			LIFE	* *	5	$11,300	
Masonry: Brick	20%	Now	$320,600	LIFE	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Below Window Sills In Stairwells								
Other Observation, Extent : Light, Area Affected : 40%								
Location : Stairwells								
Explanation : Ceramic Brick								
Plaster	50%			LIFE	* *	5	$22,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Wood	10%			LIFE	* *	5	$60,200	
Ceilings								
Embossed Metal	50%			LIFE	* *	5	$25,800	
Exposed Struc: Wood	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$28,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2039	* *	5-10	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Rail								
Chain Link	15%	Now	$4,400	2044	* *			
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Along Halsey Street								
Iron Picket	80%	Now	$51,000	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Along Macon Street And Gates								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$8,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$57,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Dumpster								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$50,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$218,300	5	$300	
Raceway								
Conduit	80%			2034	$129,500	1		
Conduit	20%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Fused Disc Sw	20%			2042	* *	5	$300	
Fused Toggle Switch	30%	0-2	$60,300	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	40%			2050	* *	5	$800	
Wiring								
Braided Cloth	70%	2-4	$156,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	5%			2039	* *	10	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	94%			2039	* *	10	$62,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	1%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$67,600	10	$8,700	
Exit, Service	50%			2034	$17,400	1		
Exterior Lighting								
LED	30%			2034	$129,600			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$500	
Alarm								
Security System								
Generic	100%			2029	$151,300	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Under Construction	100%							

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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.*

DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Oil No. 2, One Tank At 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2032	$702,400	1	$71,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2034	$645,300			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Steam And Condensate Piping Beyond Useful Life Cycle Rating								
Terminal Devices								
Convector/Radiator	95%			2032	$626,000	1	$22,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Steam Radiators Are Beyond Their Useful Life Cycle Rating								
Fan Coil Unit/Heat	5%	Now	$5,000	2029	$99,900	1	$1,000	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : One Of Three Defective Unit Heaters, Stairwell.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Steam Unit Heaters Are Beyond Their Useful Life Cycle Rating								
Controls								
Electrical	100%			2029	$448,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$4,300	2029	$213,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects.								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	Now	$61,700	2032	$205,700	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout, Domestic Hot And Cold Water Piping Beyond Useful Life Cycle Rating. Lead Contamination Concerns.								

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.*

DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$19,100	2034	$19,100	2		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Minor Rusting At Tank Bottom								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Sanitary Piping Beyond Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%	Now	$5,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : South Side Of The Building, Clogged Leaders And Gutters Creating Water Damage On South Exterior Wall								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Of Pitched Roof								
Explanation : Leaders And Gutters Around Perimeter Of The Pitched Roof Connected To Cast Iron Piping								
Sump Pump(s)								
Non-Submersible	100%			2034	$16,100	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$55,700	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ALFRED E. SMITH HIGH SCHOOL - BX**
Address : **333 E. 151ST STREET BTWN: COURTLANDT AVE., MORRIS AV**
Borough : **BRONX** | **Agency's Number** : **X600**
Program / Asset # : **BOE0333.000 / 2684** | **Yr Built/Renovated** : **1932 / 2005**
Area Sq Ft : **282,468** | **Project Type** : **EDUCATION**
Date of Survey : **28-Mar-2019** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2411** **Lot** : **22** **BIN** : **2001874**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,472,800	$1,296,300
Interior Architecture	$1,040,000	$5,828,000
Electrical	$7,794,200	
Mechanical	$12,845,800	$1,535,700
Site Enclosure	$68,600	
Site Pavements	$515,900	
Total	**$25,737,200**	**$8,660,000**
Importance Code A	$6,061,300	$1,296,300
Importance Code B	$19,676,000	$7,304,200
Importance Code C		$59,500
Total	**$25,737,200**	**$8,660,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$36,100		
Interior Architecture		$54,900	$40,200	$22,800
Electrical	$9,600	$41,900	$8,600	$10,900
Mechanical	$80,400	$57,400	$67,200	$86,800
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$104,500**	**$204,700**	**$130,400**	**$134,900**
Importance Code A	$27,600	$63,700	$27,600	$28,200
Importance Code B	$76,900	$125,200	$96,500	$106,700
Importance Code C		$15,800	$6,300	
Total	**$104,500**	**$204,700**	**$130,400**	**$134,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$39,500	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,600	
Masonry: Brick	43%			LIFE	* *	5	$67,900	
Masonry: Brick Cavity	35%			LIFE	* *	5	$55,200	
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Metal Coiling Doors	5%			2043	* *	5	$24,700	
Granite Panels	2%			LIFE	* *	5	$2,400	
Windows								
Aluminum	100%	4+	$1,957,100	2046	* *	5	$33,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$12,400	
Masonry: Limestone	5%			LIFE	* *	5	$900	
Metal: Cage/Fence	5%			2043	* *	5-10	$5,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,600	
Roof								
Built-Up (BUR)	50%			2035	$1,025,800	10	$85,800	
Copper/Terne	5%			2058	* *	10	$21,500	
IRMA/Protected Membrane	35%			2030	$1,455,600	10	$60,100	
Plaza Roof: Stone Panels	10%			2050	* *			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$91,100	
Ceramic Tile	5%			2039	* *	5	$20,800	
Terrazzo	3%			LIFE	* *	5	$9,800	
Vinyl Tile	45%			2035	$5,301,000	3	$70,300	
Vinyl Tile 9" X 9"	27%	Now	$460,400	2040	* *	3	$42,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors (1963 And 1964 Wing)								
Wood	10%			2058	* *	5	$78,100	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$12,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$16,900	
Folding Partition	3%			2038	* *	5	$31,600	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	47%			LIFE	* *	5	$59,500	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$579,600	2043	* *	5	$44,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Corridors In 1963 Wing								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Corridors In 1963 Wing								
Vandalism, Extent : Severe, Area Affected : 30%								
Location : Corridors In 1963 Wing								
AcousTileSusp.Lay-In	5%			2035	$299,400	5	$17,600	
Exposed Struc: Concrete	35%			LIFE	* *	5	$19,200	
Plaster	35%			LIFE	* *	5	$76,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	* *			
Iron Picket	50%			2065	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$68,600	2065	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 151 Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$104,300	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : East 151 Street, East 152nd Street, Morris Avenue								
On-Site Walkways								
Cast in Place Concrete	90%			2043	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	30%			2039	* *			
Cast in Place Concrete	70%			2043	* *			
Activity Yard								
Asphalt	50%	Now	$200,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$211,000	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$105,200	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$665,800	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Eleven Vertical Sections								
Raceway								
Conduit	90%			2030	$621,400	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5	$300	
Fused Disc Sw	10%			2029	$65,400	5	$600	
Molded Case Bkrs	75%			2046	* *	5	$5,600	
Molded Case Bkrs	10%			2029	$65,400	5	$700	
Wiring								
Braided Cloth	80%	2-4	$736,000	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2050	* *	1		
Motor Controllers								
Locally Mounted	5%			2043	* *	5	$100	
Locally Mounted	35%			2028	$130,100	5	$700	
Locally Mounted	60%	2-4	$133,800	2050	* *	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	$4,162,000	10	$250,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2030	$67,500	10	$200	
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$33,600	
Exit, Service	50%			2038	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Lighting								
Exterior Lighting								
HID	15%			2027	$202,400	10	$100	
HID	15%	Now	$202,400	2040	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Not Functional								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$162,900	1	$31,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	$223,800	1-3	$53,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Toilets								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	* *	5	$86,200	
Conversion Equipment								
Steam Boiler	100%			2028	$2,483,200	1	$275,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 5 Steam Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$91,300	2050	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Malfunctioning, Extent : Moderate, Area Affected : 70%								
Location : Thermostats, Traps, Throughout								
Steam Piping/Pump	90%			2030	$2,053,300			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Heating								
Terminal Devices								
Air Handler	30%			2027	$1,608,400	1	$51,600	
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Basement And Fourth Floor Fan Rooms								
Convector/Radiator	60%			2028	$1,397,800	1	$53,900	
Fan Coil Unit/Heat	1%	0-2	$14,100	2027	$70,600	1	$800	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Defective Unit Ventilator Motors								
Fan Coil Unit/Heat	9%			2027	$635,700	1	$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	10%			2035	$676,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vocational Shop And Offices								
Explanation : 20 Units, R-410a								
Window/Wall Unit	70%			2028	$755,500	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	$695,300	1	$9,000	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	$66,000	2	$19,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$155,100	
Exhaust Fans								
Interior	30%			2027	$379,100	2	$2,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Fourth Floor Fan Rooms								
Roof	4%	0-2	$4,400	2027	$22,100	2	$300	
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Roof, 4 Of 10 Defective Exhaust Fan Motors								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Roof	66%			2030	$364,900	2	$5,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	* *	1		
Galvanized Steel	50%			2028	$1,818,600	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	$41,300	
Sanitary Piping								
Cast Iron	10%	0-2	$7,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement And 1st Floor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building								
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%	0-2	$1,400	2035	$29,000	4	$3,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : The Motors								
Non-Submersible	50%			2027	$29,000	4	$4,500	
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room In The Newer Wing Of The Building								
Sewage Ejector(s)								
Electric	100%			2027	$151,400	4	$16,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Sewer Ejector Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Explanation : Basement Through 3rd Floor								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing								
Explanation : Basement Through 4th Floor								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

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
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2030	$985,000	1-2	$19,500	
Chemical System								
No Component	99%							
Generic	1%			2027	$600	1-10	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **ANDREW JACKSON HIGH SCHOOL - Q**		
Address	: **207-01 116TH AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q490**
Program / Asset #	: **BOE0887.000 / 1479**	**Yr Built/Renovated**	: **1937 / 2014**
Area Sq Ft	: **260,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **11049** **Lot** : **1**	**BIN**	: **4238003**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$480,400	$480,300
Interior Architecture	$9,192,500	$2,812,500
Electrical	$5,699,300	$2,755,200
Mechanical	$10,516,100	$5,612,300
Site Enclosure	$351,300	
Site Pavements	$896,100	
Total	**$27,135,600**	**$11,660,300**
Importance Code A	$480,400	$633,800
Importance Code B	$25,654,500	$10,972,000
Importance Code C	$1,000,700	$54,500
Total	**$27,135,600**	**$11,660,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,600		$19,600	$23,600
Interior Architecture	$149,300	$10,700	$19,500	$5,900
Electrical	$25,200	$27,300	$78,200	$24,300
Mechanical	$255,200	$41,700	$85,300	$69,900
Site Enclosure	$33,300			
Site Pavements	$8,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$487,000**	**$87,000**	**$209,900**	**$130,900**
Importance Code A	$68,400	$25,500	$45,800	$49,100
Importance Code B	$368,400	$61,500	$164,100	$81,700
Importance Code C	$50,200			
Total	**$487,000**	**$87,000**	**$209,900**	**$130,900**

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$210,100	
Copper/Terne	2%			2069	* *	10	$12,600	
Masonry: Brick	80%			LIFE	* *	5	$215,100	
Masonry: Granite	3%			LIFE	* *	5	$6,100	
Masonry: Limestone	5%			LIFE	* *	5	$10,100	
Windows								
Aluminum	70%	4+	$269,200	2050	* *	5	$55,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum	30%			2050	* *	5	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$41,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$13,900	
Roof								
Built-Up (BUR)	3%			2039	* *	10	$7,000	
Metal Panel	2%			2047	* *	10	$8,600	
Modified Bitumen	90%			2039	* *	10	$211,200	
Skylight, Metal/Glass	5%			2054	* *	10	$39,100	
Interior								

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Interior								
Floors								
Carpet	3%	Now	$106,000	2033	$212,000	3	$17,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Library								
Cast in Place Concrete	7%			LIFE	* *	5	$59,800	
Ceramic Tile	5%			2037	* *	5	$19,500	
Mosaic Tile	3%	Now	$225,000	2047	* *	5	$14,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Deflection Evident, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Terrazzo	7%	Now	$261,500	LIFE	* *	5	$21,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby And Corridor								
Traffic Topping	3%			2039	* *	5	$14,600	
Vinyl Tile	22%			2034	$2,428,700	3	$32,200	
Vinyl Tile 9" X 9"	25%			2029	$7,989,600	3	$36,600	
Wood	25%	4+	$297,900	2062	* *	5	$91,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Room 113								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$248,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Columns In Filter Room								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Columns In Filter Room								
Explanation : Corroded Encased Steel Columns								
Ceramic Tile	5%	Now	$18,000	2043	* *	5	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Boys Bathroom First Floor								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	57%			LIFE	* *	5	$54,500	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Interior								
Ceilings								
AcousTile,Adhered	8%			2047	* *	5	$31,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$9,100	
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	2%			LIFE	* *	5	$9,800	
Plaster	70%	4+	$170,100	LIFE	* *	5	$170,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Room 335								
Plaster	3%			LIFE	* *	5	$7,300	
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$239,500	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Iron Picket	30%	Now	$111,800	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 30%								
Location : 116th Avenue, 208th Street, Frances Lewis Boulevard								
Free Standing Walls								
Cast in Place Concrete	60%			2054	* *			
Concrete Masonry Unit	40%	2-4	$24,100	2054	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Cheek Walls At Steps Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$9,200	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Track And Tennis Court								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$494,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Francis Lewis Boulevard And 116th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$120,700	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	Now	$8,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Granite Steps								

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$280,500	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Parking Area								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Parking Area								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Activity Yard								
Asphalt	95%			2043	* *			
Cast in Place Concrete	5%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2034	$84,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes								
Photovoltaic Panel(s)	20%			2047	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Photovoltaic Disconnect Switch Rated At 1,200 Amperes								
Transformers								
Dry Type	100%			2051	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$665,800	5	$1,100	
Raceway								
Conduit	80%			2034	$552,300	1		
Conduit	10%			2044	* *	1		
Conduit	10%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$65,400	5	$600	
Molded Case Bkrs	80%			2033	$523,200	5	$5,500	
Molded Case Bkrs	10%			2042	* *	5	$700	
Wiring								
Braided Cloth	80%	2-4	$736,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2044	* *	1		
Thermoplastic	10%			2060	* *	1		

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	$185,800	5	$900	
Locally Mounted	30%	2-4	$111,500	2054	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Locally Mounted	20%			2047	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	$3,889,300	10	$233,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	1%			2029	$39,700	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
HID	1%			2029	$31,500	10	$100	
Egress Lighting								
Emergency, Service	10%			2029	$16,400	1		
Emergency, Battery	40%			2034	$178,800	10	$25,100	
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	10%			2039	* *	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$499,800	1	$97,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$686,700	1-3	$160,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	99%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 10,000 Gallons								
Conversion Equipment								
Radiant Heater	1%	Now	$13,900	2034	$69,300	2	$1,000	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - 1 Of 2 Electric Unit Heaters Inoperable								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Combustion Air Louvers								
Explanation : 2 Electric Unit Heaters								
Steam Boiler	99%	Now	$45,900	2039	* *	1	$229,400	
Controller Not Working, Extent : Moderate, Area Affected : 33%								
Location : Boiler No. 3 - Defective Smoke Opacity Sensor								
Malfunctioning, Extent : Moderate, Area Affected : 33%								
Location : Boiler Room - Boiler No.1 - Burner								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units, 200 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$213,200	2034	$2,131,900			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room, Sub-basement - Pool Equipment Room - 2 Steam Condensate Vacuum Systems								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$50,100	2029	$1,002,000	1	$28,900	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Various Mechanical Rooms - Damaged Flexible Connections								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Locker / Gymnasium Fan Room - Girls Gymnasium Blower Coil								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Pool Equipment Room - Gymnasium Blower - Bearings								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms - Various Blowers								
Convector/Radiator	45%			2032	$979,700	1	$37,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	5%	Now	$108,900	2054	* *	1	$3,800	
Cracked, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Fan Coil Unit/Heat	27%	Now	$534,700	2029	$1,782,200	1	$20,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms, Other Locations - Unit Ventilators								
Unit Inoperable, Extent : Moderate, Area Affected : 89%								
Location : Throughout - Unit Ventilators								
Unit Heater - Steam	2%	Now	$30,300	2044	* *	4	$500	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Exit To Courtyard By Elevator - 2 Cabinet Heaters								
Unit Heater - Steam	1%			2029	$15,100	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Combustion Air Louvers								
Explanation : 1 Unit								
Controls								
Pneumatic	100%	Now	$102,900	2028	$5,145,300			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Locations - Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasiums, Cafeteria, Kitchen, Locker Rooms, Pool Area								
Explanation : Location Noted								

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2029	$223,600	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof - Unit Serving Room 334b, Electric Heating								
Split Unit	2%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Split Unit	3%	Now	$37,900	2034	$189,700			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Rooms In Basement								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : One Room In Basement								
Window/Wall Unit	7%	Now	$70,600	2034	$70,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations - 7 Units								
Window/Wall Unit	50%			2033	$504,300	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	13%			2027	$131,100	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasiums, Cafeteria, Kitchen, Locker Rooms, Pool Area								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$145,000	
Exhaust Fans								
Interior	80%	Now	$18,900	2029	$944,600	2	$5,100	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Various Mechanical Rooms - Damaged Flexible Connections								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Mechanical Rooms								
Roof	7%			2034	$36,200	2	$600	
Roof	7%			2029	$36,200	2	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Wall Unit	6%			2029	$6,900	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Roof - Elevator Machine Room, Pool Area - Exterior Wall Mounted Fans, Ducted								
Explanation : Location Noted								
Plumbing								

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2034	$1,025,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Brass/Copper	70%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 400 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$67,100	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Pool Equipment Room Pit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$53,300	4	$5,500	
Pool Filter/Treatment								
Sand	100%			2047	* *	4	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Equipment Room								
Explanation : 1 Filter. 3 Additional Filters Abandoned In Place. Swimming Pool Size - 10m X 25m, 2690 Square Feet								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$368,200	1-2	$7,300	
Fire Pump								
No Component	90%							
Generic	10%			2030	$25,400	1	$4,900	

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

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
Fire Suppression								
Chemical System								
Dry	100%	Now	$119,000	2034	$119,000	1	$45,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Kitchen- System Obsolete, Not Tested In 18 Years.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 150 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**
Address : **2005 MADISON AVE, BTWN: E.127 ST. - E.128 ST.**
Borough : **MANHATTAN**
Agency's Number : **M501**
Program / Asset # : **BOE0135.000 / 1627**
Yr Built/Renovated : **1966 / 2014**
Area Sq Ft : **198,549**
Project Type : **EDUCATION**
Date of Survey : **21-Dec-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1752** **Lot** : **22**
BIN : **1054156**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$304,800	$385,600
Interior Architecture	$15,455,600	$126,100
Electrical	$276,000	$1,067,000
Mechanical	$6,169,900	$10,833,200
Site Pavements	$53,300	
Total	**$22,259,700**	**$12,411,900**
Importance Code A	$446,600	$1,919,100
Importance Code B	$21,813,100	$10,492,800
Total	**$22,259,700**	**$12,411,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,500		$49,500	
Interior Architecture	$111,200	$500	$19,300	$10,800
Electrical	$52,100	$34,500	$39,400	$36,400
Mechanical	$113,700	$114,800	$108,500	$108,900
Site Pavements	$20,500			
Total	**$324,900**	**$149,800**	**$216,600**	**$156,200**
Importance Code A	$33,800	$16,700	$66,600	$16,700
Importance Code B	$279,700	$132,600	$150,100	$139,100
Importance Code C	$11,400	$500		$400
Total	**$324,900**	**$149,800**	**$216,600**	**$156,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$94,100	
Masonry: Brick	65%			LIFE	* *	5	$81,600	
Metal: Cage/Fence	10%			2047	* *	5	$54,900	
Window Wall	10%			2054	* *	5	$47,100	
Windows								
Aluminum	5%			2050	* *	5		
No Component	95%							
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$125,400	
Roof								
IRMA/Protected Membrane	85%			2039	* *	10	$220,400	
Gravel/Stone Ballast, Extent : Light, Area Affected : 95%								
Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 5%								
Location : Throughout								
Modified Bitumen	10%			2039	* *	10	$25,900	
Skylight, Metal/Glass	5%			2054	* *	10	$43,200	
Soffits								
Stucco Cement	100%			2047	* *	5	$169,000	
Interior								
Floors								
Ceramic Tile	5%	Now	$85,800	2043	* *	5	$7,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Panel/Paver: Cer/Brk	5%			2042	* *	5	$33,400	
Vinyl Tile	20%			2039	* *	3	$29,700	
Vinyl Tile 9" X 9"	8%	Now	$38,900	2029	$1,946,900	3	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joints, Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Classrooms And Corridors								
Vinyl Tile 9" X 9"	52%			2029	$12,654,800	3	$57,900	
Wood	10%	Now	$181,500	2049	* *	5	$27,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$900	
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Folding Partition	1%			2050	* *	5	$800	
Glass: Single Pane	4%			LIFE	* *	5	$900	
Masonry: Brick	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$5,600	
SGFT/Glazed Masonry	20%	Now	$11,400	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor At Expansion Joint								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor								
Wood	2%			LIFE	* *	5	$2,500	
Ceilings								
AcousTileConcealSpLn	10%	Now	$23,700	2047	* *	5	$18,000	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Corridors								
Exposed Struc: Concrete	35%			LIFE	* *	5	$15,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	0-2	$12,900	LIFE	* *	5	$18,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Metal Panel	10%	Now	$586,600	LIFE	* *	5	$36,000	
Corrosion/Rusting, Extent : Light, Area Affected : 75%								
Location : Throughout 2nd, 3rd And Basement Corridors								
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Throughout 2nd, 3rd And Basement Corridors								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout 2nd, 3rd And Basement Corridors								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout 2nd, 3rd And Basement Corridors								
Metal Panel	25%			LIFE	* *	5	$90,100	
Plaster	10%			LIFE	* *	5	$18,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Perimeter Of School								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$53,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East 127th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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

DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	50%			2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout Madison Avenue								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Staging Area For Construction. Trailers And Materials Throughout								
Rubber Matting	50%	Now	$20,500	2044	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
Location : Play Area In Front Of School								
Tripping Hazard, Extent : Severe, Area Affected : 80%								
Location : Play Area In Front Of School								
Open Seams, Extent : Severe, Area Affected : 10%								
Location : Play Area In Front Of School								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$332,900	5	$900	
Raceway								
Conduit	90%			2034	$310,700	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$17,400	5	$200	
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	80%			2033	$277,900	5	$4,200	
Molded Case Bkrs	10%			2050	* *	5	$500	
Wiring								
Braided Cloth	60%	2-4	$276,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$700	
Locally Mounted	50%			2047	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$61,100	
Generators								
Diesel	100%			2047	* *	1	$76,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Outside								
Explanation : One 150 Kilowatt, 187.5 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$7,400	
Fuel Storage								
Day Tank	100%			2056	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Outside								
Explanation : One 150 Gallon								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2034	$43,800	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$37,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Interior								
Explanation : CCTV System Installed								
Generic	50%	0-2	$19,100	2039	* *	1	$33,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System, Communication Line Is Not Working								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$126,100	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$61,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 15,000 Gallon Tanks For No. 2 Fuel Oil								

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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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Heating								
Conversion Equipment								
Furnace	10%	0-2	$6,300	2034	$63,200	1	$8,800	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. Unit Is Not Working Due To Mechanical, Electrical Defects								
Heat Exchanger, Shell & Tube	10%			2037	* *			
Steam Boiler	80%	Now	$141,800	2032	$1,417,700	1	$141,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers, Retubing Needed								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	$8,900	2042	* *	4	$3,900	
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Explanation : 1 Out Of 4 Pumps Is Not Working								
Central Plant Steam Piping/Pmp	60%	Now	$1,715,100	2044	* *	4	$5,900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement. 1 Circulating Pump Is Not Working								
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Terminal Devices								
Air Handler	20%			2034	$765,200	1	$24,600	
Fan Coil Unit/Heat	80%	2-4	$201,600	2029	$4,032,600	1	$46,200	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Fan Pans								
Air Conditioning								
Energy Source								
Electricity	10%			2050	* *	1		
Steam/HW System	90%			2044	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2037	* *	1	$193,400	
Exterior Pkg Unit - Cooling	5%			2034	$111,500	2	$600	
Split Unit	5%	0-2	$24,100	2039	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Condensate								

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

DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$32,900	2044	* *	4	$9,800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. Broken Steam Piping								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : 2 Out Of 4 Pumps Are Not Working								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$78,900	2034	$3,944,900	1	$110,500	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Fan Pans								
Heat Rejection								
Water Cooling Tower	100%			2032	$1,026,900	2	$199,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$110,700	
Exhaust Fans								
Interior	60%			2034	$541,000	2	$3,600	
Roof	40%			2034	$157,800	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,611,100	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$8,700	2032	$87,400	2		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Gasoline Supply Is Not Connected, One 400 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$29,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$600	2027	$6,300	4	$4,200	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2034	$106,500	4	$7,900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM

Asset # : 1627

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 1st Floor, One Unit From 1st To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$55,600	
Chemical System								
Wet	2%			2029	$2,200	1-10	$1,200	
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 120 Square Feet (20x6)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **AUGUST MARTIN HIGH SCHOOL - Q**		
Address	: **156-10 BAISLEY BLVD-JAMAICA**		
Borough	: **QUEENS**	**Agency's Number**	: **Q400**
Program / Asset #	: **BOE0868.000 / 974**	**Yr Built/Renovated**	: **1940 / 2015**
Area Sq Ft	: **232,652**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Att**		
Block	: **12261** **Lot** : **1**	**BIN**	: **4265978**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$212,400	$413,100
Interior Architecture	$1,134,300	$5,522,700
Electrical	$80,000	$4,501,100
Mechanical	$1,376,400	$5,995,000
Site Enclosure	$56,400	$656,500
Total	**$2,859,400**	**$17,088,300**
Importance Code A	$212,400	$518,300
Importance Code B	$2,647,000	$15,913,600
Importance Code C		$656,500
Total	**$2,859,400**	**$17,088,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,000	$42,000		$17,400
Interior Architecture	$70,900			$60,900
Electrical	$32,400	$22,100	$28,900	$34,300
Mechanical	$59,000	$44,000	$62,900	$64,700
Site Enclosure	$21,500			
Site Pavements	$3,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$234,200**	**$115,300**	**$99,000**	**$184,500**
Importance Code A	$63,000	$65,000	$23,000	$40,900
Importance Code B	$126,500	$50,300	$76,000	$143,600
Importance Code C	$44,700			
Total	**$234,200**	**$115,300**	**$99,000**	**$184,500**

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.*

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$155,300	
Masonry: Limestone	5%			LIFE	* *	5	$6,900	
Metal Panel	3%			2045	* *	5-10	$37,700	
Metal Coiling Doors	2%	Now	$40,000	2040	* *	5	$5,700	
Hardware Missing, Extent : Severe, Area Affected : 50%								
Location : Room 164 And 187c								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Room 164 And 187c								
Granite Panels	5%			LIFE	* *	5	$6,900	
Windows								
Aluminum	95%	Now	$135,500	2051	* *	5	$13,900	
Air Infiltration, Extent : Severe, Area Affected : 15%								
Location : At All Air Conditioning Units								
Metal Louvers	5%			2044	* *	10	$9,100	
Parapets								
Masonry: Brick	88%			LIFE	* *	5	$28,600	
Metal Rail	2%			2040	* *	5-10	$11,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$20,400	
Roof								
Copper/Terne	30%			2063	* *	10	$171,700	
Metal Panel	10%			2048	* *	10	$42,000	
Modified Bitumen	60%	Now	$76,900	2040	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Library At HVAC Dunnage Penetrations								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$86,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$155,700	
Mosaic Tile	3%	2-4	$51,300	2040	* *	5	$13,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : All Bathrooms								
Quarry Tile	3%	Now	$40,200	2040	* *	5	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$5,600	
Vinyl Tile	52%	0-2	$261,700	2035	$5,233,700	3	$69,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Vinyl Tile 9" X 9"	10%	Now	$145,700	2045	* *	3	$13,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen Office								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Wood	10%			2050	* *	5	$66,700	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%	0-2	$27,100	2038	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout All Bathrooms And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : All Bathrooms								
Concrete Masonry Unit	8%			LIFE	* *	5	$6,200	
Masonry: Brick	3%			LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Basement								
Metal Coiling Doors	2%			2051	* *	5	$19,200	
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$28,900	
SGFT/Glazed Masonry	25%			LIFE	* *			

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Interior								
Ceilings								
AcousTile,Adhered	13%	Now	$457,300	2055	* *	5	$23,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridor								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : First Floor Corridor Outside Of Library, Stair 13 And 14, Classroom B88								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria, Basement Corridor								
AcousTileSusp.Lay-In	2%			2052	* *	5	$7,100	
Exposed Struc: Concrete	20%	Now	$218,400	LIFE	* *	5	$11,100	
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Attic Ceiling								
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	3%			LIFE	* *	5	$13,300	
Plaster	60%			LIFE	* *	5	$133,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2035	$656,500			
Iron Picket	50%	4+	$14,300	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	15%	0-2	$7,200	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 157th Street Basement Exit								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : 157th Street Basement Exit								
Masonry: Brick	75%	Now	$56,400	2045	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Front Entrance Ramp								
Masonry: Fieldstone	10%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ramp At Main Entrance								
Explanation : Granite Panels At Base Of Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	93%			2040	* *			
Masonry: Granite	5%	4+	$3,300	LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Steps To Entrance And Exit								
Explanation : Granite Stone Steps								
Pavers/Stone	2%			2038	* *			

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$105,200	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$1,000	
Raceway								
Conduit	90%			2035	$621,400	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$65,400	5	$500	
Molded Case Bkrs	5%			2051	* *	5	$300	
Molded Case Bkrs	85%			2034	$555,900	5	$5,200	
Wiring								
Thermoplastic	90%			2035	$828,000	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	25%			2033	$92,900	5	$400	
Locally Mounted	40%			2040	* *	5	$600	
Locally Mounted	25%			2048	* *	5	$400	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$3,400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	30%			2035	$120,000	10	$16,800	
Emergency, Battery	20%			2030	$80,000	10	$11,200	
Exit, Service	50%			2035	$51,400	1		
Exterior Lighting								
HID	30%			2035	$333,500	10	$200	
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$447,200	1	$86,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$614,500	1-3	$143,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$230,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Gasoline Fire Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$95,400	2055	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	5%	0-2	$11,200	2035	$224,200	1	$6,500	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Fan Room								
Air Handler	15%			2030	$672,500	1	$21,600	
Convector/Radiator	80%			2040	* *	1	$60,100	
Controls								
Pneumatic	100%	0-2	$230,200	2033	$4,604,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2040	* *	2	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Explanation : 2 Units. R-407c								
Split Unit	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Elevator Room And Computer Room								
Explanation : 2 Units In Elevator Room And Computer Room								
Window/Wall Unit	10%			2030	$90,200	1		
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$129,700	
Exhaust Fans								
Interior	80%	0-2	$169,100	2040	* *	2	$4,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And Gymnasium Exhaust Are Not Working								
Roof	10%	0-2	$4,600	2035	$46,200	2	$600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Two Bathrooms And Girl Bathroom Exhaust Are Not Working								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Girl Bathroom								
Explanation : Girl Bathroom Exhaust Under Construction								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$7,400	
Sewage Ejector(s)								
Electric	100%	0-2	$2,500	2035	$124,700	4	$9,300	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Pumps								

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

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
Plumbing								
Backflow Preventer								
Generic	100%			2035	$106,400	1	$14,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor Not In Service For Long Time								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2035	$548,500	1-5	$58,600	
Sprinkler								
No Component	90%							
Generic	10%			2035	$329,400	1-2	$6,500	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Explanation : 2 Set Kitchen Fire Suppression System. Kitchen No.1 Is 6 Feet X 10 Feet Which Equals 60 Square Feet. Kitchen No.2 Is 6 Feet X 15 Feet Which Equals 90 Square Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE**
Address : **156-10 BAISLEY BLVD. JAMAICA**
Borough : **QUEENS**
Agency's Number : **Q400**
Program / Asset # : **BOE0868.010 / 13398**
Yr Built/Renovated : **1940 /**
Area Sq Ft : **15,000**
Project Type : **EDUCATION**
Date of Survey : **27-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **12261** **Lot** : **1** **BIN** : **4265978**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$55,600
Site Pavements		$205,400
Total		**$261,000**
Importance Code A		$55,600
Importance Code C		$205,400
Total		**$261,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,500	$14,200		$5,300
Mechanical	$1,500	$1,500	$1,500	$1,500
Site Enclosure	$8,600			
Site Pavements	$82,700			
Total	**$112,300**	**$15,700**	**$1,500**	**$6,800**
Importance Code A	$20,600	$15,300	$1,100	$6,500
Importance Code B	$72,800	$400	$400	$400
Importance Code C	$18,900			
Total	**$112,300**	**$15,700**	**$1,500**	**$6,800**

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$42,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Masonry: Brick	60%			LIFE	* *	5	$20,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Metal Coiling Doors	10%			2040	* *	5	$10,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Windows								
Aluminum	50%			2051	* *	5	$2,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Steel	50%			2043	* *	5	$28,500	
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Masonry: Brick	40%			LIFE	* *	5		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Metal Rail	20%			2048	* *	5-10		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Metal: Cage/Fence	25%			2040	* *	5-10		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Pre-Cast Concrete	5%			LIFE	* *	5		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fieldhouse								
Roof								
Cast in Place Concrete	95%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Bleachers								
Modified Bitumen	5%			2035	$55,600	10	$5,000	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Fieldhouse								

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

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
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$19,500	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : At Beams And Surface At All Areaways								
Horizontal Cracks, Extent : Severe, Area Affected : 5%								
Location : Beams								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Center Of Soffits								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : At Edge Perimeter Of Soffits								
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$8,600	2045	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 157th Street Base Is Bulging								
Iron Picket	25%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Handball Wall								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$10,300	2033	$205,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driveway								

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

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
Site Pavements								
Activity Yard								
Asphalt	60%	Now	$40,500	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Tennis Courts And Handball Court								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Handball Courts								
Explanation : Vegetation Through Cracks, Worn								
Rubber Matting	40%	Now	$31,900	2045	* *			
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Running Track								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Field								
Explanation : Running Track								

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
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : No Access Due To Construction								
Conversion Equipment								
Steam Boiler	75%			2040	* *	1	$11,100	
Under Construction	25%							
Distribution								
Under Construction	100%							
Terminal Devices								
Fan Coil Unit/Heat	75%			2040	* *	1	$3,600	
Under Construction	25%							
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Energy Recovery Ventilator								
Under Construction	100%							
Heat Recovery Ventilator								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Under Construction	100%							
Storm Drain Piping								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

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
Plumbing								
Sump Pump(s)								
Under Construction	100%							
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **AUTOMOTIVE TRADES VOC. H.S. - BK**
Address : **50 BEDFORD AVE @ MC CARREN PARK**
Borough : **BROOKLYN**
Agency's Number : **K610**
Program / Asset # : **BOE0648.000 / 688**
Yr Built/Renovated : **1938 / 1999**
Area Sq Ft : **144,000**
Project Type : **EDUCATION**
Date of Survey : **23-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2670** **Lot** : **1**
BIN : **3066698**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$119,700
Interior Architecture	$5,256,300	$299,100
Electrical	$523,800	$625,900
Mechanical	$995,900	$3,728,100
Total	**$6,776,000**	**$4,772,700**
Importance Code A	$64,300	$172,300
Importance Code B	$6,484,000	$4,600,400
Importance Code C	$227,700	
Total	**$6,776,000**	**$4,772,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$25,700	$11,000
Interior Architecture	$63,600	$5,600		$8,300
Electrical	$13,900	$67,300	$17,500	$13,400
Mechanical	$106,900	$23,100	$35,700	$23,100
Site Enclosure	$11,200			
Site Pavements	$58,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$261,600**	**$103,200**	**$86,100**	**$63,100**
Importance Code A	$13,500	$14,600	$39,900	$25,300
Importance Code B	$191,600	$88,600	$46,100	$37,800
Importance Code C	$56,500			
Total	**$261,600**	**$103,200**	**$86,100**	**$63,100**

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.*

DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$119,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : All Facades								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall Into Gasoline Meter Room								
Masonry: Granite	5%			LIFE	* *	5	$5,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Masonry: Limestone	5%			LIFE	* *	5	$5,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Metal Coiling Doors	5%			2050	* *	5	$22,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Exterior Wall								
Windows								
Aluminum	100%			2049	* *	5	$51,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Limestone	35%			LIFE	* *	5	$9,800	
Metal Rail	5%			2046	* *	5-10	$20,100	
Under Construction	60%							
Roof								
Under Construction	100%							
Interior								

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Interior									
Floors									
Cast in Place Concrete	30%	Now	$581,500	LIFE		* *	5	$146,100	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%	Now	$32,100	2042		* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Kitchen									
Terrazzo	5%			LIFE		* *	5	$8,700	
Vinyl Tile	10%	Now	$31,500	2038		* *	3	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile 9" X 9"	20%	Now	$182,300	2028	$3,645,100		3	$16,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Stairs 9, 10, Kitchen Office									
Wood	30%	Now	$203,900	2048		* *	5	$62,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 2%									
Location : Gymnasium									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Gymnasium									
Interior Walls									
Concrete Masonry Unit	5%			LIFE		* *	5	$2,900	
Masonry: Brick	10%			LIFE		* *			
Marble Panels	5%	Now	$129,500	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	55%	Now	$98,200	LIFE		* *	5	$23,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement									
SGFT/Glazed Masonry	25%			LIFE		* *			
Ceilings									
AcousTileSusp.Lay-In	5%			2038		* *	5	$11,100	
Exposed Struc: Concrete	30%			LIFE		* *	5	$10,400	
Plaster	50%			LIFE		* *	5	$69,500	
Plaster	15%	Now	$415,900	LIFE		* *	5	$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Boys Locker Room, Room 333									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boys Locker Room, Bulkhead, Stairs 9 And 10									
Site Enclosure									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%	Now	$10,100	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$1,100	2068	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Room B12								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,500	2046	* *			
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Nassar Street								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$7,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Entrance On Nassar Street								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$38,600	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$5,300	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$600	
Raceway								
Conduit	95%			2033	$281,000	1		
Conduit	5%			2063	* *	1		

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2032	$24,500	5	$300	
Fused Disc Sw	2%			2058	* *	5	$100	
Molded Case Bkrs	15%			2032	$46,000	5	$600	
Molded Case Bkrs	70%			2049	* *	5	$2,700	
Molded Case Bkrs	5%			2058	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2063	* *	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$800	
Locally Mounted	20%			2053	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2038	* *	10	$26,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Fluorescent	74%			2041	* *	10	$97,700	
LED	6%			2043	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$99,000	10	$13,900	
Emergency, Battery	10%			2041	* *	10	$3,500	
Exit, Service	20%			2028	$12,700	1		
Exit, Service	30%			2041	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$26,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$138,400	1	$26,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors, Hallways And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$88,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Boxes And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	95%			2046	* *	1	$135,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	5%	0-2	$64,300	2053	* *	1	$6,400	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Boiler Emergency Shut Off Switch Defective								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$414,600	2043	* *	4	$7,100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Air Compressor Filter Defective								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Two Condensate Pump Leaking								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Boiler Feedwater Pump Is Not Working								
Terminal Devices								
Air Handler	20%			2033	$555,000	1	$17,800	
Convector/Radiator	55%	0-2	$33,200	2038	* *	1	$23,000	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Leaking Radiators In Rooms 109, 233, 360, And 162								
Fan Coil Unit/Heat	25%			2033	$914,000	1	$11,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	$27,900	2028	$279,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 10 Percent Of Window, Wall Units Are Not Working								
No Component	50%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE TRADES VOC. H.S. - BK
Asset # : 688

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$80,300	
Exhaust Fans								
Roof	50%			2028	$143,100	2	$2,200	
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Ongoing Construction To Replace Exhaust Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$94,700	2033	$1,893,800	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Corroded Water Main At Basement								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$26,000	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : Cracked Drain Pipe At Room 333. Also Backup Of Water At Basement During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2033	$29,500	4	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Freight Unit Used Only For Transporting Cars								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2033	$305,900	1-2	$6,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen Fire Suppression System. 90 Square Feet								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **AVIATION H.S. - Q**		
Address	: **45-30 36 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q610**
Program / Asset #	: **BOE0891.000 / 1457**	**Yr Built/Renovated**	: **1958 / 1997**
Area Sq Ft	: **261,324**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,6**		
Block	: **226** **Lot** : **1**	**BIN**	: **4436685**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,047,200	$245,000
Interior Architecture	$5,930,200	$299,500
Electrical	$1,513,000	$5,472,600
Mechanical	$11,515,300	$3,814,600
Site Enclosure	$202,000	
Site Pavements	$217,700	
Total	**$20,425,500**	**$9,831,700**
Importance Code A	$3,332,900	$287,100
Importance Code B	$16,540,300	$9,544,600
Importance Code C	$552,300	
Total	**$20,425,500**	**$9,831,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$125,700		$23,300	$42,900
Interior Architecture	$26,900	$20,700	$25,700	$14,700
Electrical	$53,700	$21,700	$52,700	$19,500
Mechanical	$32,200	$49,300	$191,500	$62,300
Site Enclosure	$32,100			
Elevators/Escalators	$149,800	$149,800	$149,800	$149,800
Total	**$420,400**	**$241,500**	**$442,900**	**$289,100**
Importance Code A	$126,000	$25,600	$49,500	$68,500
Importance Code B	$262,300	$205,000	$393,400	$220,600
Importance Code C	$32,100	$10,900		
Total	**$420,400**	**$241,500**	**$442,900**	**$289,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Exterior								
Exterior Walls								
Ceramic Tile	2%	2-4	$46,000	2054	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Grouted Joints Crumbling Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Glazing Failure And Uv Damage Throughout								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Green Ceramic Tiles At Test Center								
Explanation : Location Noted								
Masonry: Brick	48%	Now	$979,700	LIFE	* *	5	$58,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Test Center Walls								
Efflorescence, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Stage								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement/ Auditorium								
Metal/Glass Curt Wall	40%			LIFE	* *	5	$90,800	
Not Insulated, Extent : Light, Area Affected : 100%								
Location : Entire Building. All Single Pane Glazing								
Metal Sect. OHD	5%	Now	$67,500	2047	* *	5	$9,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Hangar								
Explanation : Sliding Hangar Doors								
Pre-Cast Concrete	5%			LIFE	* *	5	$19,700	
Windows								
Aluminum	100%			2050	* *	5	$85,800	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$4,600	
Masonry: Limestone	2%			LIFE	* *	5	$300	
Metal/Glass Curt Wall	38%			2054	* *	5	$16,900	
Metal Panel	10%			2034	$96,100	5	$4,500	
Metal Rail	10%			2039	* *	5-10	$20,800	
Roof								
Metal Panel	5%			2047	* *	10	$16,700	
Modified Bitumen	88%	2-4	$36,000	2039	* *			
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Center Of Roof								
Plaza Roof: Stone Panels	5%			2060	* *			
Skylight, Metal/Glass	2%			2044	* *	10	$12,200	
Soffits								
Stucco Cement	100%	4+	$27,000	2047	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Interior								
Floors								
Cast in Place Concrete	35%	Now	$238,500	LIFE	* *	5	$299,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Aircraft Hangar, Connecting Corridor To Hangar								
Ceramic Tile	5%			2043	* *	5	$19,600	
Quarry Tile	5%			2047	* *	5	$29,300	
Terrazzo	5%			LIFE	* *	5	$15,300	
Vinyl Tile	30%	Now	$166,000	2042	* *	3	$44,000	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Offices And Corridors								
Loose Units, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Vinyl Tile 9" X 9"	15%			2029	$4,804,600	3	$22,000	
Wood	5%			2069	* *	5	$36,700	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Auditorium								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$21,700	
Concrete Masonry Unit	15%			LIFE	* *	5	$26,100	
Glass: Single Pane	2%			LIFE	* *	5	$6,500	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	3%	Now	$127,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs 6 And 7								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Fly Loft								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Fly Loft, Stairs 6 And 7								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Fly Loft								
Metal Panel	3%	Now	$207,300	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 80%								
Location : Auditorium								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Plaster	32%			LIFE	* *	5	$41,700	
SGFT/Glazed Masonry	25%			LIFE	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$386,700	2047	* *	5	$29,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTile,Adhered	5%			2051	* *	5	$19,600	
AcousTileConcealSpLn	5%			2047	* *	5	$24,400	
AcousTileSusp.Lay-In	15%			2051	* *	5	$58,700	
Exposed Struc: Concrete	45%			LIFE	* *	5	$27,500	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hangar								
Explanation : Acoustical Decking								
Plaster	5%			LIFE	* *	5	$12,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$29,900	2054	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Holes Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Iron Picket	25%	4+	$2,200	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$202,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Chain Link Fence Base								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$217,700	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Aircraft Yard, Front Entry Steps At 36th Street								
Sinking/Subsiding, Extent : Light, Area Affected : 50%								
Location : Aircraft Yard								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Front Entry Steps At 36th Street								

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.*

DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2034	$31,600	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 400 Amperes								
Fused Disc Sw	60%			2044	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,200 Amperes								
Fused Disc Sw	10%			2034	$10,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	30%			2044	* *	5	$300	
Molded Case Bkrs	70%			2034	$466,100	5	$4,800	
Raceway								
Conduit	20%			2044	* *	1		
Conduit	80%			2034	$552,300	1		
Panelboards								
Fused Disc Sw	5%			2033	$32,700	5	$300	
Fused Disc Sw	5%			2042	* *	5	$300	
Fused Knife Sw	5%	2-4	$32,700	2059	* *	5	$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	10%	2-4	$65,400	2059	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	15%			2042	* *	5	$1,000	
Molded Case Bkrs	60%			2033	$392,400	5	$4,100	

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	$690,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2054	* *	1		
Motor Controllers								
Locally Mounted	95%			2032	$353,000	5	$1,700	
Locally Mounted	5%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Stand-by Power								
Transfer Switches								
Manual	100%			2044	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$2,792,200	10	$167,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	$398,900	10	$24,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
LED	20%			2042	* *			
Egress Lighting								
Emergency, Service	25%			2034	$41,200	1		
Emergency, Battery	10%			2039	* *	10	$6,300	
Emergency, Battery	15%			2029	$67,400	10	$9,500	
Exit, Battery	50%			2039	* *	10	$8,800	
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras Are Under Construction								
Generic	50%			2034	$251,200	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$690,200	1-3	$161,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$81,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : Two 15,000 Gallon Tanks For No. 4 Fuel, Bio-fuel Used								
Conversion Equipment								
Furnace	2%			2034	$16,600	1	$2,600	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Roof Units Never Been Used								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Four Gas Fired Rooftop Units Serve Laboratory Classrooms								
Steam Boiler	98%	Now	$2,285,700	2054	* *	1	$228,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boilers Damaged In Flood In Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Temporary Boiler Being Used								
Distribution								
Steam Piping/Pump	100%			2034	$2,142,800			
Terminal Devices								
Air Handler	40%			2029	$2,014,200	1	$64,600	
Convector/Radiator	40%			2039	* *	1	$33,800	
Unit Heater - Steam	20%			2029	$304,100	4	$4,800	
Controls								
Pneumatic	100%			2028	$5,171,500			
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%	Now	$317,700	2044	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Units On Roof								
Split Unit	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Units								
Window/Wall Unit	70%			2029	$709,600	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$145,700	
Exhaust Fans								
Interior	50%			2029	$593,400	2	$4,000	
Roof	50%			2034	$259,600	2	$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$1,293,900	4	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Available But Not In Use.								
Sanitary Piping								
Cast Iron	10%	0-2	$6,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Water Backs Up In 1st Floor When It Rains.								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,700	2034	$53,600	4	$5,500	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 3 In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Single, One Duplex Pump								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : One Unit								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To 1st Floor								
Explanation : One Unit								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Total Of 14 Escalators / Each Serves 1 Level From 1st To 6th Floor; 2 Levels Awaiting Parts For Repair								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$131,800	
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	$22,000	
Chemical System								
Generic	100%			2029	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 125 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **B'ABOVE 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**	: **EDUCATION**
Date of Survey	: **30-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2861** **Lot** : **129**	**BIN**	: **2109470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$213,100
Electrical		$271,100
Mechanical	$597,600	$59,500
Total	**$597,600**	**$543,700**
Importance Code A		$213,100
Importance Code B	$597,600	$330,600
Total	**$597,600**	**$543,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,800	$1,800	$1,900	
Interior Architecture	$32,800	$12,100	$49,600	$2,300
Electrical	$56,000	$19,300	$1,700	$2,000
Mechanical	$31,900	$81,100	$8,900	$1,300
Site Pavements	$5,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$168,800**	**$121,400**	**$69,200**	**$12,900**
Importance Code A	$36,700	$36,900	$2,700	$900
Importance Code B	$131,100	$84,600	$66,400	$12,000
Importance Code C	$1,000			
Total	**$168,800**	**$121,400**	**$69,200**	**$12,900**

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DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$4,400	
Glass Block	2%			LIFE	* *	5	$400	
Masonry: Brick Cavity	10%	4+	$5,100	LIFE	* *	5	$2,800	
Graffiti, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Brick Cavity	80%			LIFE	* *	5	$22,700	
Metal Panel	3%	4+	$2,900	2053	* *	5	$1,600	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Rear Elevation								
Explanation : Graffiti								
Window Wall	3%			2053	* *	5	$3,200	
Windows								
Aluminum	100%			2049	* *	5	$3,700	
Parapets								
Masonry: Brick Cavity	82%			LIFE	* *	5	$2,900	
Metal Panel	3%			2043	* *	5	$400	
Metal Rail	5%			2046	* *	5-10	$3,200	
Pre-Cast Concrete	10%	4+	$600	LIFE	* *	5	$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones Throughout								
Roof								
Built-Up (BUR)	40%	4+	$12,000	2033	$120,200			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Second Floor And Partial First Floor								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	25%	4+	$4,700	2038	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Pitched Roofs Throughout								
Modified Bitumen	33%			2033	$92,900	10	$8,300	
Single Ply Membrane	2%	Now	$10,600	2043	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%								
Location : Over Main Stair								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Over Main Stair								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Over Main Stair								
Explanation : Temporary Roof Membrane								
Soffits								
Stucco Cement	100%			2046	* *	5	$2,200	
Interior								

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DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Interior								
Floors								
Carpet	10%			2029	$48,200	3	$4,000	
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Ceramic Tile	5%			2042	* *	5	$1,300	
Quarry Tile	10%			2046	* *	5	$4,000	
Vinyl Tile	70%	4+	$26,400	2038	* *	3	$7,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 1st Floor Classroom. South Of Main Stair								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$2,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,700	
Gypsum Board	82%			LIFE	* *	5	$20,300	
Metal: Cage/Fence	3%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2038	* *	5	$5,000	
AcousTileSusp.Lay-In	72%			2038	* *	5	$19,200	
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%	0-2	$4,800	LIFE	* *	5	$3,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Landing Between Floors 1 Through 2								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	70%			2053	* *			
Masonry: Brick	30%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,000	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Front Entrance By Tree								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Front Entrance By Tree								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Pavers/Stone	30%			2042	* *			
Rubber Matting	70%			2038	* *			

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DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Ratings On The Service Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$500	
Raceway								
Conduit	100%	4+	$5,300	2043	* *	1		
Covers Missing, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	$400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Corroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$162,700	10	$9,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Fluorescent	10%			2033	$27,100	10	$1,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%	Now	$40,700	2033	$81,300			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2033	$15,300	10	$2,100	
Exit, Battery	50%			2033	$12,900	10	$600	

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DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Lighting								
Exterior Lighting								
Fluorescent	10%	2-4	$7,300	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Exterior								
HID	10%	Now	$800	2033	$8,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Switch								
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2028	$17,100	1	$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$46,900	1-3	$11,300	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	60%			2028	$33,900	1	$5,300	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 6 Roof Mounted Units								
Hot Water Boiler	40%			2050	* *	1	$3,500	
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : Basement. New Boiler								
Other Observation, Extent : Light, Area Affected : 40%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	40%			2041	* *	4	$400	
No Component	60%							
Terminal Devices								
Convector/Radiator	40%			2031	$59,500	1	$2,300	
No Component	60%							
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.*

DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	0-2	$30,600	2028	$305,600	2	$900	
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Unit No. 2 Blower Motor Is Not Working								
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Unit No. 4 Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$23,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$239,600	LIFE	* *	2-5	$9,900	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor								
Other Observation, Extent : Severe, Area Affected : 7%								
Location : Throughout								
Explanation : Insulation Damage								
Exhaust Fans								
Roof	100%			2028	$35,300	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 150 Gallons For Building And 75 Gallons For Kitchen								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2028	$9,500	4	$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
B'ABOVE CHILD CARE CENTER
Asset # : 13415

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
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2043	* *	1-2	$1,500	
Chemical System								
No Component	99%							
Generic	1%			2028	$600	1-10	$300	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Kitchen							
	Explanation : 1 Set. Kitchen Fire Suppression System Covers 18 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)**			
Address	:	**1595 BATHGATE AVENUE @ E.172 ST.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X970**
Program / Asset #	:	**BOE1058.000 / 14353**	**Yr Built/Renovated**	:	**2006 /**
Area Sq Ft	:	**138,452**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**21-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2913** **Lot** : **1**	**BIN**	:	**2009555**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$568,900	$2,670,800
Interior Architecture		$271,200
Electrical		$2,972,600
Mechanical	$452,600	$2,962,100
Site Pavements	$103,000	$302,400
Total	**$1,124,400**	**$9,179,100**
Importance Code A	$568,900	$3,089,800
Importance Code B	$555,500	$6,008,700
Importance Code C		$80,600
Total	**$1,124,400**	**$9,179,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$14,000	
Interior Architecture	$9,500	$12,600	$21,000	
Electrical	$63,300	$23,100	$24,300	$25,100
Mechanical	$28,000	$13,900	$72,400	$16,700
Site Enclosure	$11,600			
Site Pavements	$6,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$132,800**	**$64,100**	**$146,100**	**$56,200**
Importance Code A	$6,500	$7,400	$20,500	$7,100
Importance Code B	$121,000	$49,200	$125,600	$49,100
Importance Code C	$5,300	$7,500		
Total	**$132,800**	**$64,100**	**$146,100**	**$56,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)

Asset # : 14353

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
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	$53,600	
Metal/Glass Curt Wall	15%			LIFE	* *	5	$50,300	
Metal Panel	45%			2053	* *	5-10	$552,900	
Metal Panel	10%			2053	* *	5-10	$122,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mounted On Roof								
Explanation : These Are Acoustical Site Barriers Made With Insulated Rectangular Metal Panels And Louvers								
Windows								
Aluminum	98%			2049	* *	5	$27,900	
Metal Louvers	2%			2042	* *	10	$3,600	
Parapets								
Concrete Masonry Unit	75%			LIFE	* *	5	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Side Covered With Metal Panels. Interior Side Covered By Roofing Material								
Metal Rail	25%			2046	* *	5-10	$72,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mounted On Parapet Walls								
Explanation : Parapet Rail Is Stainless Steel								
Roof								
Modified Bitumen	95%	4+	$103,800	2033	$2,075,500			
Alligatoring, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor								
Skylight, Metal/Glass	5%	Now	$280,800	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Last Skylight At South Side Of Roof								
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)

Asset # : 14353

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
Interior								
Floors								
Carpet	2%			2032	$75,100	3	$6,200	
Cast in Place Concrete	5%			LIFE	* *	5	$22,700	
Ceramic Tile	4%			2042	* *	5	$8,300	
Quarry Tile	2%			2046	* *	5	$6,200	
Terrazzo	10%			LIFE	* *	5	$16,200	
Traffic Topping	4%			2038	* *	5	$10,400	
Vinyl Tile	73%			2038	* *	3	$56,700	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$10,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,500	
Glass: Single Pane	4%			LIFE	* *	5	$6,400	
Gypsum Board	63%			LIFE	* *	5	$80,600	
Masonry: Brick	2%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Operable Wall	2%			2053	* *	5	$14,900	
Granite Panels	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	67%			2046	* *	5	$138,800	
Exposed Struc: Concrete	3%			LIFE	* *	5	$1,000	
Gypsum Board	20%			LIFE	* *	5	$51,800	
Metal Panel	10%			LIFE	* *	5	$25,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	15%			2068	* *			
Iron Picket	85%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northeast Courtyard								
Explanation : Generator Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$11,600	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Northeast Courtyard By Generator								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Northeast Courtyard By Generator								
Explanation : Efflorescence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$103,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations On South, East And West Sidewalks								
On-Site Walkways								
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	90%			2042	* *			

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.*

DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)
Asset # : 14353

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2036				
Activity Yard								
Asphalt	100%	4+	$6,000	2036	$302,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basketball Court								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 117								
Explanation : Two Main Service Switches Rated At 1,200 And 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$500	
Molded Case Bkrs	85%			2049	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$700	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$42,600	
Generators								
Diesel	100%			2042	* *	1	$53,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Enclosure On The Northern Side Of The Building								
Explanation : Rated At 288 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,100	

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.*

DEPARTMENT OF EDUCATION - 040

BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)

Asset # : 14353

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
Stand-by Power								
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure								
Explanation : One 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$1,056,700	10	$63,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2033	$634,000	10	$38,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2033	$422,700	10	$25,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$43,700	1		
Exit, Battery	50%			2033	$100,400	10	$4,700	
Exterior Lighting								
HID	10%	Now	$33,100	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$266,100	1	$51,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$365,700	1-3	$87,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)

Asset # : 14353

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
Heating								
Energy Source								
Electricity	5%			2053	* *	1		
Natural Gas	95%			2053	* *	1		
Conversion Equipment								
Furnace	95%			2033	$419,000	1	$65,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 13 Rooftop Units, Heating And Cooling Units								
Radiant Heater	5%			2038	* *	2	$3,200	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Library								
Explanation : 2 Electric Units								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	0-2	$452,600	2033	$2,262,800	2	$6,400	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Various. 25 Percent Of Compressors Are Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 13 Rooftop Units Using R-22, e								
Split Unit	5%			2033	$168,300			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$180,100	
Ventilation								
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$75,700	
Ductwork/Diffusers	2%	Now	$12,500	LIFE	* *	2-5	$1,500	
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof Laboratory Exhaust Duct								
Exhaust Fans								
Roof	98%			2038	* *	2	$4,200	
Roof	2%	Now	$600	2038	* *	2	$100	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Roof Mounting For Laboratory Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 10%								
Location : Water Heater Mechanical Room								

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.*

DEPARTMENT OF EDUCATION - 040

BATHGATE HIGH SCHOOL THREE SCHOOLS (X252, X241, X263)

Asset # : 14353

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Heater Room								
Explanation : Two 120 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump Room								
Explanation : Duplex								
Backflow Preventer								
Generic	100%			2038	* *	1	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room								
Explanation : 2 Devices								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$38,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M		
Address	: 351 W. 18 ST BTWN: 8 AVE. AND 9 AVE.		
Borough	: MANHATTAN	**Agency's Number**	: M440
Program / Asset #	: BOE0123.000 / 1645	**Yr Built/Renovated**	: 1931 / 2010
Area Sq Ft	: 265,000	**Project Type**	: EDUCATION
Date of Survey	: 06-Nov-2018	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Sub Basement, Roof, Floors 1,4,6,7,8		
Block	: 742 **Lot** : 7	**BIN**	: 1013096

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$382,500	$1,359,700
Interior Architecture	$765,300	$9,489,700
Electrical	$2,611,700	$4,800,200
Mechanical	$11,398,500	$1,721,300
Site Pavements		$954,800
Total	**$15,158,000**	**$18,325,600**
Importance Code A	$674,300	$3,015,300
Importance Code B	$13,954,600	$13,190,500
Importance Code C	$529,200	$2,119,800
Total	**$15,158,000**	**$18,325,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$74,500	$34,100	$23,600	$49,200
Electrical	$6,900	$7,800	$43,900	$55,400
Mechanical	$140,400	$44,300	$65,900	$54,500
Elevators/Escalators	$32,600	$32,600	$32,600	$32,600
Total	**$254,400**	**$118,900**	**$166,000**	**$191,700**
Importance Code A	$18,400	$26,200	$26,200	$26,800
Importance Code B	$200,000	$92,600	$139,800	$164,900
Importance Code C	$36,000			
Total	**$254,400**	**$118,900**	**$166,000**	**$191,700**

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.*

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$103,200	
Masonry: Brick	75%			LIFE	* *	5	$154,800	
Masonry: Limestone	15%			LIFE	* *	5	$23,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Main Facade								
Windows								
Aluminum	97%	Now	$257,800	2046	* *	5	$13,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Steel	3%			2046	* *	5	$10,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance								
Explanation : Stained Glass								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$23,300	
Sidewalk Shed Below, Extent : Light, Area Affected : 30%								
Location : 18th Street At Entrance								
Masonry: Limestone	20%			LIFE	* *	5	$9,800	
Metal Rail	20%			2043	* *	5-10	$140,600	
Roof								
Copper/Terne	25%			2058	* *	10	$69,500	
Modified Bitumen	75%			2035	$933,000	10	$83,400	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$175,700	
Ceramic Tile	5%			2039	* *	5	$20,100	
Mosaic Tile	5%			2035	$1,928,900	5	$50,200	
Sheet Vinyl/Rubber	8%			2035	$2,151,900	5	$48,200	
Terrazzo	5%	4+	$38,400	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : First Floor Corridor								
Vinyl Tile	27%			2035	$3,066,600	3	$40,700	
Wood	30%			2045	* *	5	$225,900	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$415,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Sub-basement At Pool Walls								
Ceramic Tile	6%	Now	$36,000	2033	$1,801,700	5	$16,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Pool								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Pool								
Concrete Masonry Unit	10%			LIFE	* *	5	$21,300	
Gypsum Board	5%			LIFE	* *	5	$16,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	43%	Now	$114,200	LIFE	* *	5	$68,800	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Rooms 104-106								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Rooms 104-106								
Explanation : Historical Painted Plaster Artwork Requires Restoration								
SGFT/Glazed Masonry	16%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2043	* *	5	$40,200	
AcousTileSusp.Lay-In	7%			2043	* *	5	$28,100	
Exposed Struc: Concrete	10%	Now	$123,200	LIFE	* *	5	$6,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 8%								
Location : Basement Beams - 19th Street Sidewalk Vault And At Water Main Leak								
Exposed Reinforcement, Extent : Severe, Area Affected : 8%								
Location : Basement Beams - 19th Street Sidewalk Vault And At Water Main Leak								
Plaster	68%			LIFE	* *	5	$170,600	
Plaster	5%			LIFE	* *	5	$12,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Lobby								
Explanation : Decorative Moulding								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	$705,400			
On-Site Walkways								
Cast in Place Concrete	100%			2035	$249,400			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2030	$78,900	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 2,000 Amperes Each								
Fused Disc Sw	25%			2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	$532,600	5	$900	
Fused Disc Sw	20%			2050	* *	5	$200	
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$32,700	5	$300	
Molded Case Bkrs	75%			2029	$490,500	5	$5,200	
Molded Case Bkrs	20%			2046	* *	5	$1,400	
Wiring								
Braided Cloth	30%	2-4	$276,000	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2030	$460,000	1		
Thermoplastic	20%			2050	* *	1		
Motor Controllers								
Locally Mounted	65%			2028	$241,500	5	$1,200	
Locally Mounted	35%			2043	* *	5	$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible, Covered With Insulation								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$3,640,500	10	$218,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	4%			2030	$128,500	10	$300	
Incandescent	1%			2027	$75,200	2	$100	
LED	5%	0-2	$75,200	2035	$375,900			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Explanation : Lights Flicker And Malfunction								

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DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	$227,700	10	$32,000	
Exit, LED	10%			2058	* *	1		
Exit, Service	40%			2030	$46,800	1		
Exterior Lighting								
HID	20%			2030	$253,200	10	$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Not Functional							
No Component	80%							
Alarm								
Security System								
No Component	75%							
Generic	25%			2035	$127,300	1	$24,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways							
	Explanation : Surveillance Cameras							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	$210,000	1-3	$49,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways, Caffeteria, Basement							
	Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights And Alarm Bells							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$622,600	2060	* *	1		
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Tank Is Corroded Heavily And Potentially May Leak							
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Vault							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Vault							
	Explanation : One 10,000 Gallon Tank For No 2 Fuel							

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DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Heating								
Conversion Equipment								
Steam Boiler	30%	Now	$212,900	2043	* *	1	$70,900	
Repairs In Progress, Extent : N/A, Area Affected : 30%								
Location : Boiler 3 Being Retubed								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three Boilers								
Steam Boiler	70%			2035	$1,655,600	1	$183,700	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Boilers 1 And 2								
Distribution								
Steam Piping/Pump	100%	Now	$43,500	2040	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Pool And Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Terminal Devices								
Air Handler	45%	Now	$114,900	2027	$2,297,900	1	$66,400	
Broken, Extent : Severe, Area Affected : 10%								
Location : 8th Floor And Basement Fan Rooms								
On Extended Life, Extent : Severe, Area Affected : 45%								
Location : Various Locations								
Convector/Radiator	35%			2028	$776,600	1	$30,000	
Fan Coil Unit/Heat	20%			2030	$1,345,500	1	$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : R-410a Refrigerant								
Window/Wall Unit	60%			2028	$616,800	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$147,800	

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DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Ventilation								
Exhaust Fans								
Interior	100%	Now	$120,300	2027	$1,203,500	2	$6,500	
Broken, Extent : Severe, Area Affected : 5%								
Location : General Exhaust Fans								
Noisy/Vibrating, Extent : Severe, Area Affected : 20%								
Location : 8th Floor And Rooftop Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Explanation : Hood Fan Undersized								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	* *	1		
Galvanized Steel	60%	Now	$103,900	2028	$2,078,500	1		
Corroded, Extent : Severe, Area Affected : 40%								
Location : Water Main, Piping, House Tank In Rooftop Mechanical Room And Surge Tank In Basement								
On Extended Life, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : 9th Floor								
Explanation : Exposed House Water Tanks								
Water Heater With Tanks								
Gas Fired	100%			2027	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units, One 1,500 Gallon, One 400 Gallon								
Sanitary Piping								
Cast Iron	100%	Now	$68,400	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 10%								
Location : Kitchen Grease Traps								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	80%			2027	$43,500	4	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Submersible	20%			2027	$1,700	4	$1,700	
Pool Filter/Treatment								
Sand	100%			2043	* *	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2030	$142,100	4	$10,500	
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Basement To 7th Floor, Two Units From 1st To 7th Floor								
Explanation : Four Units.								
Fire Suppression								
Standpipe								
Generic	100%	Now	$25,000	2030	$1,249,400	1-5	$94,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Explanation : Valve Handles For Stand Pipe Valves Have Been Removed / Some Valve Boxes Damaged								
Sprinkler								
No Component	90%							
Generic	10%			2030	$375,200	1-2	$7,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BAYSIDE HIGH SCHOOL - Q**
Address : **32-24 CORPORAL KENNEDY STREET @32ND AVENUE**
Borough : **QUEENS** **Agency's Number** : **Q405**
Program / Asset # : **BOE0869.000 / 1491** **Yr Built/Renovated** : **1936 / 2014**
Area Sq Ft : **260,736** **Project Type** : **EDUCATION**
Date of Survey : **30-Oct-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **6044** **Lot** : **1** **BIN** : **4134578**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,659,800	$564,400
Interior Architecture	$2,063,700	$4,480,500
Electrical	$206,600	$3,739,200
Mechanical	$1,096,600	$11,083,600
Site Pavements	$284,500	
Total	**$5,311,100**	**$19,867,600**
Importance Code A	$1,659,800	$648,600
Importance Code B	$3,255,100	$19,159,700
Importance Code C	$396,200	$59,300
Total	**$5,311,100**	**$19,867,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,100		$39,400	
Interior Architecture	$195,500	$500		$18,000
Electrical	$50,600	$24,300	$25,700	$31,600
Mechanical	$125,000	$43,000	$61,200	$53,100
Site Enclosure	$35,500			
Site Pavements	$36,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$460,500**	**$75,000**	**$133,500**	**$110,000**
Importance Code A	$35,300	$25,200	$64,600	$25,200
Importance Code B	$273,300	$49,800	$69,000	$84,800
Importance Code C	$152,000			
Total	**$460,500**	**$75,000**	**$133,500**	**$110,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$420,100	
Masonry: Brick	85%	Now	$385,400	LIFE	* *	5	$228,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Music Room								
Masonry: Limestone	5%			LIFE	* *	5	$20,200	
Windows								
Aluminum	73%	Now	$112,300	2044	* *	5	$57,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 2%								
Location : Various Classrooms								
Aluminum w/ Guards	25%			2044	* *	5	$39,400	
Metal Louvers	2%			2039	* *	10	$19,700	
Parapets								
Cast Stone/Terra Cotta	20%	Now	$164,200	LIFE	* *	5	$68,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Terra Cotta Copings And Cornice-side Trim								
Masonry: Brick	80%			LIFE	* *	5-10	$241,300	
Roof								
Copper/Terne	2%			2071	* *	10	$11,700	
Modified Bitumen	93%	0-2	$244,300	2041	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Skylight, Metal/Glass	5%	Now	$337,600	2046	* *			1
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Pool Skylight Guards								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 60%								
Location : Pool Skylights								
Glazing Clouded, Extent : Severe, Area Affected : 100%								
Location : Rust Stains On Pool Skylight								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$85,400	
Mosaic Tile	10%	2-4	$375,000	2041	* *	5	$48,800	
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Toilet Rooms And Pool Area								
Marble Panels	2%	0-2	$35,100	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Stair Treads At Exits								
Quarry Tile	5%	0-2	$147,000	2041	* *	5	$14,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Terrazzo	10%	0-2	$186,800	LIFE	* *	5	$30,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor								
Vinyl Tile	37%	0-2	$204,200	2036	$4,084,500	3	$54,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Stairwells And Landings								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	1%			2046	* *	3	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Wood	30%	0-2	$357,500	2051	* *	5	$109,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Various Offices Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Offices Throughout								

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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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Interior								
Interior Walls								
Cast in Place Concrete	1%	Now	$24,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Pool Body Losing Water								
Ceramic Tile	8%	0-2	$287,400	2039	* *	5	$12,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Girls Toilet Room 320								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Toilet Rooms And Kitchen Area								
Glass: Single Pane	5%			LIFE	* *	5	$23,900	
Glazed Ceramic Panel	2%			LIFE	* *	10	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Baseboards Throughout Corridors								
Explanation : Location Noted								
Masonry: Brick	10%			LIFE	* *	10	$9,600	
Marble Panels	2%	Now	$23,000	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Door Header And Trim At Exit 18								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations On 1st Floor Corridor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Corridor								
Plaster	62%			LIFE	* *	5-10	$168,100	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$15,900	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$24,400	
Metal Panel	2%	0-2	$5,300	LIFE	* *	5	$9,800	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen Area								
Plaster	93%			LIFE	* *	5-10	$623,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	$6,800	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Along 208th Street								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along 208th Street								
Iron Picket	70%	Now	$17,400	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			

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.*

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$11,200	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$8,000	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Dumpster Area								
Masonry: Granite	10%	0-2	$8,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Stairs Throughout								
Parking/Driveway								
Asphalt	100%	Now	$20,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard Parking Area And Entry Ramp								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Courtyard Parking Area								
Activity Yard								
Asphalt	100%	Now	$284,500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Handball And Tennis Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$84,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Service Disconnect Switch Rated At 1,600 Amperes Serving The Solar Panels								
Photovoltaic Panel(s)	10%			2045	* *	1		
Transformers								
Dry Type	100%			2049	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 500 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary. For Solar System.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	85%			2036	$565,900	5	$1,000	
Fused Disc Sw	15%			2056	* *	5	$200	
Raceway								
Conduit	70%			2036	$483,300	1		
Conduit	30%			2056	* *	1		
Panelboards								
Molded Case Bkrs	70%			2035	$457,800	5	$4,800	
Molded Case Bkrs	30%			2052	* *	5	$2,100	
Wiring								
Thermoplastic	70%			2036	$644,000	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$334,400	5	$1,600	
Locally Mounted	10%			2041	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,700	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Incandescent	10%			2031	$739,700	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Corridors And Auditorium								
Explanation : Chandeliers / Decorative Fixtures								
LED	90%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$16,400	1		
Emergency, Battery	40%	Now	$35,900	2036	$179,300			
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Corridors								
Exit, Battery	50%			2041	* *	10	$8,800	
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Alarm								
Security System								
Generic	50%			2041	* *	1	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$250,600	1	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$206,600	2041	* *	1-3	$146,100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Fuel Oil No 2	95%			2046	* *	5	$76,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 15,000 Gallon Each								
Natural Gas	5%			2046	* *	1		
Conversion Equipment								
Furnace	5%			2041	* *	1	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool Roof								
Explanation : 1 Package Unit								
Steam Boiler	95%			2041	* *	1	$245,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	40%			2031	$2,009,700	1	$64,500	
Convector/Radiator	40%			2041	* *	1	$33,700	
Fan Coil Unit/Heat	20%			2031	$1,323,900	1	$16,800	
Controls								
Pneumatic	100%	Now	$1,032,000	2034	$5,159,900			
Leaking, Extent : Severe, Area Affected : 100%								
Location : Throughout Building								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%	Now	$22,400	2041	* *	2	$600	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Swimming Pool Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Swimming Pool Roof								
Explanation : 410a Refrigerant								
Window/Wall Unit	60%			2031	$606,900	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$230,200	
Exhaust Fans								
Interior	90%			2031	$1,065,700	2	$7,200	
Roof	10%			2031	$51,800	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2034	$340,800	1		
Water Heater With Tanks								
Gas Fired	10%			2034	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump House								
Explanation : One 100 Gallon Unit For Swimming Pool								
Oil Fired	90%			2031	$406,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Steam Boiler With 200 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$25,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$53,400	4	$8,300	
Pool Filter/Treatment								
Sand	100%	Now	$41,600	2056	* *	4	$100	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Pool House								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Pool House								
Explanation : Filter Unable To Hold Any Sand. Pool Is Approximately 600 Square Feet								
Backflow Preventer								
Generic	100%			2041	* *	1	$16,000	

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2046	* *	1-2	$14,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BAYSIDE HIGH SCHOOL - Q FIELDHOUSE**
Address : **206TH ST AND 32ND AVE**
Borough : **QUEENS**
Program / Asset # : **BOE0869.010 / 14283**
Area Sq Ft : **5,500**
Date of Survey : **30-Oct-2024**
Areas Surveyed : **Roof, Floors 1**
Block : **6044** **Lot** : **1**

Agency's Number : **Q405**
Yr Built/Renovated : **1936 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4458679**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$376,100	
Electrical		$222,100
Mechanical		$52,500
Site Enclosure	$129,600	
Site Pavements	$525,400	
Total	**$1,031,100**	**$274,500**
Importance Code A	$376,100	
Importance Code B	$655,000	$274,500
Total	**$1,031,100**	**$274,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,700		$1,200	
Interior Architecture	$95,000		$1,500	$1,000
Electrical	$500	$300	$400	$500
Mechanical	$2,200	$200	$800	$200
Site Enclosure	$32,700			
Site Pavements	$26,200			
Total	**$181,200**	**$500**	**$3,900**	**$1,700**
Importance Code A	$25,000	$200	$1,500	$200
Importance Code B	$65,600	$300	$2,400	$500
Importance Code C	$90,600			$1,000
Total	**$181,200**	**$500**	**$3,900**	**$1,700**

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.*

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	2-4	$24,700	LIFE	* *	5	$14,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	5%			2049	* *	5	$2,400	
Windows								
Steel	100%	Now	$99,300	2061	* *	5	$8,100	1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 10%								
Location : Boys Locker Room								
Unit Inoperable, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$276,800	2046	* *			
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Maintenance Garage And Girls Locker Room								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$48,100	
Mosaic Tile	10%			2049	* *	5	$3,100	
Interior Walls								
Ceramic Tile	10%			2045	* *	5	$1,900	
Concrete Masonry Unit	90%	4+	$33,500	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boys Locker Room								
Ceilings								
Exposed Struc: Concrete	100%	Now	$37,500	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Garage And Girls Locker Room								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Garage And Girls Locker Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Garage And Girls Locker Room								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

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
Site Enclosure								
Fence/Gates								
Chain Link	99%	4+	$29,500	2046	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Dumpster Area								
Iron Picket	1%	Now	$3,200	2071	* *			
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Along 32nd Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$129,600	2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$1,800	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Near Dumpster Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$24,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bleachers Area								
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dumpster Area								
Explanation : Location Noted								
Activity Yard								
Asphalt	50%	0-2	$240,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basketball, Handball And Tennis Courts								
Rubber Matting	50%	Now	$284,600	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Running Track								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Running Track								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Running Track								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Meter Room								
Explanation : Two Main Disconnect Switches Rated At 200 And 100 Amperes, For Lighting And Power Respectively								
Raceway								
Conduit	80%			2036	$13,300	1		
Conduit	20%			2046	* *	1		
Panelboards								
Molded Case Bkrs	90%			2035	$27,600	5	$100	
Molded Case Bkrs	10%			2044	* *	5		
Wiring								
Braided Cloth	20%			2035	$4,400	1		
Thermoplastic	60%			2036	$13,200	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2049	* *	5		
Locally Mounted	90%			2034	$66,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Inside Gas Meter Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Incandescent	100%			2031	$156,000	2	$100	
Egress Lighting								
Exit/Emergency Light Combo	100%			2041	* *			
Exterior Lighting								
LED	10%			2046	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Field House Perimeter								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$14,500	1-3	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells And Manual Pull Station								

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

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.*

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	70%			2041	* *	1	$1,900	
Radiant Heater	30%			2031	$44,000	2	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,900	
Ventilation								
Exhaust Fans								
Interior	60%			2031	$15,000	2	$100	
Roof	10%			2036	$1,100	2		
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$21,600	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Utility Room								
Explanation : 200 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$300	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BEACH CHANNEL HIGH SCHOOL - Q**		
Address	: **100-00 BEACH CHANNEL DRIVE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q410**
Program / Asset #	: **BOE0870.000 / 1492**	**Yr Built/Renovated**	: **1973 / 2012**
Area Sq Ft	: **440,732**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **16167** **Lot** : **99**	**BIN**	: **4303773**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$6,104,000	$368,200
Interior Architecture	$9,312,300	$13,352,900
Electrical	$906,900	$5,740,200
Mechanical	$2,774,400	$3,705,000
Site Pavements	$380,700	
Total	**$19,478,200**	**$23,166,300**
Importance Code A	$6,104,000	$494,500
Importance Code B	$4,834,600	$22,497,500
Importance Code C	$8,539,700	$174,300
Total	**$19,478,200**	**$23,166,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$106,000		$37,100	$53,600
Electrical	$95,400	$84,400	$72,800	$80,000
Mechanical	$147,600	$78,700	$125,300	$75,200
Site Enclosure	$14,100			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$384,700**	**$184,700**	**$256,700**	**$230,400**
Importance Code A	$59,000	$44,400	$43,600	$43,600
Importance Code B	$285,200	$140,300	$213,100	$186,700
Importance Code C	$40,500			
Total	**$384,700**	**$184,700**	**$256,700**	**$230,400**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$368,200	
Windows								
Aluminum	98%	4+	$84,100	2041	* *	5	$43,100	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal Louvers	2%			2042	* *	10	$11,000	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$48,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$34,100	
Roof								
Metal, Corrugated	10%			2046	* *	1		
Modified Bitumen	90%	Now	$6,019,900	2043	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Expansion Joint Failure, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Corridors And Classrooms								
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5		
Stucco Cement	90%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$72,200	
Ceramic Tile	5%	4+	$38,100	2042	* *	5	$16,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : B253b								
Panel/Paver: Cer/Brk	5%			2049	* *	5	$74,200	
Quarry Tile	2%			2046	* *	5	$19,800	
Terrazzo	3%			LIFE	* *	5	$15,500	
Vinyl Tile	65%	4+	$606,500	2033	$12,129,100	3	$160,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$201,400	2061	* *	5	$30,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stage								
Wood	10%			2048	* *	5	$123,700	

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$52,800	
Concrete Masonry Unit	15%	0-2	$1,525,200	LIFE	* *	5	$63,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Folding Partition	2%	Now	$2,996,000	2058	* *	5	$26,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Gymnasium D, E, F, G And Lunchroom								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium D, E, F, G And Lunchroom								
Glass: Single Pane	1%			LIFE	* *	5	$7,900	
Masonry: Brick	7%	2-4	$721,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$110,900	
SGFT/Glazed Masonry	30%	0-2	$2,916,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Corridors								
Ceilings								
AcousTile,Adhered	15%	Now	$155,500	2038	* *	5	$47,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Near Pool Entrance								
AcousTileConcealSpLn	20%	Now	$41,500	2038	* *	5	$78,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$502,500			
Metal Panel	30%	4+	$128,000	LIFE	* *	5	$236,000	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	25%			LIFE	* *	5	$98,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%	4+	$14,100	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Beach Channel Drive Near Entrances								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	4+	$226,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Ramp On Beach Channel Drive								
Pavers/Stone	15%	2-4	$63,800	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Edge								
Parking/Driveway								
Asphalt	100%	4+	$90,300	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$126,300	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 4,000 Ampere Disconnect Switches								
Photovoltaic Panel(s)	20%			2042	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$998,700	5	$1,900	
Raceway								
Conduit	90%			2033	$932,100	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$80,100	5	$800	
Fused Disc Sw	2%			2049	* *	5	$200	
Molded Case Bkrs	75%			2032	$751,000	5	$8,700	
Molded Case Bkrs	15%			2049	* *	5	$1,700	
Wiring								
Thermoplastic	90%			2033	$1,242,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$445,900	5	$2,400	
Locally Mounted	20%			2046	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$135,600	

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

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
Stand-by Power Generators								
Natural Gas	100%			2042	* *	1	$170,700	
Batteries								
Lead/Acid	100%			2027	$2,500	5	$16,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$388,100	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2028	$75,800	10	$10,600	
Exit, Service	10%			2028	$19,500	1		
Exit, Service	40%			2038	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$300	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$6,300	
Alarm								
Security System								
Generic	50%			2038	* *	1	$82,300	
Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Cameras								
Generic	50%			2028	$423,600	1	$82,300	
Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Gymnasium, Cafeteria And Exit Doors Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$1,164,100	1-3	$279,800	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2046	* *	1	$392,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units								
Steam Boiler	10%	0-2	$19,700	2046	* *	1	$39,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers Needs Refractory Work								
Distribution								
Steam Piping/Pump	100%	0-2	$1,806,900	2053	* *			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Two Condensate Pump Broken								
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Damaged Feed Water Valve								
Terminal Devices								
Air Handler	20%	0-2	$84,900	2033	$1,698,500	1	$49,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Tow Coils Of Auditorium Blower Are Broken								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria Blower Is Not Working.								
Convector/Radiator	80%			2038	* *	1	$113,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$535,800			
Window/Wall Unit	30%	0-2	$256,400	2028	$512,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Location. 20 Percent Of Window, Wall Unit Is Not Working								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$245,800	
Exhaust Fans								
Interior	30%	0-2	$30,000	2033	$600,500	2	$3,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Exhaust Fans In E5 Are Not Working								
Roof	10%	Now	$8,800	2033	$87,600	2	$1,100	
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Roof								
Roof	60%			2033	$525,400	2	$8,100	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2050	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Water Meter Room								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 500 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$65,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$90,300	4	$9,300	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$900	
Backflow Preventer								
Generic	100%			2038	* *	1	$27,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From Basement To 3rd Floor, 1 Unit From 1st To 2nd Floor								
Explanation : Two Passenger Units And One Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$222,200	
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$12,300	
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BEACH CHANNEL HIGH SCHOOL - Q BASEBALL FIELDHOUSE**
Address : **100-00 BEACH CHANNEL DRIVE**
Borough : **QUEENS**
Agency's Number : **Q410**
Program / Asset # : **BOE0870.020 / 15448**
Yr Built/Renovated : **1973 /**
Area Sq Ft : **4,000**
Project Type : **EDUCATION**
Date of Survey : **08-Jun-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **16167** **Lot** : **99** **BIN** : **4303773**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$61,100
Total		**$61,100**
Importance Code B		$61,100
Total		**$61,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture				
Electrical		$100		
Total		**$100**		
Importance Code A		$100		
Importance Code B				
Total		**$100**		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q BASEBALL FIELDHOUSE
Asset # : 15448

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
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	* *	5	$46,300	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$8,800	
Roof								
Cast in Place Concrete	100%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$10,800	
Interior Walls								
Cast in Place Concrete	100%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside Wall Next To The Door								
Explanation : One 100 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$61,100	10	$3,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2033	$3,800	10		
No Component	80%							

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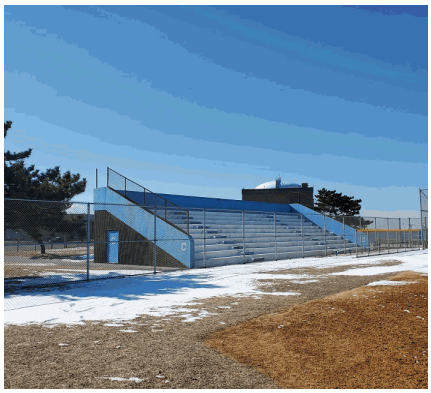
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BEACH CHANNEL HIGH SCHOOL - Q FOOTBALL FIELDHOUSE**
Address : **100-00 BEACH CHANNEL DRIVE**
Borough : **QUEENS**
Agency's Number : **Q410**
Program / Asset # : **BOE0870.010 / 14269**
Yr Built/Renovated : **1973 /**
Area Sq Ft : **4,000**
Project Type : **EDUCATION**
Date of Survey : **15-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **16167** **Lot** : **99** **BIN** : **4303773**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$143,500	$228,300
Interior Architecture	$165,900	
Electrical		$186,800
Total	**$309,400**	**$415,100**
Importance Code A	$143,500	$228,300
Importance Code B	$165,900	$186,800
Total	**$309,400**	**$415,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,800			
Interior Architecture	$96,100			
Electrical	$100	$3,800		
Total	**$115,900**	**$3,800**		
Importance Code A	$19,800			
Importance Code B	$47,200	$3,800		
Importance Code C	$49,000			
Total	**$115,900**	**$3,800**		



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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q FOOTBALL FIELDHOUSE
Asset # : 14269

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
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	4+	$143,500	LIFE	* *	5	$117,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Rear Wall Of Fieldhouse								
Parapets								
Cast in Place Concrete	100%	Now	$19,800	LIFE	* *	5	$111,200	
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Top Of Fieldhouse								
Roof								
Cast in Place Concrete	100%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$47,100	LIFE	* *	5	$23,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	100%	0-2	$49,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	100%	0-2	$165,900	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q FOOTBALL FIELDHOUSE
Asset # : 14269

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$16,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Corroded At Back Wall Ventilation Openings								
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5	$100	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	100%			2033	$113,500	2	$100	
Exterior Lighting								
HID	20%			2028	$3,800	10		
No Component	80%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BEACON HIGH SCHOOL - M**		
Address	: **521 WEST 43TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M912**
Program / Asset #	: **BOE1179.000 / 14925**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **227,580**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,6,7**		
Block	: **1072** **Lot** : **15**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$772,000	
Interior Architecture	$476,700	$2,595,300
Electrical	$185,800	
Mechanical		$325,800
Total	**$1,434,500**	**$2,921,100**
Importance Code A	$772,000	
Importance Code B	$486,000	$2,550,700
Importance Code C	$176,500	$370,300
Total	**$1,434,500**	**$2,921,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$3,600	$15,300	
Interior Architecture	$113,400	$12,800	$3,400	$21,300
Electrical	$43,800	$46,300	$44,300	$37,100
Mechanical	$117,900	$106,500	$181,200	$83,700
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$290,900**	**$185,000**	**$260,000**	**$157,900**
Importance Code A	$49,500	$15,300	$26,500	$11,300
Importance Code B	$145,100	$169,700	$233,400	$146,700
Importance Code C	$96,300			
Total	**$290,900**	**$185,000**	**$260,000**	**$157,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

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
Exterior								
Exterior Walls								
Cement - Fiber Panel	95%			2038	* *	10	$674,500	
Granite Panels	5%			LIFE	* *	5	$8,500	
Windows								
Aluminum	100%			2049	* *	5	$30,500	
Parapets								
Metal Panel	10%			2053	* *	5	$7,200	
Stucco Cement	90%			2046	* *	5	$43,100	
Roof								
IRMA/Protected Membrane	100%	Now	$97,500	2038	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Gymnasium And 7th Floor Corridor								
Interior								
Floors								
Carpet	2%			2032	$123,400	3	$10,200	
Cast in Place Concrete	10%	0-2	$59,300	LIFE	* *	5	$74,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Groundwater Through Basement Floor								
Ceramic Tile	10%			2042	* *	5	$34,100	
Poured Epoxy/Resin	10%			2031	$1,954,000			
Quarry Tile	3%			2046	* *	5	$15,300	
Sheet Vinyl/Rubber	5%			2038	* *	5	$25,500	
Terrazzo	10%			LIFE	* *	5	$26,600	
Vinyl Tile	50%	0-2	$240,900	2038	* *	3	$63,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	0-2	$49,100	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rooms C09 And C013								
Ceramic Tile	15%			2042	* *	5	$94,600	
Concrete Masonry Unit	10%	0-2	$121,300	LIFE	* *	5	$25,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room C50								
Glass: Single Pane	10%			LIFE	* *	5	$47,300	
Gypsum Board	50%			LIFE	* *	5	$189,100	
Operable Wall	5%			2053	* *	5	$110,300	
Wood	5%			LIFE	* *	5	$126,100	

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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%			2046	* *	5	$114,600	
Exposed Struc: Concrete	25%			LIFE	* *	5	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Concrete Slab Finished With Acoustical Popcorn Covering								
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,600	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$81,800	
Metal Panel	5%			LIFE	* *	5	$20,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And One Main Disconnect Switch Rated At 3,000 Amperes								
Transformers								
Dry Type	100%			2046	* *	5	$800	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$1,000	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$300	
Molded Case Bkrs	95%			2049	* *	5	$5,700	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2046	* *	5	$300	
Variable Frequency Drive	80%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$70,000	

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DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$88,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 550 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$8,400	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2038	* *	10	$104,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	34%			2038	* *	10	$71,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors And Lobby								
Fluorescent	5%			2038	* *	10	$10,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Stairwells								
HID	1%			2038	* *	10	$100	
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$7,700	
Exterior Lighting								
Fluorescent	2%			2038	* *	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrances								
HID	8%			2038	* *	10	$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$800	
Alarm								

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DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2038	* *	1	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$140,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	$49,500	2046	* *	1	$101,300	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Building Controls Sensors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 7th Floor								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$11,200	
Terminal Devices								
Air Handler	40%			2038	* *	1	$56,300	
Convector/Radiator	60%			2046	* *	1	$44,100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2042	* *	1	$234,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Split Unit	5%			2038	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$296,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$140,700	

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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$126,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$7,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$209,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 7th Floor								
Explanation : 900 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$9,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$13,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 7th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$114,700	
Sprinkler								
Generic	100%			2053	* *	1-2	$63,800	
Fire Pump								
Generic	100%			2042	* *	1	$42,500	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Hood Is 24 Feet Long, 72 Square Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BEDFORD ACADEMY H.S. - BK**		
Address	: **1119 BEDFORD AVE. @ MONROE ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K994**
Program / Asset #	: **BOE1082.000 / 14428**	**Yr Built/Renovated**	: **1953 / 2005**
Area Sq Ft	: **25,920**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **1812** **Lot** : **1**	**BIN**	: **3329679**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$464,100
Mechanical		$535,000
Total		**$999,100**
Importance Code B		$999,100
Total		**$999,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,600		$6,400	
Interior Architecture	$6,100	$11,500		$3,400
Electrical	$2,500	$2,900	$2,500	$2,800
Mechanical	$6,500	$6,700	$11,600	$8,800
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$73,800**	**$28,300**	**$27,700**	**$22,200**
Importance Code A	$52,900	$1,300	$7,700	$1,300
Importance Code B	$20,900	$20,300	$20,000	$20,900
Importance Code C		$6,600		
Total	**$73,800**	**$28,300**	**$27,700**	**$22,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$33,800	
Masonry: Limestone	2%			LIFE	* *	5	$600	
Metal Panel	8%			2054	* *	5-10	$20,600	
Windows								
Aluminum	100%	4+	$11,900	2050	* *	5	$2,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Window Heads At Lintels								
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$800	
Metal Panel	10%			2054	* *	5	$1,500	
Metal Rail	70%			2047	* *	5-10	$50,000	
Roof								
IRMA/Protected Membrane	100%	4+	$9,300	2039	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Southeast Corner								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Hallways								
Soffits								
Aluminum Sunshades	5%			2043	* *	10		
No Component	95%							
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$1,700	
Ceramic Tile	25%			2043	* *	5	$9,700	
Quarry Tile	3%			2047	* *	5	$1,700	
Vinyl Tile	70%			2039	* *	3	$13,600	
Interior Walls								
Ceramic Tile	30%			2043	* *	5	$13,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$900	
Gypsum Board	65%			LIFE	* *	5	$17,300	
Ceilings								
AcousTileSusp.Lay-In	3%			2047	* *	5	$1,200	
Exposed Struc: Concrete	85%			LIFE	* *	5	$5,200	
Gypsum Board	5%			LIFE	* *	5	$2,400	
Metal Panel	2%			LIFE	* *	5	$1,000	
Plaster	2%	2-4	$1,200	LIFE	* *	5	$500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classroom								
Plaster	3%			LIFE	* *	5	$700	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2047	* *	5-10		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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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.*

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2051	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electric Service Room								
Explanation : 2,000 Ampere Main Disconnect								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	25%			2050	* *	5	$100	
Molded Case Bkrs	75%			2050	* *	5	$500	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$100	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Connected To Main Water Pipe.								
Lighting								
Interior Lighting								
Fluorescent	20%			2034	$79,100	10	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent								
Fluorescent	80%			2034	$316,500	10	$19,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps. Occupancy Sensors In Classrooms.								
Egress Lighting								
Emergency, Battery	50%			2034	$22,300	10	$3,100	
Exit, LED	48%			2049	* *	1		
Exit, Battery	2%			2034	$800	10		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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
Lighting								
Exterior Lighting								
HID	20%			2034	$24,800	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$49,800	1	$9,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$68,500	1-3	$16,000	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$12,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 8 Modular Boilers								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Offices And Lunch Room								
Explanation : 3 Rooftop Units Packaged Heating And Cooling Serve These Areas								
Hot Wtr Piping/Pump	70%			2050	* *	4	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 4 Pumps Serve Unit Ventilators And Radiators In Classrooms.								
Terminal Devices								
Air Handler	30%			2039	* *	1	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room								
Convector/Radiator	20%			2047	* *	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms And Equipment Rooms								
Explanation : Baseboard Fin Radiation								
Fan Coil Unit/Heat	50%			2034	$329,000	1	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : 4 Pipe Unit Ventilators								

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.*

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2043	* *	1	$19,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Chillers Serve Unit Ventilators At Classrooms. No Access To Check Refrigerant Type.								
Ext Pkg Unit - Heating/Cooling	30%			2039	* *	2	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2054	* *	4	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : 2 Pumps And Glycol System								
Ductwork/Diffusers	30%			LIFE	* *	2	$10,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room								
Terminal Devices								
Air Handler/Dir Expansion	5%			2034	$25,400	1		
Air Handler/Cool/Ht	30%			2034	$154,500	1	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room								
Fan Coil - 4 Pipe	65%			2039	* *	1	$5,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : Unit Ventilators								
Heat Rejection								
Air Cooled Condenser Unit	10%			2039	* *	2	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Split Systems								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,500	

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DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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
Ventilation								
Exhaust Fans								
Roof	100%			2034	$51,500	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	$2,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$7,300	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BENJAMIN CARDOZO HIGH SCHOOL - Q**		
Address	: **57-00 223 STREET, BAYSIDE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q415**
Program / Asset #	: **BOE0871.000 / 196**	**Yr Built/Renovated**	: **1966 / 2017**
Area Sq Ft	: **315,743**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **7529** **Lot** : **1**	**BIN**	: **4161735**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$83,500	$4,110,300
Interior Architecture	$914,900	$403,100
Electrical	$1,440,600	$7,617,600
Mechanical	$2,399,600	$5,711,400
Total	**$4,838,600**	**$17,842,500**
Importance Code A	$83,500	$4,215,600
Importance Code B	$4,755,100	$13,536,900
Importance Code C		$90,000
Total	**$4,838,600**	**$17,842,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,500		$21,700	$16,100
Interior Architecture	$127,800	$9,000	$22,300	$41,400
Electrical	$54,800	$55,000	$74,800	$57,300
Mechanical	$124,100	$21,900	$53,700	$30,300
Site Enclosure	$56,500			
Site Pavements	$67,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$483,500**	**$100,300**	**$186,900**	**$159,400**
Importance Code A	$38,500		$22,400	$16,100
Importance Code B	$323,600	$91,300	$154,000	$143,400
Importance Code C	$121,500	$9,000	$10,500	
Total	**$483,500**	**$100,300**	**$186,900**	**$159,400**

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.*

DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$23,400	LIFE	* *	5	$2,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Masonry: Brick	68%			LIFE	* *	5	$152,900	
Metal Panel	5%			2054	* *	5-10	$77,300	
Pre-Cast Concrete	25%	Now	$83,500	LIFE	* *	5	$182,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Back Parking Lot Column								
Windows								
Aluminum	10%	Now	$3,900	2050	* *	5	$2,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Classrooms								
Aluminum	80%			2050	* *	5	$32,100	
Metal Louvers	10%			2043	* *	10	$25,100	
Parapets								
Metal Panel	2%			2054	* *	5	$1,300	
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Metal Rail Aong Perimeter Of Roofs								
Roof								
Built-Up (BUR)	93%			2034	$3,366,300	10	$281,700	
Skylight, Metal/Glass	7%			2054	* *	10	$70,700	
Soffits								
Aluminum Sunshades	10%			2043	* *	10	$8,300	
Cast in Place Concrete	5%	0-2	$2,000	LIFE	* *	5	$3,300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Soffit At Rear Of Parking Lot								
Pre-Cast Concrete	30%			LIFE	* *	5	$13,000	
Stucco Cement	55%			2047	* *	5	$18,300	
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$124,100	
Ceramic Tile	5%			2037	* *	5	$23,600	
Quarry Tile	5%			2047	* *	5	$35,400	
Slate	3%			LIFE	* *	5	$15,100	
Vinyl Tile	60%			2039	* *	3	$141,800	
Vinyl Tile 9" X 9"	10%	Now	$77,400	2042	* *	3	$17,700	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor And 1st Floor Classrooms								
Wood	5%			2062	* *	5	$44,300	

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$18,000	
Concrete Masonry Unit	15%			LIFE	* *	5	$36,000	
Masonry: Brick	4%			LIFE	* *			
Operable Wall	1%			2054	* *	5	$21,000	
Travertine Panels	1%	0-2	$15,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Entry Lobby								
Travertine Panels	1%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$90,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$23,600	
AcousTileSusp.Lay-In	35%			2047	* *	5	$165,400	
Exposed Struc: Concrete	25%			LIFE	* *	5	$18,500	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	10%			2029	$754,800			
Metal Panel	8%	0-2	$25,600	LIFE	* *	5	$47,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Metal Panel	10%			LIFE	* *	5	$59,100	
Plaster	5%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2047	* *	5-10	$62,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Rail Along Perimter Of Roof								
Chain Link	60%			2054	* *			
Iron Picket	10%	2-4	$13,900	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Iron Picket	10%			2084	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Springfield Boulevard And 56th Avenue								
Explanation : New Building								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	30%	Now	$5,000	2069	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Parking Lot								
Masonry: Brick	70%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	20%	0-2	$12,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 223rd Street Side By Parking Entrance								
Cast in Place Concrete	80%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	5%	4+	$9,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Steps To Main Entry Area								
Pavers/Stone	5%	0-2	$20,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Main Entry Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : At Main Entry Area								
Parking/Driveway								
Asphalt	100%	0-2	$25,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Activity Yard								
Asphalt	75%			2043	* *			
Rubber Matting	25%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Rubber Running Track								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$105,200	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Amperes,2,500 Amperes And One 1,600 Amperes Main Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$665,800	5	$1,400	

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Under 600 Volts								
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	8%			2033	$52,300	5	$600	
Fused Disc Sw	2%			2042	* *	5	$100	
Molded Case Bkrs	80%			2033	$523,200	5	$6,700	
Molded Case Bkrs	10%			2042	* *	5	$800	
Wiring								
Braided Cloth	50%	2-4	$460,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2034	$368,000	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$297,300	5	$1,700	
Locally Mounted	20%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$97,100	
Generators								
Natural Gas	100%	0-2	$142,000	2049	* *	1	$110,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Generator Room Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : The Generator Is Rated At 45 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	$4,626,800	10	$278,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2029	$179,100	2	$100	
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	40%			2034	$79,700	1		
Emergency, Battery	10%			2029	$54,300	10	$7,600	
Exit, LED	40%			2062	* *	1		
Exit, Service	10%			2029	$13,900	1		
Exterior Lighting								
HID	20%			2029	$301,700	10	$200	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Alarm								
Security System								
Generic	50%			2039	* *	1	$59,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2029	$303,500	1	$59,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$200,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Manual Pull Boxes, Smoke Detector, Carbon Dioxide And Fire Alarm Panel								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	30%			2029	$1,825,300	1	$58,600	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Explanation : Air Handler Unit, Heating Coil Leak								
Convector/Radiator	70%	0-2	$37,000	2032	$1,850,600	1	$64,200	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Control Valves At Various Areas								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$14,300	2034	$715,500	1	$19,800	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Basement Air Conditioning Room								
R-134a Refrigerant, Extent : Light, Area Affected : 15%								
Location : 1 Unit Basement Air Conditioning Room								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement Air Conditioning Room								
Explanation : Defective Control System								
Window/Wall Unit	20%			2029	$245,000	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2044	* *	4	$3,500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	$329,400	1	$29,300	
No Component	85%							
Heat Rejection								
Water Cooling Tower	15%			2035	$85,700	2	$47,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$176,100	
Exhaust Fans								
Interior	90%			2034	$1,290,500	2	$8,700	
Roof	10%			2034	$62,700	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$31,300	2034	$1,563,400	4	$31,200	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$22,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Rest Rooms								
Explanation : Water Backs Up When It Rains								
Sump Pump(s)								
Non-Submersible	100%			2034	$64,700	4	$6,700	
Sewage Ejector(s)								
Electric	100%			2042	* *	4	$12,600	

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

DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor, One Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$4,400	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.**
Address : **510 CLERMONT AVE. @ ATLANTIC AVE.**
Borough : **BROOKLYN**
Agency's Number : **K085**
Program / Asset # : **BOE0400.000 / 1082**
Yr Built/Renovated : **1972 / 2010**
Area Sq Ft : **51,000**
Project Type : **EDUCATION**
Date of Survey : **07-Jun-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2008** **Lot** : **1**
BIN : **3057521**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$65,900	$51,200
Interior Architecture	$127,700	
Electrical		$660,600
Mechanical	$198,000	$529,900
Total	**$391,600**	**$1,241,700**
Importance Code A	$65,900	$51,200
Importance Code B	$198,000	$1,190,500
Importance Code C	$127,700	
Total	**$391,600**	**$1,241,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,800		$4,000	
Interior Architecture	$98,700	$3,600		$6,000
Electrical	$5,400	$78,800	$5,700	$4,800
Mechanical	$15,400	$54,500	$15,300	$12,300
Site Enclosure	$9,000			
Site Pavements	$24,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$167,900**	**$144,100**	**$32,200**	**$30,400**
Importance Code A	$16,900	$5,200	$9,100	$5,100
Importance Code B	$85,300	$138,900	$23,200	$25,300
Importance Code C	$65,700			
Total	**$167,900**	**$144,100**	**$32,200**	**$30,400**

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.*

DEPARTMENT OF EDUCATION - 040

BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.

Asset # : 1082

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$51,200	
Metal Coiling Doors	5%	Now	$65,900	2046	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Pre-Cast Concrete	10%			LIFE	* *	5	$19,600	
Windows								
Aluminum	100%			2049	* *	5	$8,000	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$4,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	95%	Now	$7,800	2038	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 319								
Metal Panel	5%			2046	* *	10	$3,100	
Soffits								
Stucco Cement	100%			2046	* *	5	$3,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$15,800	
Ceramic Tile	5%			2042	* *	5	$3,600	
Quarry Tile	3%			2046	* *	5	$3,300	
Terrazzo	5%			LIFE	* *	5	$2,800	
Vinyl Tile	67%	0-2	$27,400	2038	* *	3	$18,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Classrooms								
Wood	10%	2-4	$8,800	2068	* *	5	$6,800	
Split/Cracked, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$9,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,700	
Folding Partition	5%	Now	$27,400	2049	* *	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Glass Block	2%			LIFE	* *			
Plaster	53%	2-4	$127,700	LIFE	* *	5	$30,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.

Asset # : 1082

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	$5,900	2038	* *	5	$11,300	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2038	* *	5	$7,200	
Exposed Struc: Concrete	40%			LIFE	* *	5	$4,500	
Fiber Board	3%			2033	$34,600			
Metal Panel	2%			LIFE	* *	5	$1,800	
Plaster	20%	0-2	$22,500	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Stair 1								
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$9,000	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%	0-2	$24,400	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.

Asset # : 1082

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$7,200	5	$100	
Molded Case Bkrs	10%			2041	* *	5	$100	
Molded Case Bkrs	85%			2032	$121,600	5	$1,100	
Wiring								
Thermoplastic	90%			2033	$184,000	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	$22,000	5	$100	
Locally Mounted	70%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	92%			2038	* *	10	$43,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2038	* *	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Cafeteria								
Explanation : Compact Fluorescent Lights								
Incandescent	2%			2028	$28,900	2		
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$43,800	10	$6,200	
Exit, Service	50%			2033	$11,300	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircases, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.

Asset # : 1082

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$9,100	2050	* *	1	$45,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Unit No.2 Is Not Working								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$196,500	1	$6,300	
Convector/Radiator	80%			2038	* *	1	$13,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Window/Wall Unit	70%			2028	$138,500	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And 2nd Floor Various Locations								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$2,500	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2038	* *	2	$5,300	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$28,400	
Exhaust Fans								
Interior	20%			2033	$46,300	2	$300	
Roof	80%			2041	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%			2031	$333,300	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.

Asset # : 1082

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$1,600	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2028	$27,300	4	$3,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$25,700	
Sprinkler								
No Component	95%							
Generic	5%			2033	$36,100	1-2	$700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Kitchens								
Explanation : 2 Sets Cover 30 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

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 : **EDUCATION**
Date of Survey : **07-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **10941** **Lot** : **206** **BIN** : **4234212**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$87,100	
Electrical	$12,600	$239,600
Mechanical		$284,300
Site Pavements	$105,800	
Total	**$205,500**	**$524,000**
Importance Code A	$87,100	
Importance Code B	$118,400	$524,000
Total	**$205,500**	**$524,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,300			
Interior Architecture	$21,700	$1,700		$3,600
Electrical	$1,600	$1,900	$2,600	$1,800
Mechanical	$56,200	$1,300	$3,900	$1,700
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$138,000**	**$12,000**	**$13,700**	**$14,300**
Importance Code A	$52,100	$800	$900	$800
Importance Code B	$85,900	$10,100	$12,900	$13,500
Importance Code C		$1,100		
Total	**$138,000**	**$12,000**	**$13,700**	**$14,300**

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DEPARTMENT OF EDUCATION - 040
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	* *	5	$22,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade Walls								
Explanation : Glazed Brick								
Metal/Glass Curt Wall	20%	Now	$24,300	LIFE	* *	5	$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Off Play Yard								
Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Entrance Lobby								
Metal Panel	5%	Now	$2,400	2054	* *	5	$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Bulkheads								
Metal: Cage/Fence	10%			2047	* *	5	$15,400	
Windows								
Aluminum	100%	Now	$87,100	2050	* *	5	$4,500	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Corridor, 2nd Floor Classrooms								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Classrooms 118 And 117, 2nd Floor Classrooms, Room 210								
Weather Strip Missing, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	$2,600	
Masonry: Brick Cavity	45%	4+	$4,200	LIFE	* *	5	$2,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof Parapets								
Explanation : Stucco Coating Is Cracking								
Metal: Cage/Fence	5%	4+	$600	2039	* *	5	$700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Panels And Framing								
Roof								
Metal Panel	10%			2047	* *	10	$3,000	
Modified Bitumen	90%	0-2	$8,100	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Into Entrance Lobby And 1st Floor Offices								
Soffits								
Stucco Cement	100%			2047	* *	5	$2,000	
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$1,100	
Panel/Paver: Cer/Brk	5%			2050	* *	5	$2,500	
Quarry Tile	5%			2047	* *	5	$1,700	
Vinyl Tile	85%			2039	* *	3	$9,400	

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DEPARTMENT OF EDUCATION - 040
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$2,300	
Concrete Masonry Unit	20%			LIFE	* *	5	$3,700	
Gypsum Board	20%			LIFE	* *	5	$5,500	
SGFT/Glazed Masonry	55%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%	4+	$4,900	2047	* *	5	$7,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 022 Cluster Family, 2nd Floor Corridor, Storage Room 021								
Exposed Struc: Concrete	20%	Now	$13,600	LIFE	* *	5	$700	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Kitchen Office And Locker Room At Glass Block Ceiling								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%			LIFE	* *	5	$2,800	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	10%			2039	* *			
Rubber Matting	90%	Now	$105,800	2044	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Play Area								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Play Area								
Open Seams, Extent : Severe, Area Affected : 20%								
Location : Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								

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

DEPARTMENT OF EDUCATION - 040
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2050	* *	5	$400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$239,600	10	$14,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	$12,600	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
Egress Lighting								
Emergency, Battery	50%			2034	$14,200	10	$2,000	
Exit, LED	50%			2049	* *	1		
Exterior Lighting								
HID	30%			2034	$23,700	10		
No Component	70%							
Alarm								
Security System								
Generic	50%			2034	$15,900	1	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2034	$15,900	1	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Motion Sensor And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$43,700	1-3	$10,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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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.*

DEPARTMENT OF EDUCATION - 040
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	70%			2034	$36,800	1	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units								
Hot Water Boiler	30%			2039	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	30%			2050	* *	4	$200	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2047	* *	1	$1,600	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	0-2	$14,200	2034	$284,300	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Explanation : 4 Of 6 Defective Packaged Rooftop Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$37,200	LIFE	* *	2-5	$9,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Exhaust Fans								
Roof	100%			2034	$32,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	0-2	$3,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Drain Piping								
Sump Pump(s)								
Submersible	100%			2027	$500	4	$500	
Sewage Ejector(s)								
Electric	100%			2034	$8,900	4	$700	
Backflow Preventer								
Generic	20%			2039	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Boiler And Hot Water Heater Only								
Generic	80%			2042	* *	1	$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Roof								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2054	* *	1-2	$500	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 30 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**BOYS AND GIRLS HIGH SCHOOL - BK**			
Address	:	**1700 FULTON STREET @ UTICA AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K455**
Program / Asset #	:	**BOE0631.000 / 1228**	**Yr Built/Renovated**	:	**1976 / 2005**
Area Sq Ft	:	**418,424**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**24-Nov-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,Ph**			
Block	:	**1701** **Lot** : **1**	**BIN**	:	**3047996**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$460,000	$392,100
Interior Architecture	$1,114,300	$713,600
Electrical	$1,245,100	$6,095,400
Mechanical	$917,600	$8,652,700
Site Enclosure	$120,600	
Site Pavements	$1,244,800	$3,945,500
Total	**$5,102,400**	**$19,799,300**
Importance Code A	$460,000	$534,200
Importance Code B	$3,343,200	$16,243,700
Importance Code C	$1,299,100	$3,021,400
Total	**$5,102,400**	**$19,799,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,400		$19,900	
Interior Architecture	$94,600		$294,200	$3,700
Electrical	$122,300	$110,800	$76,100	$68,600
Mechanical	$184,300	$151,100	$141,000	$143,300
Site Enclosure	$21,900			
Site Pavements	$18,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$483,600**	**$276,300**	**$545,600**	**$230,000**
Importance Code A	$68,800	$42,200	$61,400	$41,400
Importance Code B	$374,200	$234,100	$484,200	$188,600
Importance Code C	$40,600			
Total	**$483,600**	**$276,300**	**$545,600**	**$230,000**

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Exterior								
Exterior Walls								
Masonry: Brick	9%	Now	$279,000	LIFE	* *	5	$33,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Painted Surfaces, Extent : Moderate, Area Affected : 20%								
Location : Base Of Exterior Walls								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Room 168 And Stair Bulkheads								
Masonry: Brick	84%			LIFE	* *	5	$308,800	
Metal Sect. OHD	2%	4+	$5,500	2046	* *	5	$11,500	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : By Kitchen								
Stucco Cement	5%			2046	* *	5	$46,000	
Windows								
Aluminum	8%	Now	$17,300	2049	* *	5	$1,800	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair 1 Bulkhead								
Weather Strip Missing, Extent : Light, Area Affected : 2%								
Location : Throughout								
Aluminum	90%			2049	* *	5	$39,800	
Metal Louvers	2%			2036	$50,200	10	$5,500	
Parapets								
Masonry: Brick	85%	0-2	$122,800	LIFE	* *	5	$18,900	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Parapets Along Utica Avenue And Fulton Street								
Metal Rail	10%			2046	* *	5-10	$40,300	
Pre-Cast Concrete	5%	Now	$4,600	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	$58,300	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Adjacent Stair 1								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Gymnasium, Rooms 401, 487, 489, And Stair Bulkheads								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Interior								
Floors								
Carpet	2%			2029	$216,000	3	$17,900	
Cast in Place Concrete	7%			LIFE	* *	5	$91,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%			2042	* *	5	$17,900	
Panel/Paver: Cer/Brk	3%			2049	* *	5	$40,200	
Quarry Tile	3%			2046	* *	5	$26,800	
Vinyl Tile	5%	Now	$84,300	2038	* *	3	$11,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Garage And Shops Corridor								
Vinyl Tile	70%			2038	* *	3	$156,500	
Wood	7%	Now	$254,900	2061	* *	5	$39,100	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Girls Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Girls Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Girls And Boys Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	10%	Now	$222,000	LIFE	* *	5	$18,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Fan Room								
Vertical Cracks, Extent : Light, Area Affected : 8%								
Location : Gymnasium, Basement, Room 460 And Stairwell								
Folding Partition	2%	Now	$130,800	2049	* *	5	$11,500	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Boys Gymnasium And Auditorium								
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Plaster	36%	2-4	$82,700	LIFE	* *	5	$49,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	40%	Now	$339,600	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Room 463 And Stair 2								
Explanation : Vertical Crack								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Interior								
Ceilings								
AcousTileConcealSpLn	2%	Now	$45,200	2038	* *	5	$7,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileConcealSpLn	58%			2046	* *	5	$432,300	
Gypsum Board	13%			LIFE	* *	5	$96,900	
Metal Panel	2%	Now	$40,400	LIFE	* *	5	$14,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium And Kitchen								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Kitchen								
Plaster	25%			LIFE	* *	5	$93,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$120,600	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Driveway Gate								
Iron Picket	25%	4+	$21,900	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	25%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								
Masonry: Brick	75%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$153,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Fulton Street And Schenectady Avenue								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Site Pavements								
On-Site Walkways								
Asphalt	30%	Now	$13,200	2036	$263,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Around Track								
Cast in Place Concrete	20%	2-4	$5,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair At Main Entrance								
Pavers/Stone	50%	Now	$137,900	2036	$2,758,200			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Fulton Street Entry								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Fulton Street Entry								
Parking/Driveway								
Asphalt	85%	Now	$265,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	15%			2046	* *			
Activity Yard								
Asphalt	20%	Now	$502,700	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Track								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Track								
Cast in Place Concrete	5%			2046	* *			
Traffic Topping	75%	Now	$184,800	2033	$924,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Tennis Court								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Tennis Court								
Explanation : Sinking								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 700 Ampere Main Disconnect Switch For Solar Panel Supplies Mechanical Equipment Only								
Fused Disc Sw	85%			2033	$134,200	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere And Two 1,500 Ampere Main Disconnect Switches								
Fused Disc Sw	5%			2033	$7,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	60%			2031	$16,400	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Mechanical Room								
Explanation : Three 45 Kilovolts Amperes 480 High Voltage 208/120 Low Voltage								
Dry Type	40%			2031	$10,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kilovolts Amperes 480 Hight Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$898,800	5	$1,600	
Fused Disc Sw	10%			2059	* *	5	$200	
Raceway								
Conduit	90%			2033	$932,100	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$80,100	5	$800	
Fused Disc Sw	2%			2055	* *	5	$200	
Molded Case Bkrs	85%			2032	$851,200	5	$9,400	
Molded Case Bkrs	5%			2055	* *	5	$600	
Wiring								
Thermoplastic	90%			2033	$1,242,000	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	15%			2031	$83,600	5	$400	
Locally Mounted	5%			2050	* *	5	$100	
Motor Control Center	80%			2031	$1,786,800	5	$9,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$128,700	

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Stand-by Power								
Generators								
Diesel	100%			2029	$142,000	1	$162,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 150 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$93,300	
Fuel Storage								
Main Tank	100%			2036	$78,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%	Now	$319,300	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	85%			2038	* *	10	$326,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	55%			2038	* *	1		
Emergency, Battery	5%			2028	$36,000	10	$5,100	
Exit, Service	30%			2028	$55,400	1		
Exit, Service	10%			2038	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$78,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$402,100	1	$78,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$257,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Pull Box, Smoke Detector And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$414,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$602,400	2043	* *	4	$20,600	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : One Vacuum Pump Leaking								
Terminal Devices								
Air Handler	20%			2033	$1,612,600	1	$51,800	
Not in Service, Extent : Light, Area Affected : 20%								
Location : Two Units In The Basement								
Convector/Radiator	60%			2038	* *	1	$81,100	
Fan Coil Unit/Heat	20%			2033	$2,124,600	1	$27,000	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2053	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2042	* *	1	$226,400	
Window/Wall Unit	10%	0-2	$8,100	2031	$162,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of Window, Wall Unit Is Not Working								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2043	* *	4	$15,500	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	$2,494,100	1	$129,400	
No Component	50%							
Heat Rejection								
Water Cooling Tower	50%			2034	$649,200	2	$210,600	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$233,300	
Exhaust Fans								
Interior	50%	0-2	$47,500	2033	$950,100	2	$5,100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Noisy Return Fan For Pupil Cafeteria At Penhouse								
Roof	50%			2033	$415,700	2	$6,400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$109,400	2038	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Defective Domestic Water Pump At Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$62,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$151,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 50%								
Location : Backup Of Water At Basement During Heavy Rainfall								
Sump Pump(s)								
Non-Submersible	100%			2033	$85,800	4	$8,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$211,000	
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$5,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX DANCE ACADEMY**		
Address	: **3617 BAINBRIDGE AVENUE @ E.213 ST**		
Borough	: **BRONX**	**Agency's Number**	: **LEASE-X852**
Program / Asset #	: **BOE1056.000 / 14351**	**Yr Built/Renovated**	: **1971 / 2003**
Area Sq Ft	: **32,498**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3329** **Lot** : **124**	**BIN**	: **2017858**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$202,100
Electrical	$62,500	$486,100
Mechanical	$689,800	$80,100
Total	**$752,300**	**$768,300**
Importance Code A	$88,000	$217,600
Importance Code B	$664,300	$550,700
Total	**$752,300**	**$768,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$96,600	$900	$1,800	
Interior Architecture	$2,800	$1,800	$6,500	
Electrical	$4,400	$3,100	$3,500	$3,600
Mechanical	$14,600	$26,800	$21,400	$5,300
Site Pavements	$2,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$135,300**	**$47,000**	**$47,500**	**$23,400**
Importance Code A	$105,700	$2,600	$3,400	$1,600
Importance Code B	$28,000	$44,500	$42,800	$21,800
Importance Code C	$1,600		$1,300	
Total	**$135,300**	**$47,000**	**$47,500**	**$23,400**

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.*

DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$8,800	
Glass Block	2%			LIFE	* *	5	$700	
Masonry: Brick	48%	4+	$45,300	LIFE	* *	5	$26,900	
Graffiti, Extent : Moderate, Area Affected : 15%								
Location : Front Facade								
Stucco Cement	48%			2046	* *	5	$67,200	
Windows								
Aluminum	100%			2049	* *	5	$3,700	
Parapets								
Concrete Masonry Unit	90%	Now	$25,900	LIFE	* *	5	$4,600	
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Parapet Roofing Seams								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Side Face Of Parapet Wall								
Explanation : Concrete Masonry Unit Covered With Modified Roofing Membrane								
Metal Panel	10%			2053	* *	5	$1,800	
Roof								
Roll Roofing	100%			2032	$202,100	5	$50,700	
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$2,400	
Quarry Tile	3%			2046	* *	5	$2,200	
Sheet Vinyl/Rubber	5%			2038	* *	5	$3,600	
Vinyl Tile	85%			2038	* *	3	$15,500	
Wood	2%			2061	* *	5	$1,800	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	6%			2042	* *	5	$3,100	
Concrete Masonry Unit	2%			LIFE	* *	5	$400	
Folding Partition	2%			2049	* *	5	$2,600	
Gypsum Board	88%			LIFE	* *	5	$27,700	
Ceilings								
AcousTileSusp.Lay-In	92%			2046	* *	5	$44,800	
Gypsum Board	3%			LIFE	* *	5	$1,800	
Metal Panel	5%			LIFE	* *	5	$3,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : By Curb At Front Entrance								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2,000 Ampere Main Disconnect								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%	Now	$1,500	2046	* *	5	$100	
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Corroded Enclosure								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter, Sprinkler Room								
Explanation : Connected To Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	10%			2033	$49,600	10	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent. Switch Controlled.								
Fluorescent	88%			2033	$436,500	10	$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps. Switch Controlled								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$27,900	10	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Egress								
Explanation : Normal Operation Lights Have Battery Backup								
Exit, LED	50%			2048	* *	1		
Exterior Lighting								
HID	5%			2033	$7,800	10		
LED	15%			2041	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

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
Alarm								
Security System								
Generic	100%			2028	$62,500	1	$12,100	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$1,700	2038	* *	1-3	$18,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Central Station Not Working								

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
Heating								
Energy Source								
Electricity	3%			2053	* *	1		
Natural Gas	97%			2053	* *	1		
Conversion Equipment								
Furnace	85%			2028	$88,000	1	$13,700	
Furnace	15%	0-2	$7,800	2033	$15,500	1	$2,200	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof. No. 7 Unit Is Not Working								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,100	
Terminal Devices								
Fan Coil Unit/Heat	3%			2033	$24,800	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs, Entrances, Toilet Rooms, Equipment Rooms								
Explanation : Electric Resistance Source Of Heat								
No Component	97%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	97%			2028	$542,300	2	$1,900	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 8 Units Full Direct Digital Control System								
Split Unit	3%			2033	$23,700			

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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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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

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
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$42,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,100	
Exhaust Fans								
Roof	97%			2033	$62,600	2	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Six Exhaust Fans For Equipment Rooms, Toilet Rooms, Miscellaneous Multipurpose Rooms								
Roof	3%			2033	$1,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Kitchen								
Explanation : Kitchen Hood With Exhaust Fan On Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And First Floor								
Explanation : Basement. 1 Domestic Water And 1 For Sprinklers								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Heater Room On Roof								
Explanation : Heater, Pump Storage Tank Unit. 115 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Floor								
Explanation : Three Grease Traps								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,000	4	$1,000	
Backflow Preventer								
Generic	100%			2038	* *	1	$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Two Elevators								
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

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
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	$9,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Fire Suppression System Under Kitchen Hood Covers 60 Square Feet.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**BRONX H.S. OF SCIENCE - BX**			
Address	:	**75 W. 205TH STREET BTWN: GOULDEN AVE., PAUL AVE.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X445**
Program / Asset #	:	**BOE0328.000 / 358**	**Yr Built/Renovated**	:	**1959 / 2006**
Area Sq Ft	:	**288,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**09-Feb-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,PH**			
Block	:	**3251** **Lot** : **201**	**BIN**	:	**2094706**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,904,800	$284,400
Interior Architecture	$1,328,600	$324,900
Electrical	$928,600	$5,948,000
Mechanical	$3,378,500	$11,374,700
Site Pavements	$132,300	
Total	**$8,672,800**	**$17,932,100**
Importance Code A	$3,429,200	$2,825,700
Importance Code B	$4,969,300	$14,964,800
Importance Code C	$274,400	$141,600
Total	**$8,672,800**	**$17,932,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$97,100		$10,200	
Interior Architecture	$98,700		$40,500	$40,500
Electrical	$23,000	$24,900	$97,600	$27,300
Mechanical	$50,300	$41,400	$108,300	$55,700
Site Enclosure	$14,000			
Site Pavements	$19,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$309,500**	**$73,500**	**$263,900**	**$130,600**
Importance Code A	$97,300	$28,200	$39,100	$28,200
Importance Code B	$176,500	$45,300	$224,800	$102,400
Importance Code C	$35,700			
Total	**$309,500**	**$73,500**	**$263,900**	**$130,600**

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.*

DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$58,800	
Masonry: Brick	90%	4+	$1,902,700	LIFE	* *	5	$225,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Facades								
Window Wall	5%	2-4	$155,900	2054	* *	5	$23,500	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Upper Section Of Window Wall Main Entrance Area								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Main Entry Window Wall								
Explanation : Only Glazing Was Replaced. Old Framing System Still In Place And Is Rusting								
Windows								
Aluminum	100%	Now	$437,000	2042	* *	5	$44,800	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$36,300	
Metal Rail	10%			2047	* *	5-10	$82,000	
Metal: Cage/Fence	5%			2039	* *	5-10	$17,600	
Pre-Cast Concrete	5%	Now	$18,900	LIFE	* *	5	$14,300	
Open Joints, Extent : Moderate, Area Affected : 35%								
Location : Coping Stone								
Roof								
Copper/Terne	2%			2062	* *	10	$21,000	
Metal Panel	5%	Now	$6,300	2047	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : Clear Story Roof								
Modified Bitumen	80%			2039	* *	10	$336,500	
Plaza Roof: Stone Panels	10%	Now	$22,100	2054	* *			
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Front Entry Plaza Area Over Cafeteria								
Explanation : Broken Panels								
Skylight, Metal/Glass	3%	Now	$72,600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Greenhouse								
Soffits								
Exposed Struc: Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$49,200	
Cast in Place Concrete	1%			LIFE	* *	5	$9,800	
Ceramic Tile	2%			2037	* *	5	$9,000	
Quarry Tile	10%			2039	* *	5	$67,500	
Sheet Vinyl/Rubber	2%			2039	* *	5	$13,500	
Terrazzo	3%			LIFE	* *	5	$10,500	
Vinyl Tile	70%			2039	* *	3	$157,500	
Vinyl Tile 9" X 9"	2%	Now	$737,200	2044	* *	3	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 3rd Floor Classrooms And Science Laboratories, 2nd Floor Prep Room								
Wood	5%	4+	$27,500	2049	* *	5	$21,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stage Floor								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$32,900	
Concrete Masonry Unit	10%	Now	$126,800	LIFE	* *	5	$26,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Roof 0175 In Basement								
Gypsum Board	1%			LIFE	* *	5	$4,000	
Masonry: Brick	3%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	45%	Now	$147,700	LIFE	* *	5	$88,900	
Loose/Delam Surface, Extent : Moderate, Area Affected : 1%								
Location : Basement Adjacent Elevator Motor Room								
SGFT/Glazed Masonry	27%			LIFE	* *			
Wood	2%			LIFE	* *	5	$52,700	
Ceilings								
AcousTile,Adhered	26%	Now	$74,400	2039	* *	5	$56,400	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Corridor								
AcousTileSusp.Lay-In	5%			2047	* *	5	$21,700	
Exposed Struc: Concrete	39%			LIFE	* *	5	$26,500	
Metal Panel	5%	Now	$73,600	LIFE	* *	5	$27,100	
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	25%	Now	$169,000	LIFE	* *	5	$67,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$14,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs To Lower South Plaza								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	80%			2043	* *			
Cast in Place Concrete	1%	Now	$19,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairs To Lower South Plaza								
Cast in Place Concrete	9%			2047	* *			
Pavers/Stone	10%			2043	* *			
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	85%			2043	* *			
Cast in Place Concrete	15%			2047	* *			
Activity Yard								
Asphalt	30%	2-4	$132,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Lower Plaza								
Cast in Place Concrete	70%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2034	$73,700	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 3,000 Amperes.								
Fused Disc Sw	30%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 600 Amperes For Solar Panel								

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Under 600 Volts								
Transformers								
Dry Type	100%			2047	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 30 Kilovolt Amperes								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2034	$199,700	5	$500	
Fused Disc Sw	10%			2034	$66,600	5	$100	
Molded Case Bkrs	60%			2034	$399,500	5	$4,600	
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$32,700	5	$300	
Molded Case Bkrs	85%			2033	$555,900	5	$6,400	
Molded Case Bkrs	10%			2050	* *	5	$800	
Wiring								
Braided Cloth	60%	2-4	$552,000	2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Insulation Aged								
Thermoplastic	30%			2034	$276,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$260,100	5	$1,400	
Locally Mounted	30%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Lighting								
Interior Lighting								
Fluorescent	75%			2034	$3,297,100	10	$198,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$13,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%	Now	$163,400	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Explanation : Malfunctioning								
Egress Lighting								
Emergency, Service	25%			2029	$45,400	1		
Emergency, Battery	15%			2029	$74,300	10	$10,400	
Emergency, Battery	10%			2042	* *	10	$7,000	
Exit, Battery	30%			2042	* *	10	$5,800	
Exit, Battery	20%			2029	$83,600	10	$3,900	

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Lighting								
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell And Timer								
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%	Now	$55,400	2039	* *	1	$48,400	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Room 115								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$182,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	98%			2044	* *	5	$87,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 15,000 Gallon Tanks For No. 2 Fuel								
Natural Gas	2%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Serves Greenhouse Boiler								

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Heating								
Conversion Equipment								
Hot Water Boiler	2%			2039	* *	1	$2,900	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement								
Explanation : 1 Hot Water Boiler, Used To Heat Rooftop Greenhouse Only								
Steam Boiler	96%	Now	$493,500	2032	$2,467,600	1	$246,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Boiler No. 2 And No. 4 Leaking Tubes								
Not in Service, Extent : Severe, Area Affected : 25%								
Location : Boiler No. 2 And No. 4 In Basement.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Four No. 2 Oil Burning Steam Boilers Burners And Burner Control Panels Were Upgraded In 1992								
Steam Boiler	2%	0-2	$30,800	2054	* *	1	$5,100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement, Defective Boiler Combustion Air Intake Dampers								
Distribution								
Hot Wtr Piping/Pump	2%	Now	$5,200	2042	* *	4	$300	
Broken, Extent : Severe, Area Affected : 75%								
Location : Piping To 1 Greenhouse								
Steam Piping/Pump	98%	Now	$231,400	2044	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	15%			2029	$832,400	1	$26,700	
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Roof								
Air Handler	5%	0-2	$27,700	2029	$277,500	1	$8,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Blower Leaking Coils And Gymnasium								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium, Auditorium, Boys And Girls Locker Rooms, Cafeteria And Corridors. Defective Climate Control Systems								
Convector/Radiator	5%	0-2	$72,300	2054	* *	1	$4,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Radiator At Basement Stairway 3								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Defective Thermostat Steam Traps, Defective Climate Control System								
Convector/Radiator	75%			2039	* *	1	$69,800	
Controls								
Pneumatic	100%			2032	$5,699,500			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2034	$323,300	2	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-410 A - Units Serve The Cafeteria, Auditorium, Library And Museum								
Split Unit	5%			2034	$350,100			
Window/Wall Unit	80%			2032	$893,700	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$160,600	
Exhaust Fans								
Interior	60%	0-2	$157,000	2029	$784,800	2	$4,200	
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Auditorium And West Gymnasium Exhaust Fans Are Not Working Due To Defective Motor								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
Roof	25%	Now	$2,900	2034	$143,100	2	$1,800	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Roof, Multiple Mechanical And Electrical Defects								
On Extended Life, Extent : Severe, Area Affected : 60%								
Location : Roof								
Roof	15%			2039	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$75,300	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Leaks And Minor Corrosion At Incoming Water Service Valves And Piping.								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,426,000	4	$28,500	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Domestic Water Service								
Sanitary Piping								
Cast Iron	100%	2-4	$371,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Room 017. Sewage Backing Up								

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	4+	$52,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Occasional Back Up In Kitchen								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$9,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$8,100	
Chemical System								
No Component	90%							
Generic	10%			2032	$11,900	1-10	$5,800	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood Covers 175 Square Feet (35x5)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX HS FOR THE VISUAL ARTS -BX**		
Address	: **2040 ANTIN PL @ BRADY AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X839**
Program / Asset #	: **BOE1065.000 / 14408**	**Yr Built/Renovated**	: **1900 / 2010**
Area Sq Ft	: **159,970**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **4290** **Lot** : **48**	**BIN**	: **2048811**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$889,800
Interior Architecture	$677,300	
Electrical		$2,721,500
Mechanical	$1,144,700	$59,500
Total	**$1,822,000**	**$3,670,900**
Importance Code A	$51,000	$889,800
Importance Code B	$1,771,100	$2,781,000
Total	**$1,822,000**	**$3,670,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,800		$3,500	
Interior Architecture	$7,300	$9,000	$21,000	$3,000
Electrical	$91,900	$27,300	$31,100	$26,100
Mechanical	$12,400	$18,300	$86,700	$20,000
Site Pavements	$3,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$140,200**	**$61,800**	**$149,500**	**$56,300**
Importance Code A	$17,800	$8,300	$11,400	$7,900
Importance Code B	$121,100	$53,500	$138,100	$48,400
Importance Code C	$1,300			
Total	**$140,200**	**$61,800**	**$149,500**	**$56,300**

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$21,300	
Masonry: Brick	90%			LIFE	* *	5	$49,100	
Stucco Cement	5%			2046	* *	5	$6,800	
Windows								
Aluminum	100%			2049	* *	5	$6,900	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$6,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,000	
Roof								
Built-Up (BUR)	100%	Now	$17,800	2033	$889,800			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridor And Room 205								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,200	
Ceramic Tile	5%			2042	* *	5	$12,000	
Sheet Vinyl/Rubber	5%			2038	* *	5	$18,000	
Sheet Vinyl/Rubber	5%			2041	* *	5	$18,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Recent Install								
Vinyl Tile	70%			2038	* *	3	$62,900	
Vinyl Tile	10%	Now	$677,300	2043	* *	3	$9,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
Location : Throughout Cafeteria								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$2,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,100	
Gypsum Board	82%			LIFE	* *	5	$26,000	
Masonry: Fieldstone	3%			LIFE	* *			
Plaster	5%			LIFE	* *	5	$800	
Ceilings								
AcousTileSusp.Lay-In	15%			2046	* *	5	$35,900	
Exposed Struc: Concrete	80%			LIFE	* *	5	$29,900	
Metal Panel	5%			LIFE	* *	5	$15,000	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Concrete Masonry Unit	65%			2043	* *			
Iron Picket	5%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Entrance Gate								
Explanation : This Is Actually Painted Steel								

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$3,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Areas On Antin Place								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$400	
Molded Case Bkrs	90%			2049	* *	5	$3,800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$49,200	
Generators								
Diesel	100%	Now	$28,400	2042	* *	1	$55,800	
Engine Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Roof Generator Enclosure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : Rated At 250 Kilovolt Amperes								

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,900	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Explanation : Size Not Available For Day Tank								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Capacity 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$2,393,000	10	$143,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2033	$25,200	1		
Emergency, Battery	25%			2033	$68,700	10	$9,700	
Exit, Battery	50%			2033	$116,000	10	$5,400	
Exterior Lighting								
HID	10%	Now	$38,200	2038	* *			
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Operated Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$59,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$98,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%	0-2	$51,000	2038	* *	1	$71,200	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Roof.								
Explanation : 4 Out Of 12 Of The Units Are Not Working.								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	$825,600	2038	* *	2	$7,800	
Broken, Extent : Severe, Area Affected : 25%								
Location : Rooftop 4 Out Of 12 Units								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Building Controls System Not Operational								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$208,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$89,200	
Exhaust Fans								
Roof	100%			2038	* *	2	$4,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$210,400	2053	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Water Main Leaking At Basement								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$57,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Flooding At Basement During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$3,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$9,800	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First To 2nd Floor								
Explanation : 1 Unit. The Unit Is Not Working								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$44,800	
Fire Pump								
Generic	100%			2042	* *	1	$29,900	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 55 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185**		
Address	: **1001 INTERVALE AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X716**
Program / Asset #	: **BOE1173.000 / 14919**	**Yr Built/Renovated**	:
Area Sq Ft	: **69,800**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **2699** **Lot** : **45**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$100,100
Interior Architecture		$126,000
Electrical	$51,200	$318,500
Mechanical		$1,561,800
Total	**$51,200**	**$2,106,400**
Importance Code A		$322,400
Importance Code B	$51,200	$1,658,000
Importance Code C		$126,000
Total	**$51,200**	**$2,106,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,400	$72,100	$7,300	
Interior Architecture	$15,600	$7,500	$8,800	
Electrical	$19,900	$6,900	$7,400	$7,800
Mechanical	$12,100	$53,200	$37,200	$6,500
Total	**$57,000**	**$139,700**	**$60,700**	**$14,400**
Importance Code A	$12,800	$75,700	$10,700	$3,500
Importance Code B	$31,100	$64,000	$50,000	$10,900
Importance Code C	$13,100			
Total	**$57,000**	**$139,700**	**$60,700**	**$14,400**

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.*

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185
Asset # : 14919

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
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2042	* *	5	$18,800	
Metal, Corrugated	70%			2053	* *	1		
Metal Panel	20%			2053	* *	5-10	$137,600	
Stucco Cement	5%			2046	* *	5	$12,500	
Windows								
Aluminum	100%			2049	* *	5	$14,500	
Parapets								
Metal Panel	70%			2053	* *	5	$24,700	
Metal Rail	5%			2046	* *	5-10	$8,200	
Metal: Cage/Fence	25%			2046	* *	5-10	$17,600	
Roof								
Cast in Place Concrete	48%			LIFE	* *			
IRMA/Protected Membrane	50%			2038	* *	10	$22,200	
Skylight, Metal/Glass	2%			2053	* *	10	$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,000	
Ceramic Tile	5%			2042	* *	5	$5,000	
Quarry Tile	5%			2046	* *	5	$7,500	
Sheet Vinyl/Rubber	10%			2038	* *	5	$15,100	
Vinyl Tile	70%			2038	* *	3	$26,400	
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *			
Ceramic Tile	10%			2042	* *	5	$26,200	
Glass: Single Pane	2%			LIFE	* *	5	$3,900	
Gypsum Board	80%			LIFE	* *	5	$126,000	
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	$45,000	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$39,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 1,200 Ampere Switches; One 200 Amperes And One 400 Amperes							

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.*

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185
Asset # : 14919

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	60%			2038	* *	10	$38,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2038	* *	10	$12,800	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$67,100	1	$13,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%	Now	$13,400	2033	$67,100	1	$11,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$184,400	1-3	$44,300	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185
Asset # : 14919

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
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	95%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2033	$222,300	1	$34,500	
Terminal Devices								
Convector/Radiator	10%			2038	* *	1	$2,300	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Stairways								
Explanation : Electric								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	$1,200,800	2	$4,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$90,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,900	
Exhaust Fans								
Roof	100%			2033	$138,700	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,200	4	$2,200	
Backflow Preventer								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Water Meter Room								
Explanation : Domestic Service								
Generic	50%			2038	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Fire Service								

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.*

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185
Asset # : 14919

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$35,200	
Sprinkler								
Generic	100%			2043	* *	1-2	$19,500	
Chemical System								
No Component	98%							
Generic	2%			2028	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 42 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX REGIONAL H.S. - BX**				
Address	: **1010 REV. J.A. POLITE AVE. @ E.165 ST**				
Borough	: **BRONX**		**Agency's Number**	: **X401**	
Program / Asset #	: **BOE0319.000 / 377**		**Yr Built/Renovated**	: **1963 / 2013**	
Area Sq Ft	: **162,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **12-May-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **2698**	**Lot** : **12**	**BIN**	: **2005366**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$676,500	$1,518,100
Interior Architecture	$2,746,000	$1,079,300
Electrical	$936,300	$1,445,300
Mechanical	$2,082,300	$1,568,100
Site Pavements		$106,100
Total	**$6,441,100**	**$5,716,900**
Importance Code A	$748,800	$1,570,700
Importance Code B	$5,692,400	$3,874,100
Importance Code C		$272,100
Total	**$6,441,100**	**$5,716,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$2,300	$27,300	
Interior Architecture	$35,200	$39,400		$16,800
Electrical	$17,200	$104,000	$18,200	$15,100
Mechanical	$74,100	$23,600	$38,500	$23,600
Site Enclosure	$13,700			
Site Pavements	$101,800			
Total	**$242,100**	**$169,400**	**$84,000**	**$55,500**
Importance Code A		$18,700	$43,300	$16,000
Importance Code B	$173,800	$117,300	$40,700	$39,500
Importance Code C	$68,300	$33,400		
Total	**$242,100**	**$169,400**	**$84,000**	**$55,500**

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.*

DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$623,200	LIFE	* *	5	$147,800	
Painted Surfaces, Extent : Moderate, Area Affected : 15%								
Location : Various								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : At Main Entrance								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	98%			2049	* *	5	$54,600	
Metal Louvers	2%			2036	$63,300	10	$7,000	
Parapets								
Masonry: Brick	85%	4+	$53,300	LIFE	* *	5	$20,600	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Parapet Walls								
Masonry: Limestone	5%			LIFE	* *	5	$1,500	
Metal Panel	5%			2053	* *	5	$4,700	
Metal Rail	5%			2046	* *	5-10	$21,900	
Roof								
Built-Up (BUR)	95%			2033	$1,206,100	10	$100,900	
Metal Panel	5%			2046	* *	10	$9,700	
Soffits								
Stucco Cement	100%			2046	* *	5	$3,800	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$133,500	
Ceramic Tile	5%	4+	$35,200	2036	$704,800	5	$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms, Kitchen								
Terrazzo	10%			LIFE	* *	5	$19,100	
Vinyl Tile 9" X 9"	55%	Now	$2,199,400	2043	* *	3	$50,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Corridors And Throughout								
Wood	5%	Now	$74,600	2048	* *	5	$11,400	
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Near Water Fountains In Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$38,200	
Operable Wall	2%			2043	* *	5	$66,800	
Plaster	58%			LIFE	* *	5	$166,100	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	4+	$316,100	2038	* *	5	$24,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	$12,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%	Now	$81,300	LIFE	* *	5	$30,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Basement								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Basement								
Plaster	50%	Now	$74,700	LIFE	* *	5	$74,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	50%	4+	$13,700	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%			2043	* *			
Retaining Walls								
Cast in Place Concrete	60%			2053	* *			
Masonry: Brick	40%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	50%	2-4	$21,200	2036	$106,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Front Courtyard								
Cast in Place Concrete	50%	0-2	$33,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Ramp At Rear Yard And South Courtyard								

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.*

DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Site Pavements								
Activity Yard								
Asphalt	85%	Now	$15,300	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Small Play Yard								
Rubber Matting	15%	Now	$31,900	2043	* *			
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Rear Yard At Play Set								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$5,300	5	$100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	100%			2033	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Molded Case Bkrs	90%			2032	$312,700	5	$3,800	
Wiring								
Braided Cloth	65%	2-4	$265,900	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2033	$143,200	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$142,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$39,300	10	$100	
Incandescent	2%			2028	$91,900	2	$100	

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.*

DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Lighting								
Egress Lighting								
Emergency, Battery	45%			2028	$125,300	10	$17,600	
Emergency, Battery	5%			2038	* *	10	$2,000	
Exit, Service	10%			2038	* *	1		
Exit, Service	40%			2028	$28,600	1		
Exterior Lighting								
HID	20%			2028	$154,800	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2073	* *	5	$1,100	
Alarm								
Security System								
Generic	50%			2033	$155,700	1	$30,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$155,700	1	$30,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Auditorium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$99,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$72,300	2046	* *	1	$144,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Boiler Tubes. Tubes Plugged								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$265,700	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Vacuum, Condensate Pump Leaking								

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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Heating								
Terminal Devices								
Air Handler	25%	Now	$78,000	2028	$780,400	1	$22,500	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Leaking Steam Coil Of Pupils Blower								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Convector/Radiator	75%			2031	$1,017,300	1	$39,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$393,900			
Window/Wall Unit	70%			2028	$439,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,300	
Exhaust Fans								
Interior	30%			2028	$220,700	2	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Roof	70%			2028	$225,300	2	$3,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$21,300	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Water Main And Gate Valve								
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Water Fountains								
Galvanized Steel	80%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Sanitary Piping								
Cast Iron	100%	Now	$41,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$5,100	4	$5,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : For Boiler Only								

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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL H.S. - BX
Asset # : 377

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$86,900	4	$6,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$2,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX**		
Address	: **244 EAST 163RD STREET @GRANT AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X460**
Program / Asset #	: **BOE1030.000 / 13583**	**Yr Built/Renovated**	: **2003 /**
Area Sq Ft	: **134,831**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5,6,Ph**		
Block	: **2445** **Lot** : **6**	**BIN**	: **2109459**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$201,300	$642,600
Interior Architecture	$1,088,200	$4,558,100
Electrical	$71,000	$227,400
Mechanical	$5,189,500	$4,558,000
Total	**$6,550,100**	**$9,986,000**
Importance Code A	$201,300	$642,600
Importance Code B	$6,233,700	$9,164,000
Importance Code C	$115,000	$179,500
Total	**$6,550,100**	**$9,986,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,700	$26,700		
Interior Architecture	$90,200	$17,000	$36,500	$17,900
Electrical	$52,200	$24,300	$22,000	$24,500
Mechanical	$123,500	$99,300	$80,100	$44,500
Site Pavements	$16,600			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$316,100**	**$190,400**	**$161,600**	**$110,000**
Importance Code A	$34,700	$40,300	$13,400	$13,400
Importance Code B	$281,400	$150,000	$148,300	$96,600
Importance Code C				
Total	**$316,100**	**$190,400**	**$161,600**	**$110,000**

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$119,200	
Metal Panel	5%			2043	* *	5-10	$46,600	
Pre-Cast Concrete	2%			LIFE	* *	5	$8,800	
Window Wall	5%			2043	* *	5	$25,400	
Windows								
Aluminum	95%	Now	$132,000	2041	* *	5	$13,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Penthouse								
Metal Louvers	5%			2036	$80,800	10	$8,900	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$9,200	
Metal Panel	5%			2053	* *	5	$2,500	
Metal Rail	10%	4+	$1,800	2038	* *	5	$9,300	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal Security Bars	10%			2048	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$4,100	
Roof								
Modified Bitumen	75%	0-2	$8,900	2033	$442,500			
Miss/Damaged Flashings, Extent : Light, Area Affected : 1%								
Location : Mechanical Penthouse Wall Base Flashing								
Plaza Roof: Stone Panels	25%	Now	$69,400	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Terrace Roof Throughout								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Fifth Floor Terrace Roof								
Explanation : This Is Actually A Rubber Paver Panel With Impact And Puncture Damage								
Soffits								
Metal Panel	100%			2043	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Interior								
Floors								
Carpet	1%	2-4	$700	2029	$36,500	3	$3,000	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Second Floor Mock Courtroom								
Cast in Place Concrete	5%	Now	$17,600	LIFE	* *	5	$22,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Basement Corridor By Room B47								
Ceramic Tile	4%			2036	$466,000	5	$8,100	
Quarry Tile	5%			2038	* *	5	$15,100	
Steel Grating	5%			2043	* *	1		
Terrazzo	8%			LIFE	* *	5	$12,600	
Vinyl Tile	67%	4+	$76,500	2033	$3,824,800	3	$50,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Corridors								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Corridors								
Wood	5%			2048	* *	5	$18,900	
Interior Walls								
Ceramic Tile	2%			2036	$179,500	5	$3,200	
Concrete Masonry Unit	15%	Now	$115,000	LIFE	* *	5	$9,600	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Air Handling Unit Room								
Concrete Masonry Unit	50%			LIFE	* *	5	$31,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Finished Ground Faced Concrete Masonry Units								
Glass: Single Pane	2%			LIFE	* *	5	$2,400	
Gypsum Board	10%			LIFE	* *	5	$9,600	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Perforated Metal Divider Partitions								
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	1%			LIFE	* *	5	$6,400	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	87%	Now	$896,700	2038	* *	5	$87,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms Under Terrace								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Steel	5%	4+	$49,700	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Gypsum Board	5%	Now	$18,100	LIFE	* *	5	$12,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exit 4, 2 And Main Vestibule								
Metal Panel	3%	4+	$4,100	LIFE	* *	5	$7,600	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$16,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Disconnect Switches Rated At 4000, 3000 And 800 Amperes.								
Transformers								
Dry Type	100%			2038	* *	5	$500	
Switchgear / Switchboard								
Fused Disc Sw	95%			2043	* *	5	$500	
Molded Case Bkrs	5%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$300	
Molded Case Bkrs	90%			2041	* *	5	$3,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2038	* *	5	$300	
Motor Control Center	70%			2038	* *	5	$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$41,500	
Generators								
Diesel	100%	Now	$71,000	2042	* *	1	$47,000	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 300 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,000	
Fuel Storage								
Day Tank	20%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallon Capacity								
Main Tank	80%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Battery	50%			2033	$97,800	10	$4,600	
Exterior Lighting								
Fluorescent	2%			2033	$11,000	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Roof								
HID	8%	Now	$30,900	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								

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BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Alarm								
Security System								
Generic	50%			2033	$129,600	1	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$7,100	2041	* *	1-3	$75,500	
Devices Damaged, Extent : Light, Area Affected : 2%								
Location : Loading Dock And Boiler Room								

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
Heating								
Energy Source								
Electricity	2%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof Penthouse								
Explanation : Electric Unit Heater								
Interruptible Gas/Dual Fuel	98%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$24,100	2038	* *	1	$120,200	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Boiler 2 Oil Pump Broken So Unit Runs Only On Gas								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Outside Air Sensor Causing Unit To Fail On Alarm								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$110,600	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Heating								
Terminal Devices								
Air Handler	40%	Now	$20,800	2033	$1,039,200	1	$30,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Coil In Air Handler 7 In Basement								
Convector/Radiator	60%	Now	$13,500	2038	* *	1	$23,500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Controls								
Pneumatic	100%			2027	$2,668,300			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	88%			2028	$1,792,400	1	$55,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers, Chiller Room								
Split Unit	10%	Now	$327,800	2043	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Computer Rooms And Elevator Machine Room								
Split Unit	2%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$22,300	2053	* *	4	$6,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : 1 Of 3 Pumps								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$53,600	2033	$2,678,900	1	$75,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Air Handling Units 5 And 9 In The Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$20,000	2033	$399,700	2	$75,100	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Three Fans On Condenser 1 And 4 Fans On Condenser 2 And Compressor On Chiller 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Part Of The Two Chillers								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,200	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Ventilation								
Exhaust Fans								
Interior	50%			2033	$306,200	2	$2,100	
Roof	50%			2033	$133,900	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$177,300	2043	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : All Three Booster Pumps								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%	Now	$2,800	2033	$13,800	4	$1,400	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Basement Unit Serving The Kitchen								
Non-Submersible	50%			2033	$13,800	4	$1,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$8,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons. Quantity 1.								
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 5th Floor, 1 Unit From Basement To Penthouse								
Explanation : Two Units								
Hydraulic	34%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 34%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$68,000	
Sprinkler								
Generic	100%			2053	* *	1-2	$37,800	
Fire Pump								
Generic	100%			2042	* *	1	$25,200	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX**		
Address	: **928 SIMPSON STREET**		
Borough	: **BRONX**	**Agency's Number**	: **LEASE-X392**
Program / Asset #	: **BOE1101.000 / 14452**	**Yr Built/Renovated**	: **2009 /**
Area Sq Ft	: **99,849**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **2723** **Lot** : **33**	**BIN**	: **2116211**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$71,500
Interior Architecture	$138,500	$2,297,400
Electrical	$87,000	$264,400
Mechanical	$944,600	$367,200
Total	**$1,170,100**	**$3,000,400**
Importance Code A	$266,100	$71,500
Importance Code B	$825,300	$2,834,600
Importance Code C	$78,700	$94,300
Total	**$1,170,100**	**$3,000,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,500	$5,600		$76,800
Interior Architecture	$26,600	$10,800		$5,600
Electrical	$9,300	$11,800	$9,300	$9,300
Mechanical	$14,000	$13,000	$40,500	$68,000
Site Pavements	$100			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$96,800**	**$56,500**	**$65,200**	**$175,100**
Importance Code A	$31,500	$6,500		$77,700
Importance Code B	$65,200	$50,000	$65,200	$97,400
Importance Code C	$100			
Total	**$96,800**	**$56,500**	**$65,200**	**$175,100**

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.*

DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$1,100	
Masonry: Brick Cavity	80%			LIFE	* *	5	$71,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : School Occupies The Cellar To 5th Floor								
Metal Panel	10%			2055	* *	5-10	$61,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$8,700	
Stucco Cement	5%			2048	* *	5	$11,200	
Windows								
Aluminum	100%	Now	$31,500	2051	* *	5	$16,100	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$700	
Metal Panel	85%			2055	* *	5	$23,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Side								
Explanation : Covered With Single-ply Membrane								
Pre-Cast Concrete	5%			LIFE	* *	5	$2,200	
Roof								
IRMA/Protected Membrane	100%			2040	* *	10	$48,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Owner Responsible For Roof Maintenance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$16,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Service Areas								
Ceramic Tile	3%	2-4	$12,900	2044	* *	5	$2,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Toilet Rooms								
Poured Epoxy/Resin	25%			2033	$2,143,300			
Quarry Tile	2%	2-4	$4,500	2048	* *	5	$2,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	5%			2040	* *	5	$11,200	
Vinyl Tile	58%			2040	* *	3	$32,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Corridor Locations								
Uneven Surface, Extent : Light, Area Affected : 2%								
Location : Various Corridor And Classroom Locations								
Wood	2%	2-4	$9,100	2063	* *	5	$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Stage Stairs								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Stage								
Interior Walls								
Ceramic Tile	20%	2-4	$78,700	2044	* *	5	$34,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Corridor Locations								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,900	
Folding Partition	5%			2051	* *	5	$43,700	
Glass: Single Pane	5%			LIFE	* *	5	$13,100	
Gypsum Board	45%			LIFE	* *	5	$94,300	
Ceilings								
AcousTileSusp.Lay-In	80%			2048	* *	5	$119,600	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$18,700	
Metal Panel	5%			LIFE	* *	5	$9,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$100	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramp At Main Entrance								

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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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

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
Under 600 Volts								
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$87,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2035	$31,500	1		
Exit, Battery	50%			2035	$72,400	10	$3,400	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$500	
Alarm								
Security System								
Generic	50%			2035	$96,000	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$96,000	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$61,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detection, Horns, Alarm Bells								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

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
Heating								
Energy Source								
Electricity	10%			2055	* *	1		
Natural Gas	90%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Leased Facility. Two Modular Boilers And Three Packaged Rooftop Units With Gas Furnace Provide Heating Throughout Including Non-doe Spaces And Maintained By Landlord.								
Conversion Equipment								
Radiant Heater	10%			2030	$266,100	2	$4,600	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Stairways								
Explanation : 10 Electrical Unit Heaters								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Two Modular Boilers Provide Supplemental Heating Throughout Including Non-DOE Spaces And Maintained By Landlord.								
Controls								
Digital	100%	Now	$146,800	2030	$293,600			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Custodians Office								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Water Cooled interior Pkg Unit	20%			2033	$367,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, Cafeteria, Gymnasium, Dance Room And Server Room.								
Explanation : Locations Noted								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Three Packaged Rooftop Units With Gas Furnace Provide Central Air Conditioning Throughout Including Non-DOE Spaces And Maintained By Landlord.								
Heat Rejection								
Water Cooling Tower	20%			2029	$20,700	2	$20,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,700	
Exhaust Fans								
Interior	10%			2030	$45,300	2	$300	
Roof	90%			2030	$178,500	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

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
Plumbing								
Water Heater With Tanks								
Electric	5%			2028	$1,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Janitor Closet 408-1							
	Explanation : One 20 Gallon Unit Serves Science Rooms. Rest Of The Building Is Supplied By Gas Fired Water Heater And Storage Tank Maintained By Landlord And Located In Room 614-1							
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$52,200	
Sprinkler								
Generic	100%			2045	* *	1-2	$28,000	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Foot Hood							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**BROOKLYN H.S. OF THE ARTS - BK ANNEX**			
Address	:	**500 PACIFIC STREET BTWN: 3 AVE., 4 AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K656**
Program / Asset #	:	**BOE0654.000 / 1214**	**Yr Built/Renovated**	:	**1924 / 2014**
Area Sq Ft	:	**92,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**19-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4,Att**			
Block	:	**192** **Lot** : **1**	**BIN**	:	**3001189**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,586,000	$91,500
Interior Architecture	$95,900	$3,547,800
Electrical		$2,788,800
Mechanical	$374,400	$751,500
Site Pavements	$78,100	
Total	**$5,134,400**	**$7,179,600**
Importance Code A	$4,586,000	$91,500
Importance Code B	$548,400	$7,088,100
Total	**$5,134,400**	**$7,179,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,500			$700
Interior Architecture	$128,300		$18,600	$8,500
Electrical	$8,900	$11,400	$9,100	$8,600
Mechanical	$9,400	$8,400	$39,500	$11,100
Site Enclosure	$17,400			
Site Pavements	$7,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$224,500**	**$34,200**	**$81,700**	**$43,300**
Importance Code A	$38,500		$200	$700
Importance Code B	$106,700	$34,200	$81,500	$42,600
Importance Code C	$79,400			
Total	**$224,500**	**$34,200**	**$81,700**	**$43,300**

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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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,900	
Masonry: Brick	20%			LIFE	* *	5	$19,000	
Masonry: Granite	10%			LIFE	* *	5	$7,100	
Masonry: Limestone	60%	Now	$459,500	LIFE	* *	5	$42,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd And 4th Floor At Perimeter Corridor And Classrooms								
Windows								
Aluminum	5%			2050	* *	5	$1,500	
Bronze/Brass	45%	Now	$2,400,300	2059	* *	5	$41,200	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steel	50%	Now	$1,126,400	2059	* *	5	$91,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	70%	0-2	$79,600	LIFE	* *	5	$12,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$2,200	
Metal Rail	20%			2047	* *	5-10	$63,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Exterior								
Roof								
Built-Up (BUR)	65%	Now	$464,000	2044	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building Into 1st Floor								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : At Low Slope								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Below Water Tower, Low Slope And Roof Penetrations								
Copper/Terne	35%	Now	$56,300	2049	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Elevator Mechanical Room								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$59,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Under Construction								
Ceramic Tile	5%	Now	$19,600	2043	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Column In Boys Locker Room								
Quarry Tile	5%	Now	$10,200	2039	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Sheet Vinyl/Rubber	10%			2034	$908,300	5	$20,300	
Traffic Topping	10%			2034	$662,500	5	$16,900	
Vinyl Tile	50%	Now	$95,900	2034	$1,917,600	3	$25,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Room 155								

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Sub-basement Meter Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement And Basement Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Under Construction								
Cast Stone/Terra Cotta	10%			LIFE	* *			
Ceramic Tile	5%	Now	$14,900	2037	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	40%			LIFE	* *	5	$16,900	
Plaster	30%	Now	$39,400	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd And 4th Floor Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	3%			LIFE	* *	5	$12,700	
Ceilings								
AcousTile,Adhered	5%			2047	* *	5	$6,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Room 359								
AcousTileSusp.Lay-In	10%	4+	$4,600	2047	* *	5	$6,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 1st Floor Shop								
Exposed Struc: Concrete	50%			LIFE	* *	5	$10,600	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement Below Sidewalk								
Spalling, Extent : Light, Area Affected : 2%								
Location : Basement Below Sidewalk								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And Basement								
Explanation : Under Construction								
Masonry: Infill Arch	15%			LIFE	* *			
Metal Panel	5%	0-2	$4,600	LIFE	* *	5	$8,500	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	15%	Now	$31,700	LIFE	* *	5	$12,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, 3rd And 4th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	* *			

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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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$17,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Parking Lot								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$78,100	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Along 3rd Avenue								
Explanation : Water Pen Into Basement And Sub-basement								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	$7,700	2037	* *			
Ponding, Extent : Severe, Area Affected : 25%								
Location : Parking Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	20%			2033	$49,000	5	$400	
Molded Case Bkrs	70%			2033	$171,700	5	$1,700	
Molded Case Bkrs	10%			2042	* *	5	$200	
Wiring								
Thermoplastic	90%			2034	$268,900	1		
Thermoplastic	10%			2044	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2039	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$1,334,100	10	$80,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$79,100	10	$11,100	
Exit, Service	50%			2034	$20,300	1		
Exterior Lighting								
HID	30%			2034	$131,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircases, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$243,000	1-3	$56,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	50%			2044	* *	5	$14,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 5,000 Gallon Tanks Currently Being Removed								
Natural Gas	50%			2064	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : New Gasoline Service Installed After Survey								
Conversion Equipment								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Heating								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	20%			2034	$354,600	1	$11,400	
Under Construction	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2029	$71,400	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Interior	95%	0-2	$79,400	2034	$396,900	2	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Areas								
Explanation : Bad Bearings On One Fan, Control Issues Throughout								
Roof	5%			2034	$9,100	2	$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$104,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Three 150 Gallon Units								
Sanitary Piping								
Cast Iron	100%	0-2	$118,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Grease Trap Serving Kitchen								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Bad Floor Drains In Cafeteria								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$18,900	4	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Duplex Unit								
Backflow Preventer								
No Component	50%							
Generic	50%			2039	* *	1	$2,800	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF THE ARTS - BK ANNEX
Asset # : 1214

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : One Unit From Sub-basement To 4th Floor, One Unit From Sub-basement To 3rd Floor								
Explanation : 2 Units, 1 Unit Is Out Of Service								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$48,100	
Sprinkler								
No Component	5%							
Generic	95%			2054	* *	1-2	$24,500	
Fire Pump								
Generic	100%			2043	* *	1	$17,200	
Chemical System								
No Component	95%							
Generic	5%	Now	$1,200	2029	$6,000	1	$2,300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Kitchen Area								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 150 Square Feet (30x5).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**
Address : **345 DEAN STREET BTWN: 3 AVE., 4 AVE.**
Borough : **BROOKLYN**
Agency's Number : **K655**
Program / Asset # : **BOE0653.000 / 677**
Yr Built/Renovated : **1929 / 2005**
Area Sq Ft : **132,000**
Project Type : **EDUCATION**
Date of Survey : **20-Jan-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **192** **Lot** : **13** **BIN** : **3001190**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,654,700	$246,600
Interior Architecture	$745,900	$187,200
Electrical	$400,800	$909,800
Mechanical	$2,653,100	$3,974,800
Total	**$5,454,500**	**$5,318,300**
Importance Code A	$1,890,300	$299,200
Importance Code B	$3,356,800	$5,019,100
Importance Code C	$207,400	
Total	**$5,454,500**	**$5,318,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$102,800			
Interior Architecture	$178,200			$9,000
Electrical	$19,300	$12,700	$38,200	$14,800
Mechanical	$27,300	$19,500	$30,000	$20,900
Site Enclosure	$21,700			
Site Pavements	$16,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$372,800**	**$39,400**	**$75,400**	**$51,900**
Importance Code A	$102,800	$13,100	$13,400	$13,100
Importance Code B	$195,600	$26,300	$62,100	$38,800
Importance Code C	$74,400			
Total	**$372,800**	**$39,400**	**$75,400**	**$51,900**

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$805,800	LIFE	* *	5	$191,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throguhout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor								
Masonry: Granite	5%	Now	$102,800	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	15%	Now	$616,500	LIFE	* *	5	$28,700	
Diagonal Cracks, Extent : Light, Area Affected : 15%								
Location : Pacific Street Facade								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Pacific Street Facade								
Stucco Cement	5%	Now	$73,900	2039	* *	5	$15,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	98%	Now	$55,700	2050	* *	5	$11,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Louvers	2%			2043	* *	10	$2,900	
Parapets								
Masonry: Brick	85%	Now	$40,500	LIFE	* *	5	$15,600	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Next To Gymnasium Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 440								
Masonry: Limestone	10%	Now	$11,700	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	5%	0-2	$6,300	2039	* *	5	$6,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Roof By Gymnasium								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Exterior								
Roof								
Built-Up (BUR)	75%	Now	$17,700	2039	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over Room 440								
Copper/Terne	20%	Now	$26,600	2049	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Above Bulkhead Stairs								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Above Bulkhead Stairs								
Modified Bitumen	5%			2034	$55,400	10	$5,000	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$90,300	
Ceramic Tile	5%	Now	$29,800	2037	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Terrazzo	10%	Now	$39,500	LIFE	* *	5	$16,100	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : First Floor								
Traffic Topping	5%	0-2	$10,100	2039	* *	5	$6,500	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout Laboratory								
Vinyl Tile	35%	Now	$40,900	2039	* *	3	$27,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	25%	Now	$315,300	2049	* *	5	$48,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Classroom Radiators								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$73,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Basement Mechanical Spaces								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Ceramic Tile	5%	0-2	$10,600	2037	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Gypsum Board	15%	Now	$8,100	LIFE	* *	5	$16,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement, Toilets And Throughout								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	$34,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	35%	Now	$82,100	LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Music Room, Basement, Room 440, 4th Floor Corridor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Music Room, Throughout Basement, Room 440, 2nd Floor Corridor								
SGFT/Glazed Masonry	15%	2-4	$52,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$10,300	
Exposed Struc: Concrete	20%	Now	$126,700	LIFE	* *	5	$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	75%	Now	$96,500	LIFE	* *	5	$96,800	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement And Room 440								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$13,000	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$8,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$16,300	2047	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : At Tree Pits Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$47,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 4,000 Amperes.								
Fused Disc Sw	10%			2034	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	20%			2033	$61,300	5	$600	
Fused Toggle Switch	5%			2033	$15,300	5	$200	
Molded Case Bkrs	75%			2042	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2044	* *	1		

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BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$109,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%	2-4	$187,200	2044	* *	2	$100	
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	25%			2029	$20,800	1		
Emergency, Battery	25%			2034	$56,700	10	$8,000	
Exit, Battery	50%			2039	* *	10	$4,500	
Exterior Lighting								
HID	10%	Now	$12,600	2039	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$253,700	1	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$104,600	2044	* *	1-3	$74,000	
Devices Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank For No. 2 Fuel And Flow Valves Are Broken								
Conversion Equipment								
Steam Boiler	100%	0-2	$235,600	2039	* *	1	$117,600	
Broken, Extent : Moderate, Area Affected : 35%								
Location : Basement. Boiler No. 3 Is Not Working. Needs New Aquastat								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$1,140,200	2044	* *	4	$6,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. Boiler Feed Line Broken Piping								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Steam Leaking At Basement. Vacuum, Condensate Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations. 30 Percent Of Steam Traps Are Defective								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : Back Ups In Return System								
Terminal Devices								
Air Handler	30%	Now	$152,600	2034	$763,100	1	$22,000	
Broken, Extent : Severe, Area Affected : 30%								
Location : Basement								
Convector/Radiator	70%			2039	* *	1	$29,800	
Controls								
Pneumatic	100%	0-2	$261,200	2032	$2,612,300			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations. 30 Percent Defective Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	20%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Split Unit	5%	0-2	$160,500	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium. One Unit Is Not Working								
Window/Wall Unit	65%			2029	$332,800	1		
No Component	10%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,600	
Exhaust Fans								
Interior	100%	0-2	$59,900	2034	$599,500	2	$3,200	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Exhaust Broken Bearing And Leaking Oil.								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$139,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three 200 Gallon Units								
Sanitary Piping								
Cast Iron	100%	2-4	$170,300	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Floors								
Explanation : Beyond Life Span And Constant Back Ups And In Elevator Room								
Storm Drain Piping								
Cast Iron	100%	2-4	$23,800	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement. Storm Drain Piping Cracked And Leaking At Basement During Heavy Rain								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Floors								
Explanation : Beyond Life Span And Constant Back Ups								
Sump Pump(s)								
Non-Submersible	100%			2034	$27,100	4	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$7,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BROOKLYN REGIONAL OFFICES P.S. 231**
Address : **360 36 STREET BTWN: 4TH AVE., 3 AVE.**
Borough : **BROOKLYN**
Agency's Number : **K231**
Program / Asset # : **BOE0610.010 / 4230**
Yr Built/Renovated : **1966 / 2006**
Area Sq Ft : **22,000**
Project Type : **EDUCATION**
Date of Survey : **05-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **696** **Lot** : **31**
BIN : **3337060**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,900	$269,400
Interior Architecture	$2,016,600	
Electrical	$121,300	$358,900
Mechanical	$85,300	$533,500
Total	**$2,294,200**	**$1,161,800**
Importance Code A	$70,900	$269,400
Importance Code B	$2,223,300	$892,400
Total	**$2,294,200**	**$1,161,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,000			
Interior Architecture	$29,500		$3,100	
Electrical	$2,100	$2,300	$23,800	$2,100
Mechanical	$9,800	$900	$7,200	$2,500
Site Pavements	$19,300			
Total	**$63,800**	**$3,300**	**$34,100**	**$4,500**
Importance Code A	$3,000			
Importance Code B	$32,000	$3,300	$34,000	$4,500
Importance Code C	$28,800			
Total	**$63,800**	**$3,300**	**$34,100**	**$4,500**

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

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
Exterior								
Exterior Walls								
Cast in Place Concrete	13%			LIFE	* *	5	$17,700	
Masonry: Brick	85%			LIFE	* *	5	$23,200	
Masonry: Limestone	2%			LIFE	* *	5	$400	
Windows								
Aluminum	100%			2042	* *	5	$6,000	
Parapets								
Metal Rail	100%			2039	* *	5-10	$116,700	
Roof								
Built-Up (BUR)	100%			2034	$269,400	10	$22,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Eaves								
Explanation : Precast Faces Of Personalities.								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$6,700	
Ceramic Tile	5%			2037	* *	5	$1,500	
Terrazzo	5%			LIFE	* *	5	$1,200	
Vinyl Tile 9" X 9"	80%			2029	$2,016,600	3	$9,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%	0-2	$2,600	2037	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Toilets								
Concrete Masonry Unit	15%	4+	$13,400	LIFE	* *	5	$2,800	
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Plaster	55%	0-2	$12,700	LIFE	* *	5	$7,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	85%			LIFE	* *	5	$4,100	
Plaster	15%			LIFE	* *	5	$2,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2054	* *			
Chain Link	45%			2054	* *			
Iron Picket	45%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$19,300	2051	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$133,200	5	$100	
Raceway								
Conduit	80%			2034	$50,200	1		
Conduit	20%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2033	$102,200	5	$600	
Wiring								
Braided Cloth	80%	0-2	$63,200	2059	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Sub-basement Crawl Space								
Explanation : Ground Observed								
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$20,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	$18,900	10	$2,700	
Exit, LED	50%			2062	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

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
Lighting								
Exterior Lighting								
HID	1%			2029	$1,100	10		
LED	9%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$42,300	1	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm And Camera System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$58,100	1-3	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Bells And Manual Pull Station. System Connected To Main Panel In Asset 1236, No Central Station Connection								

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2034	$3,100	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public School 371, Asset 1236								
Explanation : Heat From Adjacent Building								
Distribution								
Steam Piping/Pump	100%	2-4	$9,000	2034	$180,400			
Obsolete Equipment, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump In Su-basement								
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump In Su-basement								
Terminal Devices								
Convector/Radiator	100%			2032	$184,200	1	$7,100	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2027	$85,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,300	
Exhaust Fans								
Interior	60%			2034	$59,900	2	$400	
Roof	40%			2034	$17,500	2	$300	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$108,900	4	$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$4,500	4	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Crawl Space In Sub-basement								
Explanation : Located In Crawl Space Accessed In Sub-basement								
Sewage Ejector(s)								
Electric	100%			2034	$11,800	4	$900	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)**		
Address	: **8310 21 AVENUE / 2075 84 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K721**
Program / Asset #	: **BOE0435.000 / 1364**	**Yr Built/Renovated**	: **1900 / 2011**
Area Sq Ft	: **110,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6329** **Lot** : **32**	**BIN**	: **3165232**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$126,200	$90,400
Interior Architecture	$2,679,400	$2,875,100
Electrical	$124,000	$3,206,100
Mechanical	$598,800	$4,402,000
Site Pavements	$62,100	$306,200
Total	**$3,590,600**	**$10,879,700**
Importance Code A	$126,200	$143,000
Importance Code B	$3,397,900	$10,736,700
Importance Code C	$66,500	
Total	**$3,590,600**	**$10,879,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,700	$23,300		$7,300
Interior Architecture	$146,500			$15,500
Electrical	$10,300	$12,800	$11,600	$13,500
Mechanical	$141,100	$16,200	$24,600	$80,900
Site Enclosure	$24,500			
Site Pavements	$13,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$434,400**	**$59,400**	**$43,400**	**$124,300**
Importance Code A	$102,600	$34,200	$10,900	$18,400
Importance Code B	$228,700	$25,300	$32,600	$105,900
Importance Code C	$103,100			
Total	**$434,400**	**$59,400**	**$43,400**	**$124,300**

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.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	$58,900	LIFE	* *	5	$90,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	69%	Now	$67,300	LIFE	* *	5	$39,900	
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Exterior Elevations								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Rooms 110, 414 And Other Areas Throughout								
Metal Panel	5%			2045	* *	5-10	$19,900	
Stucco Cement	5%	Now	$8,400	2040	* *	5	$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	1%			2045	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Greenhouse								
Windows								
Aluminum	100%	Now	$20,600	2057	* *	5	$10,600	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Cafeteria Storage, 1st Floor Classroom And Room 219								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Window Surrounds Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$12,300	
Masonry: Brick	80%	0-2	$32,800	LIFE	* *	5	$12,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	10%			2048	* *	5-10	$28,600	
Roof								
Asphalt Shingle	25%			2038	* *	10	$5,900	
Built-Up (BUR)	74%	Now	$25,000	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 408 And 414								
Sloped Glazing	1%	Now	$4,800	LIFE	* *	5	$18,900	
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Greenhouse								
Soffits								
Stucco Cement	100%			2040	* *	5	$1,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$28,700	LIFE	* *	5	$36,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement, Boiler Room								
Ceramic Tile	5%	Now	$23,800	2038	* *	5	$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Vinyl Tile	60%	Now	$56,000	2035	$2,799,900	3	$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	$405,300	2030	$2,026,400	3	$9,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	10%	Now	$50,400	2050	* *	5	$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	Now	$48,800	2038	* *	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Closets And Staff Bathrooms								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%	Now	$18,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Plaster	77%	Now	$66,500	LIFE	* *	5	$40,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$26,400	2040	* *	5	$8,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Infill Arch	15%			LIFE	* *			
Plaster	75%	Now	$74,900	LIFE	* *	5	$75,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 408 And 414								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Site Enclosure								
Fence/Gates								
Chain Link	5%			2045	* *			
Iron Picket	95%	Now	$22,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot And Activity Yard Hinges								
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,100	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Stone Clad								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$62,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$9,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$4,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Parking Area								
Activity Yard								
Asphalt	80%			2044	* *			
Rubber Matting	20%			2035	$306,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	5%			2043	* *	5	$100	
Molded Case Bkrs	84%			2034	$206,000	5	$2,400	
Wiring								
Braided Cloth	30%			2034	$105,000	1		
Thermoplastic	40%			2035	$140,000	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,595,100	10	$95,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2035	$16,800	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
LED	4%			2040	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria And Gymnasium								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	40%			2035	$75,600	10	$10,600	
Emergency, Battery	10%			2030	$18,900	10	$2,700	
Exit, Battery	50%			2035	$79,800	10	$3,700	
Exterior Lighting								
HID	20%			2030	$105,100	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$105,700	1	$20,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$105,700	1	$20,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$67,800	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two No.2 Oil Tanks, 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$108,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four Dual Fuel Steam Boilers.								
Distribution								
Steam Piping/Pump	100%	Now	$18,000	2035	$902,000			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats. Various Locations Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Terminal Devices								
Air Handler	20%			2030	$423,900	1	$13,600	
Convector/Radiator	80%			2033	$736,800	1	$28,400	
Controls								
Pneumatic	100%	Now	$43,500	2033	$2,176,900			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Various Locations Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	Now	$42,700	2035	$42,700	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Brooklyn Studio K128								
Window/Wall Unit	60%			2033	$256,000	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$24,500	
No Component	60%							
Exhaust Fans								
Interior	35%			2030	$174,800	2	$1,200	
Roof	5%			2035	$10,900	2	$200	
No Component	60%							
Plumbing								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)
Asset # : 1364

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$14,400	2033	$287,600	1		
Abandoned in Place, Extent : Severe, Area Affected : 5%								
Location : Pressure Booster Pump System In Basement Sprinkler Room								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$10,900	
Sanitary Piping								
Cast Iron	5%	Now	$3,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement Cafeteria And Bathrooms								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,000	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 2%								
Location : Next To The Lift In Basement								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$22,500	4	$3,500	
Fixtures								
Generic	80%							
Generic	20%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Aged Units								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 600 Gallon Old Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Street Level								
Explanation : One Freight Elevator For Cafeteria Supply. It Has Been Out Of Service For Years.								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$46,700	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**BROOKLYN TECHNICAL H.S. - BK**			
Address	:	**29 FORT GREENE PL. @ DEKALB AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K430**
Program / Asset #	:	**BOE0626.000 / 1223**	**Yr Built/Renovated**	:	**1933 / 2009**
Area Sq Ft	:	**677,007**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**17-Nov-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,7,9,10,11**			
Block	:	**2098** **Lot** : **13**	**BIN**	:	**3058752**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$17,672,900	$1,192,600
Interior Architecture	$13,587,600	$20,338,400
Electrical	$2,616,900	$4,833,300
Mechanical	$15,280,500	$19,463,300
Site Enclosure	$128,400	
Site Pavements	$204,200	
Total	**$49,490,500**	**$45,827,500**
Importance Code A	$17,672,900	$1,389,400
Importance Code B	$29,764,700	$44,296,800
Importance Code C	$2,053,000	$141,300
Total	**$49,490,500**	**$45,827,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$36,300		
Interior Architecture	$48,000		$25,300	$29,100
Electrical	$43,000	$10,900	$7,800	$7,800
Mechanical	$149,900	$65,700	$138,900	$71,500
Site Pavements	$1,700			
Elevators/Escalators	$97,700	$97,700	$97,700	$97,700
Total	**$340,300**	**$210,700**	**$269,700**	**$206,100**
Importance Code A		$37,800		
Importance Code B	$316,000	$172,900	$269,700	$206,100
Importance Code C	$24,400			
Total	**$340,300**	**$210,700**	**$269,700**	**$206,100**

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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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Exterior								
Exterior Walls								
Copper/Terne	11%			2053	* *	10	$144,200	
Masonry: Brick	72%	Now	$10,187,500	LIFE	* *	5	$402,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Entire Perimeter								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Masonry: Granite	6%	Now	$270,600	LIFE	* *	5	$25,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Masonry: Limestone	11%	Now	$248,100	LIFE	* *	5	$46,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Windows								
Aluminum	88%	2-4	$5,023,500	2049	* *	5	$102,900	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Upper Floors								
Bronze/Brass	5%			2041	* *	5	$73,100	
Metal Louvers	2%			2036	$265,700	10	$29,200	
Steel	5%			2041	* *	5	$146,200	
Parapets								
Masonry: Brick	90%	Now	$1,048,800	LIFE	* *	5	$40,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Masonry: Limestone	10%			LIFE	* *	5	$5,700	
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Copper/Terne	5%			2048	* *	10	$36,300	
Modified Bitumen	55%	0-2	$894,400	2038	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Near Roof Drains								
Paver: Asphalt	30%			2042	* *	10	$130,800	
Skylight, Plastic	5%			2046	* *	1		
Interior								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$221,700	
Ceramic Tile	5%			2042	* *	5	$50,700	
Panel/Paver: Cer/Brk	2%	Now	$592,600	2049	* *	5	$22,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Foundry								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Foundry								
Terrazzo	5%	0-2	$485,000	LIFE	* *	5	$39,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Foor Corridor								
Vinyl Tile	20%			2038	* *	3	$76,000	
Vinyl Tile 9" X 9"	23%	Now	$7,634,300	2033	$19,085,600	3	$87,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	35%	4+	$433,200	2048	* *	5	$332,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$45,300	
Concrete Masonry Unit	10%	2-4	$436,100	LIFE	* *	5	$36,200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Various Locations On 11th Floor								
Explanation : Paint Peeling								
Masonry: Brick	3%			LIFE	* *			
Marble Panels	5%	0-2	$409,200	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridors								
Plaster	50%	0-2	$1,128,700	LIFE	* *	5	$135,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Plaster	2%			LIFE	* *	5	$5,400	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	$333,900	2038	* *	5	$50,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Locations								
AcousTileConcealSpLn	5%	2-4	$83,500	2038	* *	5	$31,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Exposed Struc: Concrete	10%			LIFE	* *	5	$15,800	
Metal Panel	5%			LIFE	* *	5	$63,300	
Plaster	5%			LIFE	* *	5	$31,700	
Plaster	65%	Now	$2,051,200	LIFE	* *	5	$411,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Upper Floors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room Bn2 And Bulkheads								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$128,400	2083	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Expansion Joint Deteriorated								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$125,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	90%	Now	$900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	10%	Now	$800	2036	$8,200			
Loose Units, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$79,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$137,800	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 3,000 Amperes.								
Fused Disc Sw	30%			2033	$59,100	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$1,165,200	5	$2,900	
Raceway								
Conduit	70%			2033	$844,200	1		
Conduit	10%			2053	* *	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$134,900	5	$1,600	
Fused Toggle Switch	2%	2-4	$27,000	2058	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	86%			2032	$1,160,000	5	$15,300	
Molded Case Bkrs	2%			2049	* *	5	$400	
Wiring								
Braided Cloth	30%	2-4	$483,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2043	* *	1		
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$322,000	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$3,200	
Locally Mounted	20%			2031	$128,900	5	$900	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$9,900	
Lighting								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Lighting								
Interior Lighting								
Fluorescent	83%			2038	* *	10	$515,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	1%			2028	$82,100	10	$200	
Incandescent	8%			2028	$1,536,400	2	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Chandeliers, Decorative Fixtures								
LED	8%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$581,800	10	$81,700	
Exit, Service	40%			2033	$119,600	1		
Exit, Battery	10%			2033	$98,200	10	$4,600	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding								
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$75,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Boiler Room								
Explanation : The Boiler Room Renovation Is In Progress								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : The Boiler Room Renovation Is In Progress. 2 Temporary Steam Boilers Are Being Used.								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Heating								
Distribution								
Steam Piping/Pump	100%			2033	$5,551,300			
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2028	$2,609,100	1	$83,700	
Convector/Radiator	40%			2031	$2,267,500	1	$87,500	
Fan Coil Unit/Heat	40%			2028	$6,875,100	1	$87,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	$1,333,500	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$1,838,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$377,500	
Exhaust Fans								
Interior	95%			2028	$2,920,800	2	$19,700	
Roof	5%			2033	$67,300	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$88,500	2031	$1,770,000	1		
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Cold Water Valves, Various Locations								
Water Heater With Tanks								
Gas Fired	5%	0-2	$1,200	2031	$23,600	2		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : No. 2 Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Boiler Room								
Explanation : 2 Tankless Units With Four 500 Gallon Tanks								
Gas Fired	95%			2031	$448,600	2		
HW Heat Exchanger								
Steam Fired	10%	0-2	$33,500	2033	$335,200	4	$6,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units. 2 Inefficient Units								
Steam Fired	90%			2033	$3,016,900	4	$60,200	
Sanitary Piping								
Cast Iron	5%	0-2	$21,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And 1st Floor Bathrooms								
Cast Iron	95%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	60%	Now	$16,700	2028	$83,300	4	$8,600	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : Basement And Pool Filter Room								
Non-Submersible	40%			2028	$55,500	4	$8,600	
Pool Filter/Treatment								
Sand	10%	0-2	$7,300	2031	$24,300	4	$100	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Number 2 Unit								
Broken, Extent : Moderate, Area Affected : 10%								
Location : 2 Pump Motors, Pool Filter Room								
Corroded, Extent : Moderate, Area Affected : 70%								
Location : Pool Filter Room								
Sand	90%			2031	$218,300	4	$1,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : All Units								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Five Units From Basement To 7th Floor, Three Units From Basement To 8th Floor, One Unit From Basement To 9th Floor								
Explanation : 9 Units								
Hydraulic	10%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Both Units								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : One Basement To Ground Floor, One Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2033	$3,192,000	1-5	$354,000	
Sprinkler								
No Component	90%							
Generic	10%			2033	$958,700	1-2	$19,000	
Fire Pump								
Generic	10%	0-2	$1,300	2029	$66,200	1	$11,400	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Pump Room In Basement								
Generic	90%			2029	$595,700	1	$113,800	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **BUREAU OF SUPPLIES**
Address : **44-36 VERNON BLVD**
Borough : **QUEENS**
Program / Asset # : **BOE0895.000 / 1461**
Area Sq Ft : **684,590**
Date of Survey : **10-Mar-2020**
Areas Surveyed :
Block : **489** **Lot** : **1**

Agency's Number : **Q801**
Yr Built/Renovated : **1931 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4005429**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$6,057,800	$7,988,900
Interior Architecture	$2,591,200	$19,389,700
Electrical	$2,250,800	$2,211,000
Mechanical	$16,697,800	$25,702,500
Site Pavements	$147,600	$8,449,100
Total	**$27,745,200**	**$63,741,300**
Importance Code A	$11,434,700	$8,425,000
Importance Code B	$15,363,100	$46,587,000
Importance Code C	$947,500	$8,729,200
Total	**$27,745,200**	**$63,741,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$36,300	
Interior Architecture	$1,006,600	$19,200	$25,600	$32,000
Electrical	$121,200	$95,400	$111,200	$110,800
Mechanical	$131,800	$139,300	$175,700	$150,800
Site Enclosure	$4,200			
Site Pavements	$30,900			
Elevators/Escalators	$49,000	$49,000	$49,000	$49,000
Total	**$1,343,600**	**$302,900**	**$397,800**	**$342,500**
Importance Code A	$8,200	$61,000	$97,300	$61,000
Importance Code B	$1,253,600	$241,900	$300,500	$281,500
Importance Code C	$81,700			
Total	**$1,343,600**	**$302,900**	**$397,800**	**$342,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	$1,310,300	LIFE	* *	5	$356,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Window Sill At Penthouse								
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Horizontal Cracks, Extent : Light, Area Affected : 15%								
Location : Spandrel Above Windows, Northwest Corner								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Compressor Room In Basement And Staircase F								
Cast in Place Concrete	65%			LIFE	* *	5	$926,800	
Metal Coiling Doors	10%			2036	$3,118,400	5	$89,100	
Windows								
Aluminum	70%	Now	$4,357,500	2056	* *	5	$44,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Interior Glass In Mechanical Room								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%								
Location : All Facades								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : All Floors At Sills								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Metal Grilles On Ground Level Windows								
Explanation : Rust								
Fiberglass Panel	20%	2-4	$142,600	2039	* *	5	$47,800	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : South Facade								
Glass Block	5%			LIFE	* *	5	$4,000	
Metal Louvers	5%			2034	$362,200	10	$39,900	
Parapets								
Cast in Place Concrete	60%	Now	$94,200	LIFE	* *	5	$105,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Mechanical Penthouse At North Facade								
Metal Panel	10%			2051	* *	5	$6,600	
Metal Rail	30%			2044	* *	5-10	$92,500	
Roof								
Modified Bitumen	100%	2-4	$153,200	2036	$3,063,200			
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Interior								
Floors								
Carpet	5%			2027	$927,800	3	$102,500	
Cast in Place Concrete	65%	Now	$1,160,200	LIFE	* *	5	$1,456,900	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement In Compressor Room								
Ceramic Tile	5%	Now	$147,900	2040	* *	5	$25,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : First Floor Mens And Womens Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : First Floor Mens And Womens Bathrooms								
Terrazzo	5%			LIFE	* *	5	$40,000	
Vinyl Tile	5%			2036	$1,449,200	3	$25,600	
Vinyl Tile 9" X 9"	15%			2031	$12,586,600	3	$57,600	
Interior Walls								
Cast in Place Concrete	30%	Now	$402,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairwell F And D								
Ceramic Tile	5%	Now	$121,400	2040	* *	5	$21,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : First Floor Mens And Womens Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : First Floor Mens And Womens Bathrooms								
Concrete Masonry Unit	20%			LIFE	* *	5	$69,000	
Gypsum Board	10%			LIFE	* *	5	$51,700	
Masonry: Brick	5%	Now	$168,100	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Holding Area On First Floor								
Metal Coiling Doors	5%			2039	* *	5	$215,500	
Marble Panels	1%	Now	$46,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Lobby								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit 3								
Explanation : Lobby Vestibule								
Plaster	20%			LIFE	* *	5	$51,700	
SGFT/Glazed Masonry	4%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2036	$1,688,400	5	$51,200	
AcousTileConcealSpLn	10%	Now	$168,800	2036	$1,688,400	5	$64,000	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Second, Third, Fourth And Fifth Floors								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Exterior Perimeter								
Explanation : Water Penetrating Through Window Openings Of Floor Above								
AcousTileSusp.Lay-In	5%			2044	* *	5	$51,200	
Exposed Struc: Concrete	60%			LIFE	* *	5	$96,100	
Exposed Struc: Concrete	10%	Now	$314,400	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 3%								
Location : Third Floor Stair D								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Tank Room Area In Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Compressor Room In Basement								
Plaster	10%			LIFE	* *	5	$64,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,200	2051	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Parking Area Facing Water								
Retaining Walls								
Cast in Place Concrete	5%			2066	* *			
Masonry: Fieldstone	95%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parking Area								
Explanation : Fieldstone Covered In Wire And Mesh								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	20%			2034	$451,300			
Cast in Place Concrete	20%	Now	$30,900	2036	$617,200			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Parking Area Transition To Gravel								
Pavers/Stone	60%	Now	$147,600	2034	$7,380,600			
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parking								
Explanation : Gravel								

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	* *	5	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	* *	5	$2,900	
Raceway								
Conduit	40%			2031	$603,100	1		
Conduit	40%			2051	* *	1		
Conduit	20%			2057	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$134,900	5	$1,600	
Molded Case Bkrs	40%			2030	$539,500	5	$7,200	
Molded Case Bkrs	20%			2047	* *	5	$3,600	
Molded Case Bkrs	10%			2039	* *	5	$1,800	
Molded Case Bkrs	20%			2053	* *	5	$3,600	
Wiring								
Braided Cloth	30%	2-4	$691,600	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2051	* *	1		
Thermoplastic	20%			2057	* *	1		
Motor Controllers								
Locally Mounted	30%			2029	$14,400	5	$1,400	
Locally Mounted	70%			2044	* *	5	$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$10,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$210,600	
Generators								
Diesel	100%			2044	* *	1	$265,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Yard								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$25,400	
Fuel Storage								
Main Tank	100%			2066	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Yard								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Lighting								
Interior Lighting								
Fluorescent	97%			2039	* *	10	$609,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2039	* *	10	$12,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
LED	1%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$588,300	10	$82,600	
Exit, Service	50%			2031	$151,100	1		
Exterior Lighting								
HID	20%			2031	$654,200	10	$400	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	20%	Now	$263,200	2041	* *	1	$46,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Warehouse								
Explanation : CCTV Surveillance Cameras Are Not Functional								
Generic	10%			2031	$131,600	1	$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$434,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	80%			2031	$1,286,800	5	$169,700	
Natural Gas	20%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Heating								
Conversion Equipment								
Furnace	20%			2031	$436,100	1	$67,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 8 Rooftop Units								
Steam Boiler	80%	Now	$488,800	2029	$4,888,000	1	$488,100	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : All 3 Units, Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Defective Units Which Are Out Of Service. 1 Temporary Steam Boiler Is Being Used.								
Distribution								
Steam Piping/Pump	70%			2031	$3,929,400			
Steam Piping/Pump	10%	Now	$336,800	2061	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : And Causes Leaking, Various Locations								
No Component	20%							
Terminal Devices								
Air Handler	15%			2027	$1,978,700	1	$63,500	
Convector/Radiator	75%	0-2	$86,000	2029	$4,299,200	1	$149,200	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Loading Area								
Explanation : Insufficient Heat								
Fan Coil Unit/Heat	10%			2027	$1,738,000	1	$22,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$1,034,200	1	$31,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Reciprocating Compr/Chiller	10%			2039	* *	1	$31,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-410a Refrigerant								
Ext Pkg Unit - Heating/Cooling	15%			2031	$1,766,600	2	$6,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	20%			2027	$531,100	1		
No Component	45%							

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2041	* *	4	$3,400	
CW & CHW Wtr Pipe/Pump	10%			2057	* *	4	$3,400	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	$1,496,200	1	$84,700	
No Component	80%							
Heat Rejection								
Dry Cooler	10%			2031	$176,900	2	$47,700	
Dry Cooler	10%			2039	* *	2	$47,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$76,300	
No Component	80%							
Exhaust Fans								
Interior	5%	0-2	$77,700	2041	* *	2	$800	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Interior	25%			2027	$777,200	2	$5,200	
Roof	20%			2031	$272,000	2	$4,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
HW Heat Exchanger								
Steam Fired	100%			2031	$3,389,700	4	$101,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$140,300	4	$21,700	
Fixtures								
Generic	85%							
Generic	15%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement, 1st, 2nd, 3rd Floors								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 6 Units, 2 Units Are Not Working.								
Fire Suppression								
Standpipe								
Generic	100%			2031	$3,227,700	1-5	$345,200	
Sprinkler								
Generic	100%			2031	$9,694,000	1-2	$191,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **BUSHWICK HIGH SCHOOL - BK**		
Address	: **400 IRVING AVE. BTWN WOODBINE ST - PUTNAM AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K480**
Program / Asset #	: **BOE0636.000 / 2524**	**Yr Built/Renovated**	: **1911 / 2007**
Area Sq Ft	: **205,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **3365** **Lot** : **98**	**BIN**	: **3076908**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,243,700	$221,800
Interior Architecture	$13,009,500	$10,322,400
Electrical	$921,300	$1,370,000
Mechanical	$1,128,000	$3,463,000
Total	**$18,302,500**	**$15,377,200**
Importance Code A	$3,296,300	$417,700
Importance Code B	$11,927,800	$9,251,900
Importance Code C	$3,078,400	$5,707,600
Total	**$18,302,500**	**$15,377,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,100	$14,700		
Interior Architecture	$56,400	$11,400		$17,000
Electrical	$66,700	$46,100	$22,600	$21,900
Mechanical	$101,800	$40,200	$46,400	$31,500
Elevators/Escalators	$30,700	$30,700	$30,700	$30,700
Total	**$267,700**	**$143,100**	**$99,700**	**$101,100**
Importance Code A	$38,400	$32,200	$17,300	$17,300
Importance Code B	$208,200	$110,900	$82,400	$83,900
Importance Code C	$21,100			
Total	**$267,700**	**$143,100**	**$99,700**	**$101,100**

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$58,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Masonry: Brick	65%			LIFE	* *	5	$163,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Of Building								
Masonry: Brick Cavity	15%			LIFE	* *	5	$37,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Of Building								
Masonry: Fieldstone	7%			LIFE	* *	5	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Explanation : Repairs In Progress, Sidewalk Shed In Use								
Masonry: Granite	2%			LIFE	* *	5	$3,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Masonry: Limestone	3%	Now	$12,100	LIFE	* *	5	$5,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Metal Panel	3%			2053	* *	5-10	$51,700	
Pre-Cast Concrete	2%			LIFE	* *	5	$16,300	
Windows								
Aluminum	100%	Now	$3,243,700	2058	* *	5	$33,200	1
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout New Wing								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Throughout Old Wing								
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Throughout Old Wing And New Wing								
Parapets								
Cast Stone/Terra Cotta	18%			LIFE	* *	5	$20,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Brick	75%			LIFE	* *	5	$11,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Metal Panel	2%			2053	* *	5	$1,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Coping At New Wing								
Metal Rail	5%			2046	* *	5-10	$13,600	

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Exterior								
Roof								
Asphalt Shingle	11%			2036	$27,600	10	$800	
Built-Up (BUR)	70%			2043	* *	10	$31,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Cast in Place Concrete	2%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Modified Bitumen	15%			2043	* *	10	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Repair In Progress								
Skylight, Metal/Glass	2%			2043	* *	10	$3,000	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$131,800	LIFE	* *	5	$33,100	
Uneven Surface, Extent : Severe, Area Affected : 30%								
Location : Stair Treads In All Stairwells								
Ceramic Tile	5%			2036	$873,700	5	$15,100	
Ceramic Tile	3%	Now	$157,300	2048	* *	5	$4,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Pool Locker Rooms And Showers								
Quarry Tile	5%			2038	* *	5	$22,700	
Terrazzo	5%			LIFE	* *	5	$11,800	
Vinyl Tile	20%	Now	$85,600	2033	$1,712,300	3	$22,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Rooms 426, 526								
Vinyl Tile 9" X 9"	25%	Now	$619,600	2028	$6,196,200	3	$28,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Uneven Surface, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Wood	32%	Now	$1,774,500	2048	* *	5	$90,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Old Wing Classrooms								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Old Wing Classrooms And Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Old Wing Classrooms And Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	$114,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Pool Filter Room								
Ceramic Tile	10%	Now	$279,400	2036	$5,588,600	5	$36,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Pool, Locker An Kitchen								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout Pool Locker Rooms								
Concrete Masonry Unit	10%	Now	$707,300	LIFE	* *	5	$29,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Pool Area								
Folding Partition	2%			2041	* *	5	$36,700	
Glazed Ceramic Panel	2%			LIFE	* *			
Gypsum Board	10%	Now	$21,100	LIFE	* *	5	$44,100	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Inside Stair Tower Third Floor								
Masonry: Brick	5%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Old Wing Basement								
Plaster	54%	Now	$1,977,200	LIFE	* *	5	$119,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Sixth Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 15%								
Location : Various Classrooms From 2nd To 5th Floors Of Old Wing								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms From 2nd To 5th Floors Of Old Wing								
SGFT/Glazed Masonry	5%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2031	$1,708,000	5	$51,800	
AcousTileSusp.Lay-In	20%	4+	$35,300	2038	* *	5	$51,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	10%	0-2	$159,100	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Pool Filter Room								
Metal Panel	5%			LIFE	* *	5	$32,400	
Plaster	25%	Now	$807,100	LIFE	* *	5	$81,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors On 3rd, 4th And 5th Floor And Pool								
Loose/Delam Surface, Extent : Severe, Area Affected : 15%								
Location : Rooms 404 And 405								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Ceiling Above Pool								
Paint Peeling, Extent : Severe, Area Affected : 15%								
Location : Throughout Old Wing								
Plaster	30%			LIFE	* *	5	$97,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	30%			2046	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Onsite Walkways Throughout								
Explanation : Sidewalk Shed Installed, Construction Zone								
Parking/Driveway								
Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot								
Explanation : Crushed Stone								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Site Pavements								
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Ward								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 1200 Amperes And 800 Amperes.								
Fused Knife Sw	50%	2-4	$52,600	2063	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2000 Amperes Each And On Extended Life.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2053	* *	5	$500	
Molded Case Bkrs	40%			2033	$266,300	5	$2,200	
Raceway								
Conduit	70%			2033	$483,300	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$200	
Fused Disc Sw	5%			2032	$32,700	5	$200	
Molded Case Bkrs	45%			2032	$294,300	5	$2,400	
Molded Case Bkrs	25%			2041	* *	5	$1,400	
Molded Case Bkrs	20%			2049	* *	5	$1,100	
Wiring								
Braided Cloth	75%	2-4	$690,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building								
Thermoplastic	25%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$222,900	5	$800	
Locally Mounted	30%			2046	* *	5	$400	
Locally Mounted	10%	2-4	$37,200	2053	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Ground								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,500	
Generic	50%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$63,100	
Generators								
Natural Gas	100%			2042	* *	1	$79,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 53 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$178,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	20%			2033	$70,500	10	$9,900	
Exit, LED	15%			2061	* *	1		
Exit, Service	25%			2028	$22,600	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$76,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Lobby, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Heating								
Energy Source								
Natural Gas	30%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex								
Explanation : Serves Rooftop Heating And Cooling Units								
Interruptible Gas/Dual Fuel	70%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 12,000 Gallon Tanks For No.2 Fuel								
Conversion Equipment								
Furnace	30%	0-2	$3,900	2033	$195,900	1	$27,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Annex Roof								
Explanation : 9 Units. Mechanical Defections Occur Frequently.								
Steam Boiler	50%	Now	$18,300	2038	* *	1	$91,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of Unit No.2, Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Steam Boilers								
Steam Boiler	20%			2038	* *	1	$40,600	
Distribution								
Steam Piping/Pump	70%	0-2	$58,800	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Return Line In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Air Handler	3%	0-2	$5,900	2038	* *	1	$3,400	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Pneumatic Control.								
Air Handler	3%	0-2	$5,900	2028	$118,500	1	$3,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coil Of Lunch Area Unit								
Air Handler	19%			2033	$750,500	1	$24,100	
Convector/Radiator	40%			2031	$686,600	1	$26,500	
Fan Coil Unit/Heat	5%	0-2	$26,000	2028	$260,200	1	$3,000	
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Explanation : Obsolete Units								
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2033	$1,058,000	2	$3,800	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 9 Units, Annex Roof								
Window/Wall Unit	40%			2028	$318,100	1		
No Component	30%							
Heat Rejection								
Dry Cooler	15%			2038	* *	2	$21,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$9,200	LIFE	* *	2-5	$5,700	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Compressor To Operate The Dampers, Various Locations								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$108,600	
Exhaust Fans								
Interior	40%			2028	$372,400	2	$2,500	
Interior	30%			2038	* *	2	$1,900	
Roof	30%			2033	$122,200	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$536,000	1		
Water Heater With Tanks								
Electric	10%			2033	$9,700	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : One 80 Gallon Unit, Kitchen								
Gas Fired	5%	2-4	$3,500	2033	$3,500	2		
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : Pool Filter Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Filter Room								
Explanation : One 300 Gallon Aged Unit Serves Shower Rooms								
Gas Fired	10%	Now	$7,000	2033	$7,000	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : One Tankless Unit Serves The Pool, Pool Filter Room								
Gas Fired	75%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tankless Unit With Three 250 Gallon Tanks								
Sanitary Piping								
Cast Iron	15%	0-2	$7,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Pool Filter Room And 1st Floor Locker Rooms								
Cast Iron	85%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$42,000	4	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	85%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : It Occurs Frequently								
Other Observation, Extent : N/A, Area Affected : 85%								
Location : One Unit From Basement To 6th Floor, One Unit From 1st To 6th Floor In Main Building								
Explanation : 2 Units								
Hydraulic	15%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : It Occurs Frequently								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : One Unit From 1st To 3rd Floor, One Freight Unit From Basement To 2nd Floor In Annex								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2043	* *	1-5	$31,000	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Annex								
Explanation : 100 Percent Coverage In Annex								
Sprinkler								
No Component	65%							
Generic	35%			2043	* *	1-2	$20,100	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Explanation : 100 Percent Coverage In Annex, 5 Percent In Main Building								

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.*

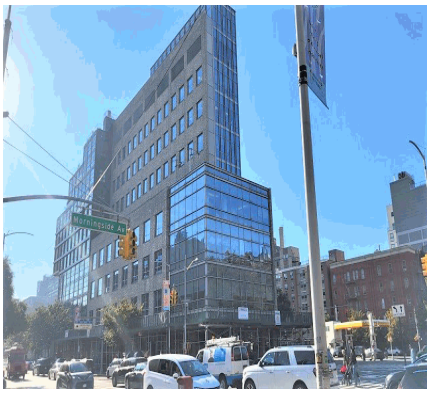
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **C.S.E. 3 (REGION 10) - M FLOORS 6, 7, 8**				
Address	: **133 MORNINGSIDE AVENUE @ W.125 ST.**				
Borough	: **MANHATTAN**		**Agency's Number**	: **LEASE-M808**	
Program / Asset #	: **BOE1075.000 / 14421**		**Yr Built/Renovated**	: **2010 /**	
Area Sq Ft	: **32,707**		**Project Type**	: **EDUCATION**	
Date of Survey	: **05-Oct-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Floors 6,7,8**				
Block	: **1951**	**Lot** : **4**	**BIN**	: **1087468**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$312,500
Mechanical		$1,354,700
Total		**$1,667,200**
Importance Code B		$1,667,200
Total		**$1,667,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture		$27,800	$2,900	
Electrical	$3,500	$3,800	$3,100	$7,000
Mechanical	$4,100	$2,900	$5,800	$6,600
Elevators/Escalators	$57,600	$57,600	$57,600	$57,600
Total	**$65,200**	**$92,100**	**$69,400**	**$71,200**
Importance Code B	$65,200	$92,100	$67,700	$71,200
Importance Code C			$1,700	
Total	**$65,200**	**$92,100**	**$69,400**	**$71,200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
C.S.E. 3 (REGION 10) - M FLOORS 6, 7, 8
Asset # : 14421

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
Interior								
Floors								
Ceramic Tile	5%			2044	* *	5	$2,400	
Vinyl Tile	95%			2040	* *	3	$17,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$3,400	
Gypsum Board	95%			LIFE	* *	5	$39,000	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	90%			2048	* *	5	$44,100	
Gypsum Board	10%			LIFE	* *	5	$6,100	

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
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Main Service Equipment And Switch Gear Maintain By Building Owner								
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2061	* *	1		
Panelboards								
Molded Case Bkrs	100%			2057	* *	5	$900	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							

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.*

DEPARTMENT OF EDUCATION - 040
C.S.E. 3 (REGION 10) - M FLOORS 6, 7, 8
Asset # : 14421

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
Stand-by Power								
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2035	$199,700	10	$12,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamp								
Fluorescent	10%			2035	$49,900	10	$3,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$3,900	
Exit, LED	50%			2070	* *	1		
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Generic	100%			2035	$62,900	1	$12,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby First Floor								
Explanation : Two Cameras At The Main Entrance								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$20,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby First Floor								
Explanation : Fire Alarm Located At Lobby By The Building Security.								

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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th, 7th And 8th Floors								
Explanation : Hot Water Service Provided From Base Building Heating Equipment								
Terminal Devices								
Fan Coil Unit/Heat	100%			2035	$830,400	1	$10,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th, 7th And 8th Floors								
Explanation : Variable Air Volume Box With Reheat Coils								
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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
C.S.E. 3 (REGION 10) - M FLOORS 6, 7, 8
Asset # : 14421

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	99%			2033	$524,400	2	$2,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th, 7th And 8th Floors							
	Explanation : Packaged Water Cooled Air Conditioning Units							
Split Unit	1%			2040	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,200	
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$16,500	
Sprinkler								
Generic	100%			2055	* *	1-2	$9,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **CAMBRIA HEIGHTS ACADEMY - Q**
Address : **188-04 91ST AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1117.000 / 14573**
Area Sq Ft : **32,300**
Date of Survey : **05-Oct-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **10443** **Lot** : **1**

Agency's Number : **Q799**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4222072**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		$877,700
Total		**$877,700**
Importance Code B		$877,700
Total		**$877,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,600		$24,100	$4,100
Interior Architecture	$32,000	$7,200		$3,900
Electrical	$3,900	$3,000	$37,800	$3,700
Mechanical	$5,000	$4,100	$5,500	$4,100
Site Pavements	$4,800			
Total	**$55,200**	**$14,300**	**$67,400**	**$15,800**
Importance Code A	$12,800	$3,000	$27,400	$7,200
Importance Code B	$37,700	$5,900	$40,000	$8,600
Importance Code C	$4,800	$5,400		
Total	**$55,200**	**$14,300**	**$67,400**	**$15,800**

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.*

DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$43,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : School Occupies Basement, 1st Floor With 2 Classrooms, 2nd And 3rd Floors								
Explanation : The School Shares Space With A Church. Building Is Former Parochial School.								
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Windows								
Aluminum	90%			2050	* *	5	$7,400	
Aluminum	10%			2050	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$7,400	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Rail	10%			2047	* *	5-10	$15,800	
Roof								
Copper/Terne	5%			2062	* *	10	$3,200	
Modified Bitumen	95%			2039	* *	10	$24,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$4,900	
Ceramic Tile	8%			2043	* *	5	$3,500	
Quarry Tile	2%			2047	* *	5	$1,300	
Terrazzo	15%	4+	$12,700	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Entry Area								
Vinyl Tile	70%			2039	* *	3	$15,500	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$10,800	
Plaster	65%			LIFE	* *	5	$14,100	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%			2047	* *	5	$29,500	
Gypsum Board	5%			LIFE	* *	5	$2,600	
Metal Panel	5%			LIFE	* *	5	$2,600	
Plaster	20%			LIFE	* *	5	$5,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$4,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Side Driveway								

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.*

DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 And 200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	90%			2056	* *	5	$800	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	99%			2039	* *	10	$29,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2039	* *	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$3,900	
Exit, Battery	50%			2039	* *	10	$1,100	
Exterior Lighting								
HID	10%			2039	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Lightning Protector Observed								
Alarm								
Security System								
Generic	100%			2039	* *	1	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircase And Outside Perimeter								
Explanation : Surveillance Cameras And Intrusion Alarm								

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DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	5%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Electrical Room, Other Locations								
Explanation : Electric Heating								
Natural Gas	95%			2054	* *	1		
Conversion Equipment								
Radiant Heater	5%			2039	* *	2	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Electrical Room, Other Locations								
Explanation : Electric Cabinet / Unit Heaters								
Steam Boiler	95%			2047	* *	1	$30,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2034	$264,900			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	80%			2032	$216,400	1	$8,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2039	* *	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms, Exit By Cafeteria								
Explanation : Ceiling Mounted Cabinet Heaters								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement - Cafeteria, Kitchen								
Explanation : Heating Provided By Air Handling Unit With Dx And Steam Heating Coils, Reported Under Air Conditioning								

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

DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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
Heating								
Controls								
Digital	15%			2032	$142,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Kitchen								
Explanation : Location Noted								
Electrical	85%			2032	$156,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Heat Timer Control System. Radiators Provided With Self -contained Thermostatic Valves								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	7%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 309, Rooms 311b, 312								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room 309, Rooms 311b, 312								
Explanation : 3 Systems. Wall Mounted Indoor Unit In Telecom Room And Ducted Indoor Units Serving Rooms 311b And 312. There Are 6 Additional Systems In The Building That Serve The Landlord's Space								
Window/Wall Unit	78%			2032	$97,700	1		
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2039	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room By Cafeteria								
Explanation : Air Handling Unit With Dx And Steam Coils Serving Kitchen And Cafeteria								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2039	* *	2	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit Serving Kitchen And Cafeteria								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Kitchen, Toilet Rooms								
Explanation : Mechanical Ventilation In Cafeteria, Kitchen, Toilet Rooms And Science Rooms. Rest Of The Building Naturally Ventilated								
No Component	75%							

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

DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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
Ventilation								
Exhaust Fans								
Interior	15%			2042	* *	2	$200	
Roof	10%			2034	$6,400	2	$100	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 120 Gallons. Additional Gas Fired Tankless Unit, Storage Tank And Electric Water Heater Unit Are Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$2,000	
Fixtures								
Generic	100%							

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CANARSIE HIGH SCHOOL - BK**				
Address	: **1600 ROCKAWAY PKWY @AVENUE K**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K500**	
Program / Asset #	: **BOE0641.000 / 2741**		**Yr Built/Renovated**	: **1964 / 2010**	
Area Sq Ft	: **255,218**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Jan-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **8222**	**Lot** : **1**	**BIN**	: **3230949**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,470,700	$2,941,800
Interior Architecture	$4,174,300	$8,881,100
Electrical	$1,742,700	$6,120,300
Mechanical	$1,713,200	$7,709,700
Site Pavements	$106,900	
Total	**$11,207,800**	**$25,653,000**
Importance Code A	$3,470,700	$3,036,500
Importance Code B	$7,391,200	$22,074,600
Importance Code C	$346,000	$541,900
Total	**$11,207,800**	**$25,653,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,500	$33,100		
Interior Architecture	$29,300			$33,400
Electrical	$25,200	$75,300	$36,800	$31,700
Mechanical	$102,100	$84,200	$69,400	$43,000
Site Enclosure	$5,700			
Site Pavements	$30,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$241,700**	**$207,000**	**$120,600**	**$122,500**
Importance Code A	$59,800	$58,900	$25,300	$25,300
Importance Code B	$157,100	$148,100	$95,300	$97,200
Importance Code C	$24,800			
Total	**$241,700**	**$207,000**	**$120,600**	**$122,500**

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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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Exterior								
Exterior Walls								
Masonry: Brick	67%	Now	$1,032,000	LIFE	* *	5	$122,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Wall At Cafeteria								
Masonry: Brick	25%			LIFE	* *	5	$45,700	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$17,100	
Granite Panels	3%	0-2	$34,500	LIFE	* *	5	$4,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : A Main Entrance								
Windows								
Aluminum	98%	Now	$69,900	2049	* *	5	$14,300	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Corridor Windows At All Three Floors								
Metal Louvers	2%			2036	$33,200	10	$3,700	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$19,500	
Metal Rail	10%			2046	* *	5-10	$58,600	
Metal: Cage/Fence	5%			2046	* *	5-10	$12,600	
No Component	25%							
Roof								
Built-Up (BUR)	40%	Now	$1,094,600	2043	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Auditorium And Gymnasium								
Air/Water Blisters, Extent : Moderate, Area Affected : 25%								
Location : Auditorium And Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium And Gymnasium								
IRMA/Protected Membrane	50%	Now	$1,109,500	2033	$2,773,700			
Insul Miss/Displaced, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : On Insulation								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2046	* *	10	$21,000	
Skylight, Metal/Glass	5%	2-4	$164,700	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2038	* *	5	$66,200	
Interior								

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$38,900	
Ceramic Tile	5%	0-2	$308,100	2036	$1,027,100	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 70%								
Location : Throughout								
Quarry Tile	5%	Now	$536,100	2038	* *	5	$13,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$13,900	
Vinyl Tile	70%	Now	$704,500	2033	$7,045,300	3	$93,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria And Classrooms Throughout, Corridors Throughout								
Vinyl Tile 9" X 9"	5%	Now	$1,456,900	2043	* *	3	$6,700	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Storage Rooms								
Wood	5%	Now	$54,300	2061	* *	5	$16,700	
Deteriorated Finish, Extent : Severe, Area Affected : 40%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$54,200	2036	$541,900	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,700	
Folding Partition	2%			2041	* *	5	$9,600	
Marble Panels	3%	2-4	$52,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Main Entrance Lobby								
Plaster	50%	2-4	$239,600	LIFE	* *	5	$28,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Interior								
Ceilings								
AcousTile,Adhered	5%	2-4	$29,300	2038	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	10%	0-2	$60,600	2038	* *	5	$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%	0-2	$136,500	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	40%	Now	$482,700	LIFE	* *	5	$177,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Corridors								
Deformed/Dented, Extent : Severe, Area Affected : 55%								
Location : Corridors								
Deteriorated Finish, Extent : Severe, Area Affected : 45%								
Location : Corridors								
Plaster	40%	0-2	$88,600	LIFE	* *	5	$88,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms 324 And 326, Girls Toilet On First Floor								
Site Enclosure								
Fence/Gates								
Chain Link	65%	0-2	$5,700	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Dumpster								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : At Dumpster								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : At Dumpster								
Iron Picket	35%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$106,900	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Along Rockaway Parkway								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Along Rockaway Parkway								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Rockaway Parkway								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$7,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$11,900	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Activity Yard								
Asphalt	100%	0-2	$11,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Track, Tennis Court And Racket Ball Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2033	$42,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Section A - Two 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	40%			2033	$42,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Section B - Two 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch For Emergency								
Fused Disc Sw	10%			2033	$10,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Next To Boiler Room								
Explanation : One 1,600 Ampere Disconnect Switch For Sub-distribution No.1 Switchboard								
Switchgear / Switchboard								
Fused Disc Sw	10%			2053	* *	5	$100	
Fused Disc Sw	5%			2033	$33,300	5	$100	
Molded Case Bkrs	85%			2033	$565,900	5	$5,700	
Raceway								
Conduit	95%			2033	$655,900	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$32,700	5	$300	
Molded Case Bkrs	85%			2032	$555,900	5	$5,700	
Molded Case Bkrs	10%			2049	* *	5	$700	

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	$690,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$184,000	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%	2-4	$222,900	2053	* *	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Locally Mounted	40%			2031	$148,600	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main In Basement								
Explanation : Mounting Bolts Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$78,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Ampere Transfer Switch								
Lighting								
Interior Lighting								
Fluorescent	94%			2033	$3,661,900	10	$220,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	3%			2028	$217,200	2	$200	
LED	3%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$30,800	
Exit, Battery	50%			2038	* *	10	$8,600	
Exterior Lighting								
HID	10%	Now	$121,900	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Exterior And Football Field								
HID	90%			2038	* *	10	$700	
Alarm								
Security System								
Generic	100%	Now	$490,600	2043	* *	1	$85,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$157,300	

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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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$252,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 4 Units In Boiler Room								
Distribution								
Central Plant Steam Piping/Pmp	25%			2059	* *	4	$4,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Steam Piping/Pump	75%	Now	$78,500	2043	* *			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Room								
Terminal Devices								
Air Handler	6%	Now	$5,900	2033	$295,100	1	$8,500	
Damaged, Extent : Light, Area Affected : 2%								
Location : Fan Room Above Gymnasium - Damaged Flexible Connection At Kitchen Supply Fan #34								
Air Handler	44%			2033	$2,163,900	1	$69,400	
Convector/Radiator	50%			2038	* *	1	$41,200	
Controls								
Pneumatic	100%			2031	$5,050,700			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	2%			2038	* *			
Window/Wall Unit	50%			2028	$495,000	1		
No Component	48%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$142,300	
Exhaust Fans								
Interior	80%	2-4	$18,500	2028	$927,200	2	$5,000	
Loose, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room 251 - Defective Shafts And Bearings At Exhaust Fans #37 And #39								
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Fan Room - Girls Locker Room Exhaust Fan								
Roof	20%	Now	$101,400	2043	* *	2	$1,300	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Roof - Multiple Fans Are Defective								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Roof								

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Galvanized Steel	50%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$18,400	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : Basement, During And After Heavy Rain								
Sump Pump(s)								
Non-Submersible	98%	Now	$15,400	2043	* *	4	$5,300	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room								
Submersible	2%			2027	$200	4	$200	
Sewage Ejector(s)								
Electric	100%			2033	$136,800	4	$10,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300,000 Btu/hr Input								
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons.								
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$3,600	

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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
Fire Suppression								
Chemical System								
Wet	100%			2028	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood is 170 Square Feet (34x5)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CASCADES HIGH SCHOOL - M**				
Address	: **198 FORSYTH STREET @ STANTON ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M510**
Program / Asset #	: **BOE0137.000 / 1629**			**Yr Built/Renovated**	: **1908 / 2009**
Area Sq Ft	: **76,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **27-Apr-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **422**	**Lot**	: **72**	**BIN**	: **1005626**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$183,200	$773,000
Interior Architecture	$546,900	$1,713,800
Electrical	$229,700	$526,400
Mechanical	$221,100	$1,268,700
Site Pavements	$58,900	
Total	**$1,239,900**	**$4,281,800**
Importance Code A	$183,200	$773,000
Importance Code B	$870,600	$3,239,200
Importance Code C	$186,000	$269,700
Total	**$1,239,900**	**$4,281,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$57,000	$5,700	$7,800	$2,100
Electrical	$18,500	$10,600	$8,500	$7,100
Mechanical	$44,300	$10,600	$17,500	$10,600
Site Enclosure	$24,400			
Site Pavements	$63,100			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$214,800**	**$34,400**	**$41,200**	**$27,200**
Importance Code A	$7,500	$7,700	$7,500	$7,500
Importance Code B	$119,800	$26,700	$33,700	$19,700
Importance Code C	$87,500			
Total	**$214,800**	**$34,400**	**$41,200**	**$27,200**

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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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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$370,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Throughout								
Explanation : Scaffolding And Sidewalk Shed Installed								
Masonry: Brick	85%			LIFE	* *	5	$402,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	$17,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	99%	4+	$183,200	2049	* *	5	$9,400	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	1%			2042	* *	10	$1,200	
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	5%			2061	* *	10	$8,400	
Metal Panel	15%			2046	* *	10	$18,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Roof								
Explanation : Protection Cover Installed								
Under Construction	80%							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	$800	
Interior								
Floors								
Asphalt Macadam	5%	Now	$43,400	2038	* *	5	$1,400	
Wrinkling, Extent : Moderate, Area Affected : 30%								
Location : Stair Landings								
Cast in Place Concrete	9%			LIFE	* *	5	$22,200	
Ceramic Tile	5%			2042	* *	5	$5,600	
Sheet Vinyl/Rubber	3%			2038	* *	5	$5,100	
Terrazzo	5%	0-2	$10,800	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Lobby								
Vinyl Tile	55%			2038	* *	3	$23,300	
Vinyl Tile 9" X 9"	15%	2-4	$69,300	2033	$1,385,600	3	$6,300	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Wood	3%			2048	* *	5	$6,300	

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Interior								
Interior Walls								
Ceramic Tile	5%			2036	$269,700	5	$4,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	78%	Now	$186,000	LIFE	* *	5	$22,400	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor Corridors And Classrooms								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	83%	Now	$291,600	LIFE	* *	5	$58,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor Corridors And Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	45%	4+	$10,500	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Courtyard Area								
Iron Picket	55%	4+	$13,900	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting, Sidewalk Shed And Scaffolding Installed								
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	60%			2068	* *			
Masonry: Brick	40%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$58,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walkways								
Explanation : Sidewalk Shed Installed								
Masonry: Granite	10%	4+	$46,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Steps On Stanton Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Steps On Stanton Street								
Parking/Driveway								
Asphalt	100%	4+	$17,100	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stanton Street And Eldridge Street								
Activity Yard								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Ratings Available								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$99,900	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Vertical Sections								
Fused Disc Sw	50%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	10%			2041	* *	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,600	

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	$300	
Motor Control Center	50%			2038	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$66,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Auditorium, Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$2,600	
Exterior Lighting								
No Component	75%							
Under Construction	25%							
Alarm								
Security System								
Generic	100%			2033	$146,100	1	$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$46,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Horns And Smoke Detectors, Manual Pull Stations								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$18,700	2043	* *			
Obsolete Equipment, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pump, Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Losing Water From Steam Return System								
Steam Piping/Pump	90%			2033	$560,900			
Terminal Devices								
Air Handler	20%			2038	* *	1	$9,400	
Convector/Radiator	80%			2031	$509,100	1	$19,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2028	$221,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	20%			2038	* *	2	$500	
Roof	60%			2043	* *	2	$1,400	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	Now	$9,900	2031	$198,700	1		
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement On Forsyth Street Side.								
Explanation : Inoperable								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$4,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,600	4	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$32,300	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING**			
Address	:	**65 COURT ST @LIVINGSTON ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K801**
Program / Asset #	:	**BOE0659.000 / 1217**	**Yr Built/Renovated**	:	**1963 / 2004**
Area Sq Ft	:	**285,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**04-Sep-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,9,18,19,Ph,Mez**			
Block	:	**266** **Lot** : **20**	**BIN**	:	**3002557**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,346,800	$2,012,000
Interior Architecture	$4,458,200	$9,372,800
Electrical		$4,336,600
Mechanical	$3,782,000	$23,723,700
Total	**$10,587,100**	**$39,445,100**
Importance Code A	$3,109,900	$2,351,100
Importance Code B	$7,045,000	$36,914,300
Importance Code C	$432,100	$179,700
Total	**$10,587,100**	**$39,445,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,300			
Interior Architecture	$275,800		$18,200	$66,600
Electrical	$34,700	$27,100	$27,500	$35,400
Mechanical	$185,300	$70,800	$140,800	$59,800
Site Pavements	$46,100			
Elevators/Escalators	$54,000	$54,000	$54,000	$54,000
Total	**$655,300**	**$152,000**	**$240,400**	**$215,900**
Importance Code A	$59,600	$8,500	$8,700	$8,500
Importance Code B	$524,900	$143,500	$231,700	$207,400
Importance Code C	$70,800			
Total	**$655,300**	**$152,000**	**$240,400**	**$215,900**

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DEPARTMENT OF EDUCATION - 040
CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING
Asset # : 1217

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
Exterior								
Exterior Walls								
Masonry: Brick	24%	Now	$143,400	LIFE	* *	5	$85,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Walls Around Cooling Tower								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Walls Surrounding Cooling Tower And Water Tank								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Walls Around Cooling Tower And Water Tank								
Metal/Glass Curt Wall	70%	Now	$2,140,500	LIFE	* *	5	$465,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Metal Coiling Doors	1%			2041	* *	5	$11,100	
Granite Panels	5%			LIFE	* *	5	$26,600	
Windows								
Aluminum	90%			2052	* *	5	$11,200	
Metal Louvers	10%	4+	$3,500	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Parapets								
Masonry: Brick	70%	Now	$2,500	LIFE	* *	5	$400	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Penthouse Roof								
Metal Panel	20%			2046	* *	5	$400	
Metal Rail	10%			2041	* *	5-10	$1,000	

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DEPARTMENT OF EDUCATION - 040

CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING

Asset # : 1217

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
Exterior								
Roof								
IRMA/Protected Membrane	38%			2031	$833,500	10	$34,400	
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Penthouse Roof								
Modified Bitumen	62%	2-4	$62,800	2036	$628,300			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : 19th Floor Roof								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Area Near Water Tank								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : 19th Floor Roof								
Explanation : Roof Not Sloping To Drains Causing Ponding								
Soffits								
Metal Panel	100%			2046	* *	5-10		
Interior								
Floors								
Carpet	10%	0-2	$43,900	2032	$877,000	3	$72,600	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Offices Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$105,900	
Mosaic Tile	5%	2-4	$232,600	2041	* *	5	$30,300	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Toilet Rooms Throughout								
Sheet Vinyl/Rubber	5%			2044	* *	5	$36,300	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 130 And Several Rooms Throughout Building								
Explanation : Actually Vinyl Plank Floor Recently Installed								
Terrazzo	5%	4+	$46,400	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor And Elevator Lobbies Throughout								
Vinyl Tile	65%	0-2	$445,200	2036	$8,904,000	3	$118,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors And Cellar Offices								
Vinyl Tile 9" X 9"	5%	Now	$1,982,800	2046	* *	3	$9,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Cellar Areas								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Mezzanine And Sub Cellar Offices								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Floors Throughout								

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DEPARTMENT OF EDUCATION - 040
CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING
Asset # : 1217

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
Interior								
Interior Walls								
Ceramic Tile	8%	Now	$117,400	2039	* *	5	$20,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilets Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$20,800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 19th Floor Cafeteria								
Explanation : Steel Angles Reinforcement In Place								
Gypsum Board	30%			LIFE	* *	5-10	$265,700	
Marble Panels	2%	Now	$37,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Plaster	55%	Now	$142,800	LIFE	* *	5	$86,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairwells								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircase								
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	$989,400	2041	* *	5	$145,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Various Cellar Locations								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$30,300	
Glass: Susp Panels	5%			LIFE	* *	10	$18,200	
Gypsum Board	15%			LIFE	* *	5-10	$249,700	
Metal Panel	5%	2-4	$164,200	LIFE	* *	5	$30,300	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Plaster	1%	Now	$45,200	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 18th Floor Stairwell								
Plaster	9%			LIFE	* *	5-10	$74,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$23,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Livingston Street And Court Street								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$22,700	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Livingston Street Loading Dock								

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DEPARTMENT OF EDUCATION - 040
CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING
Asset # : 1217

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$263,100	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Disconnect Switches Rated At 4000, 2000, And 1600 Amperes.								
Transformers								
Dry Type	100%			2053	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Rooms								
Explanation : Five Transformers Rated At 47 And 36 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	30%			2036	$219,700	5	$400	
Fused Knife Sw	70%			2036	$512,700	5	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2036	$753,900	1		
Panelboards								
Fused Disc Sw	5%			2035	$32,700	5	$300	
Fused Knife Sw	5%			2035	$32,700	5	$300	
Fused Toggle Switch	5%			2035	$32,700	5	$300	
Molded Case Bkrs	80%			2035	$523,200	5	$6,000	
Molded Case Bkrs	5%			2052	* *	5	$400	
Wiring								
Braided Cloth	50%			2035	$576,300	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$461,100	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$43,200	5	$1,700	
Locally Mounted	5%			2049	* *	5	$100	
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	1%			2031	$49,800	10	$2,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 19th Floor Cafeteria								
LED	99%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING
Asset # : 1217

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2041	* *	10	$27,500	
Exit, Battery	50%			2044	* *	10	$9,600	
Exterior Lighting								
LED	15%			2041	* *			
No Component	85%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$53,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Interior								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$273,900	1	$53,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$752,800	1-3	$180,900	

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
Heating								
Energy Source								
Electricity	1%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby, 13th Floor								
Explanation : Two Electric Space Heaters And Two Electric Baseboard Heaters								
Fuel Oil No 4	99%			2036	$671,800	5	$87,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Fuel Oil Tank Room								
Explanation : Two 5500 Gallons Tanks								
Conversion Equipment								
Heat Exchanger, Shell & Tube	69%			2039	* *			
Radiant Heater	1%			2031	$76,000	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance, 13th Floor Office								
Explanation : Two Electric Space Heaters And Two Electric Baseboard Heaters								
Steam Boiler	30%	Now	$763,100	2056	* *	1	$76,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units. Temporary Boiler Outside On Livingston Street								

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DEPARTMENT OF EDUCATION - 040

CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING

Asset # : 1217

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
Heating								
Distribution								
Steam Piping/Pump	30%			2036	$701,100			
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning As Dual Temperature System								
Terminal Devices								
Air Handler	10%			2031	$549,200	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Location Noted								
Convector/Radiator	5%			2034	$119,300	1	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 19th Floor Cafeteria, Penthouse								
Explanation : Location Noted								
Unit Heater - Steam	1%			2031	$16,600	4	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock, 19th Floor Filter Room, 19th Floor Mechanical Room								
Explanation : Location Noted								
No Component	84%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported As Air Handlers And Fan Coil Units Under Air Conditioning								
Controls								
Digital	80%			2036	$6,705,200			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Air Handlers No.2, 3, 4, 5								
Digital	10%	Now	$251,400	2035	$838,100			
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement, 1st Floor								
Electrical	10%			2029	$162,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Air Handlers No.1, No.6								
Explanation : Standalone Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING

Asset # : 1217

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	88%			2032	$5,236,200	1	$271,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units In Sub-basement								
Split Unit	4%			2031	$277,200			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6th And 13th Floor Mechanical Room								
Split Unit	2%	Now	$41,600	2044	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Penthouse Elevator Machine Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Elevator Machine Room								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms On 2nd, 4th, 6th, 13th Floors								
Window/Wall Unit	1%	Now	$11,100	2036	$11,100	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : 19th Floor Cafeteria								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$188,800	2046	* *	4	$14,000	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Risers Number 5, 9 In Penthouse Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature System								
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	$3,963,800	1	$123,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement, 19th Floor								
Explanation : Location Noted								
Fan Coil - 2 Pipe	30%	Now	$801,300	2036	$2,670,800	1	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Offices								
Explanation : Dual Temperature Fan Coil Units								
Heat Rejection								
Water Cooling Tower	100%			2030	$1,474,100	2	$286,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 19th Floor - Roof								
Explanation : One - Two Cell Cooling Tower								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$251,600	
Exhaust Fans								
Interior	95%			2031	$1,229,600	2	$8,300	
Roof	5%			2031	$28,300	2	$400	

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DEPARTMENT OF EDUCATION - 040

CENTRAL HEADQUARTERS - BK ADMINISTRATION BUILDING

Asset # : 1217

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$70,600	2062	* *	4	$28,200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Sub-basement - Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$58,400	4	$9,000	
Sewage Ejector(s)								
Electric	100%			2036	$152,800	4	$17,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit - Sub-basement To 18th Floor, 2 Units - 1st Flor To 9th Floor, 3 Units - 10th Floor To 18th Floor								
Explanation : 6 Passenger Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Sub-basement To Loading Dock								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$143,700	
Sprinkler								
No Component	90%							
Generic	10%			2036	$403,600	1-2	$8,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Sub-cellar And Cellar								
Explanation : 2 Floors Only								
Fire Pump								
No Component	90%							
Generic	10%			2032	$27,900	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 19th Floor								
Explanation : 1 Unit								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **CESIAH TORO MELLAN SCHOOL - BK**
Address : **696 JAMAICA AVENUE @ RICHMOND ST.**
Borough : **BROOKLYN** | **Agency's Number** : **K798**
Program / Asset # : **BOE1088.000 / 14439** | **Yr Built/Renovated** : **2009 /**
Area Sq Ft : **98,435** | **Project Type** : **EDUCATION**
Date of Survey : **26-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **4102** **Lot** : **19** **BIN** : **3327184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$53,300	$2,303,900
Mechanical		$2,954,400
Total	**$53,300**	**$5,258,300**
Importance Code A	$53,300	$2,303,900
Importance Code B		$2,954,400
Total	**$53,300**	**$5,258,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,000		$9,500	
Interior Architecture	$60,700	$26,200	$4,500	$14,100
Electrical	$18,600	$20,400	$16,500	$19,100
Mechanical	$19,000	$13,200	$54,500	$13,200
Site Pavements	$11,600			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$166,300**	**$82,000**	**$107,400**	**$68,700**
Importance Code A	$40,300	$4,600	$14,800	$4,600
Importance Code B	$119,900	$54,800	$92,600	$64,100
Importance Code C	$6,100	$22,600		
Total	**$166,300**	**$82,000**	**$107,400**	**$68,700**

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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$113,700	
Metal Panel	20%			2054	* *	5-10	$195,400	
Windows								
Aluminum	100%	Now	$24,500	2050	* *	5	$12,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Rear Vestibule								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwell B								
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$72,300	
Masonry: Brick Cavity	15%			LIFE	* *	5	$2,100	
Metal Panel	35%			2054	* *	5	$19,000	
Roof								
IRMA/Protected Membrane	25%	Now	$9,600	2034	$479,100			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 515								
IRMA/Protected Membrane	75%			2034	$1,437,400	10	$59,300	
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	2%			2033	$52,300	3	$5,800	
Cast in Place Concrete	5%			LIFE	* *	5	$15,800	
Ceramic Tile	5%			2043	* *	5	$7,200	
Terrazzo	8%			LIFE	* *	5	$9,000	
Traffic Topping	5%			2039	* *	5	$9,000	
Vinyl Tile	70%			2039	* *	3	$50,500	
Wood	5%			2062	* *	5	$13,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2043	* *	5	$45,200	
Concrete Masonry Unit	35%			LIFE	* *	5	$21,100	
Gypsum Board	30%			LIFE	* *	5	$27,100	
Ceilings								
AcousTileSusp.Lay-In	15%	4+	$7,400	2047	* *	5	$10,800	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	45%			2047	* *	5	$64,900	
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	5%			2039	* *			
Gypsum Board	20%			LIFE	* *	5	$36,100	
Metal Panel	5%			LIFE	* *	5	$9,000	

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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	$5,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Front Entrance								
Cast in Place Concrete	50%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$6,100	2047	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Path To Rear Play Yard								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	15%			2043	* *			
Cast in Place Concrete	10%			2047	* *			
Pavers/Stone	15%			2043	* *			
Rubber Matting	20%			2039	* *			
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : This Is Actually Artificial Grass Surface								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2054	* *	1		

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

DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$30,300	
Generators								
Diesel	100%			2043	* *	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 225 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	30%			2039	* *	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$900	
Alarm								
Security System								
Generic	100%			2039	* *	1	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$62,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

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
Heating								
Energy Source								
Electricity	5%			2054	* *	1		
Natural Gas	95%			2054	* *	1		
Conversion Equipment								
Furnace	95%			2039	* *	1	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Radiant Heater	1%	0-2	$1,300	2039	* *	2	$400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Front Entrance								
Explanation : Air Curtain Electrical Defect								
Radiant Heater	4%			2039	* *	2	$1,800	
Controls								
Digital	100%			2032	$2,894,800			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2039	* *	2	$5,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Split Unit	10%			2039	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,900	
Exhaust Fans								
Roof	7%	Now	$1,400	2039	* *	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 2 Units On The Roof								
Roof	93%			2039	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,900	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 550 Gallon Tank								
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Ground Floor								
Explanation : One Unit Is Not Being Used								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$27,600	
Fire Pump								
Generic	10%	Now	$1,000	2043	* *	1	$1,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Fire Pump Room, Basement								
Generic	90%			2043	* *	1	$16,500	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CHELSEA VOCATIONAL H.S. - M**		
Address	: **131 AVENUE OF AMERICAS @ BROOME ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M615**
Program / Asset #	: **BOE0143.000 / 2698**	**Yr Built/Renovated**	: **1905 / 2011**
Area Sq Ft	: **99,600**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **491** **Lot** : **16**	**BIN**	: **1007378**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$231,000	$237,100
Interior Architecture	$577,200	$3,082,400
Electrical	$334,700	$1,898,700
Mechanical	$1,434,200	$3,568,700
Total	**$2,577,100**	**$8,787,000**
Importance Code A	$231,000	$237,100
Importance Code B	$2,118,100	$8,494,900
Importance Code C	$228,100	$54,900
Total	**$2,577,100**	**$8,787,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,700		$9,700	
Interior Architecture	$149,400			$13,000
Electrical	$11,500	$10,000	$9,800	$11,800
Mechanical	$15,700	$15,300	$23,400	$18,800
Total	**$184,400**	**$25,200**	**$42,900**	**$43,600**
Importance Code A	$17,600	$9,900	$19,800	$9,900
Importance Code B	$101,500	$15,400	$23,100	$33,800
Importance Code C	$65,300			
Total	**$184,400**	**$25,200**	**$42,900**	**$43,600**

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.*

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$144,600	
Masonry: Brick	75%			LIFE	* *	5	$92,500	
Masonry: Limestone	5%			LIFE	* *	5	$4,600	
Stucco Cement	5%			2047	* *	5	$15,400	
Windows								
Aluminum	97%	Now	$102,200	2050	* *	5	$20,900	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	3%	Now	$53,300	2059	* *	5	$6,500	1
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Basement								
Split/Cracked, Extent : Severe, Area Affected : 60%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$25,800	
Copper/Terne	20%			2069	* *	5	$10,800	
Masonry: Brick	20%			LIFE	* *	5	$2,200	
Metal Panel	20%			2054	* *	5	$8,600	
Slate	10%			LIFE	* *	5	$1,100	
Roof								
Built-Up (BUR)	100%			2039	* *	10	$75,600	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	7%	Now	$18,100	LIFE	* *	5	$22,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	3%	Now	$5,200	2037	* *	5	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Toilets								
Vinyl Tile	70%	Now	$147,300	2034	$2,946,500	3	$39,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors, All Floors								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	20%	2-4	$36,400	2049	* *	5	$27,900	
Dry Rot/Decay, Extent : Light, Area Affected : 2%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$7,300	2037	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	5%	Now	$42,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement Boiler Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Boiler Area								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement Boiler Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Boiler Area								
Metal Panel	7%	0-2	$16,000	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Stairwells								
Plaster	85%	Now	$228,100	LIFE	* *	5	$54,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Heads Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Window Heads Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$2,500	2039	* *	5	$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%	Now	$22,100	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Plaster	90%	Now	$201,800	LIFE	* *	5	$81,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Around Perimeter Windows Throughout And 5th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways								
Explanation : Brick Retaining Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two 1,200 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	50%			2054	* *	1		
Conduit	50%			2034	$103,300	1		
Panelboards								
Molded Case Bkrs	50%			2050	* *	5	$1,300	
Molded Case Bkrs	50%			2033	$122,600	5	$1,300	
Wiring								
Braided Cloth	40%	2-4	$119,500	2059	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	60%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Water Pipe								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Lighting								
Interior Lighting								
Fluorescent	94%			2034	$1,429,100	10	$85,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Lamps T-8								
Incandescent	1%			2039	* *	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallway								
Explanation : Halogen Bulbs								
LED	5%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance And Auditorium								
Explanation : LED Light Bulbs								
Egress Lighting								
Emergency, Battery	50%			2034	$85,600	10	$12,000	
Exit, Battery	50%			2034	$72,200	10	$3,400	
Exterior Lighting								
HID	15%			2039	* *	10		
HID	5%			2029	$23,800	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2029	$95,700	1	$18,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2029	$95,700	1	$18,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$63,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two No. 2 Oil Tanks. 4,000 Gallons Each								

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.*

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$98,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two No. 2 Oil Burning Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2034	$2,867,900	4	$4,900	
Terminal Devices								
Air Handler	40%			2029	$767,700	1	$24,600	
Convector/Radiator	55%			2032	$458,700	1	$17,700	
Fan Coil Unit/Heat	5%			2029	$126,400	1	$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2034	$242,200			
Window/Wall Unit	75%			2029	$289,800	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,500	
Exhaust Fans								
Roof	100%			2029	$197,900	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2064	* *	1		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Booster Pump Leaking, Bad Motor								
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Storage Tanks 175 Gallons Each With Boiler								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$20,400	4	$2,100	
Backflow Preventer								
Generic	100%			2042	* *	1	$6,100	

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.*

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,800	
Chemical System								
Wet	2%			2032	$1,100	1-10	$600	
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 56 Square Feet (14x4)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CHRISTOPHER COLUMBUS H.S. - BX**		
Address	: **925 ASTOR AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X415**
Program / Asset #	: **BOE0322.000 / 352**	**Yr Built/Renovated**	: **1939 / 2009**
Area Sq Ft	: **262,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4358** **Lot** : **1**	**BIN**	: **2050179**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,048,400	$1,785,600
Interior Architecture	$2,501,100	$1,697,000
Electrical	$3,714,400	$5,341,600
Mechanical	$1,766,100	$5,009,400
Site Enclosure	$235,500	
Site Pavements	$1,706,400	$1,191,900
Total	**$12,971,900**	**$15,025,600**
Importance Code A	$3,048,400	$1,859,300
Importance Code B	$9,839,700	$11,923,900
Importance Code C	$83,800	$1,242,400
Total	**$12,971,900**	**$15,025,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,600	$11,200		
Interior Architecture	$10,500		$15,900	
Electrical	$43,100	$59,500	$24,500	$29,400
Mechanical	$33,400	$58,000	$63,600	$43,300
Site Pavements	$32,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$156,400**	**$136,000**	**$111,100**	**$79,900**
Importance Code A	$55,500	$37,800	$25,900	$25,900
Importance Code B	$90,400	$98,200	$85,200	$53,900
Importance Code C	$10,500			
Total	**$156,400**	**$136,000**	**$111,100**	**$79,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$338,300	LIFE	* *	5	$200,600	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Water Meter Room B27 Near Front Steps								
Masonry: Limestone	25%	4+	$107,900	LIFE	* *	5	$50,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$1,846,900	2041	* *	5	$47,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,600	
Masonry: Brick	55%			LIFE	* *	5	$13,200	
Masonry: Brick	30%			LIFE	* *	5	$7,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,500	
Roof								
Built-Up (BUR)	55%	Now	$29,600	2033	$1,478,600			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room 473, Fan Room								
Copper/Terne	10%			2061	* *	10	$56,200	
Modified Bitumen	5%			2038	* *	10	$11,200	
Modified Bitumen	30%	Now	$755,300	2043	* *			
Alligatoring, Extent : Moderate, Area Affected : 60%								
Location : Gymnasium And Library Roof								
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium And Library Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium And Library Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$1,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$92,700	
Ceramic Tile	5%			2036	$1,222,900	5	$21,200	
Mosaic Tile	5%	Now	$2,035,100	2053	* *	5	$26,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Kitchen								
Patching Evident, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$16,500	
Traffic Topping	5%	Now	$51,700	2038	* *	5	$13,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Science Rooms								
Vinyl Tile	30%			2038	* *	3	$47,700	
Wood	40%			2048	* *	5	$317,700	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$21,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,400	
Masonry: Brick	20%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	40%	Now	$83,800	LIFE	* *	5	$50,500	
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Room 408 And 410								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$42,400	
Exposed Struc: Concrete	25%			LIFE	* *	5	$16,500	
Plaster	65%	Now	$171,500	LIFE	* *	5	$172,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Classrooms 408, 410								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Chain Link	10%			2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Parking Area								
Iron Picket	20%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$235,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$32,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Colden Avenue								
On-Site Walkways								
Asphalt	40%			2036	$73,800			
Cast in Place Concrete	50%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	90%			2036	$1,118,100			
Cast in Place Concrete	10%			2038	* *			
Activity Yard								
Rubber Matting	15%			2028	$509,300			
Worn/Erode, Extent : Severe, Area Affected : 40%								
Location : Running Track								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Playing Field								
Explanation : Running Track								
Traffic Topping	85%			2028	$1,197,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playing Field								
Explanation : This Is Actually Artificial Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$73,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	* *	5	$200	
Molded Case Bkrs	80%			2033	$532,600	5	$5,500	
Raceway								
Conduit	95%			2033	$655,900	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$600	
Molded Case Bkrs	80%			2032	$523,200	5	$5,500	
Molded Case Bkrs	10%			2041	* *	5	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Under 600 Volts								
Wiring								
Thermoplastic	90%			2033	$828,000	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$371,600	5	$1,800	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$3,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	75%			2028	$2,999,400	10	$180,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
Location : Throughout								
Fluorescent	20%			2033	$799,800	10	$48,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2033	$200,000	10	$12,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2028	$225,200	10	$31,600	
Exit, Service	50%			2028	$57,800	1		
Exterior Lighting								
LED	20%			2033	$287,500			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$251,800	1	$48,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2028	$251,800	1	$48,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Of The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$692,000	1-3	$166,400	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$259,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 5 Boilers. 1 Heat Exchanger To Provide Hot Water Heating In Basement								
Distribution								
Hot Wtr Piping/Pump	10%			2049	* *	4	$1,300	
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$1,009,700	1	$32,400	
Convector/Radiator	50%	0-2	$54,800	2038	* *	1	$38,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Radiators Leaking In Two Classrooms								
Fan Coil Unit/Heat	30%	0-2	$399,100	2033	$1,995,500	1	$22,900	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 50 Percent Of Units Are Malfunctioning In Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$637,100			
Window/Wall Unit	60%	0-2	$304,900	2028	$609,800	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : 10 Percent Of Units Are Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$146,100	
Exhaust Fans								
Interior	90%			2033	$1,070,900	2	$7,200	
Roof	10%			2033	$52,100	2	$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$337,900	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$5,500	

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

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
Plumbing								
Backflow Preventer								
Generic	100%			2033	$119,800	1	$16,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$7,300	
Chemical System								
Generic	100%	Now	$59,500	2033	$59,500	1	$22,500	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Kitchen Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **CITY AS SCHOOL ALT. H.S. - M**
Address : **16 CLARKSON ST. BTWN: 7 AVE. SOUTH, HUDSON ST.**
Borough : **MANHATTAN**
Agency's Number : **M641**
Program / Asset # : **BOE0146.000 / 541**
Yr Built/Renovated : **1911 / 2014**
Area Sq Ft : **111,000**
Project Type : **EDUCATION**
Date of Survey : **23-Dec-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **581** **Lot** : **54** **BIN** : **1009757**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$515,800	$223,300
Interior Architecture	$2,757,900	
Electrical	$465,100	$1,522,100
Mechanical	$1,197,400	$1,685,100
Total	**$4,936,200**	**$3,430,600**
Importance Code A	$515,800	$239,100
Importance Code B	$4,353,900	$3,191,500
Importance Code C	$66,500	
Total	**$4,936,200**	**$3,430,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,100		$82,000	
Interior Architecture	$81,400	$4,800	$12,000	$7,000
Electrical	$18,400	$10,400	$25,700	$12,600
Mechanical	$115,600	$22,100	$26,300	$17,400
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$295,000**	**$44,800**	**$153,400**	**$44,500**
Importance Code A	$94,600	$11,000	$93,200	$11,000
Importance Code B	$140,800	$33,800	$60,200	$33,500
Importance Code C	$59,500			
Total	**$295,000**	**$44,800**	**$153,400**	**$44,500**

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Copper/Terne	5%			2069	* *	10	$22,400	
Masonry: Brick	78%			LIFE	* *	5	$148,800	
Masonry: Limestone	10%			LIFE	* *	5	$14,300	
Metal Panel	2%			2054	* *	5-10	$26,200	
Windows								
Aluminum	95%	Now	$515,800	2042	* *	5	$26,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Metal Louvers	5%			2037	* *	10	$17,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,100	
Masonry: Brick	80%	4+	$43,300	LIFE	* *	5	$16,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Roof Side Of Parapets In Various Locations								
Metal Rail	5%			2047	* *	5-10	$18,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,100	
Roof								
Built-Up (BUR)	58%			2039	* *	10	$49,300	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Metal Panel	2%			2039	* *	10	$3,100	
Panel/Paver: Cer/Brk	40%			2054	* *	10	$45,400	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : North Courtyard								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$34,900	
Ceramic Tile	6%			2043	* *	5	$9,600	
Mosaic Tile	4%			2039	* *	5	$16,000	
Marble Panels	2%			LIFE	* *	5	$2,400	
Quarry Tile	3%			2047	* *	5	$7,200	
Terrazzo	10%			LIFE	* *	5	$12,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Area And Lobby								
Explanation : Under Construction								
Vinyl Tile	35%	0-2	$79,000	2039	* *	3	$20,900	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd, 3rd And 4th Floors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors On 2nd, 3rd And 4th Floors								
Vinyl Tile 9" X 9"	20%			2029	$2,612,500	3	$12,000	
Wood	10%			2062	* *	5	$29,900	

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$66,500	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Water Service Room In Basement								
Ceramic Tile	10%			2037	* *	5	$8,500	
Glass: Single Pane	5%	4+	$5,300	LIFE	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Masonry: Brick	15%	Now	$49,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Electrical Panel Area In Basement								
Marble Panels	3%			LIFE	* *			
Plaster	47%			LIFE	* *	5	$12,000	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	5%	2-4	$3,400	LIFE	* *	5	$6,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Plaster	80%			LIFE	* *	5	$49,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	50%			2054	* *			
Masonry: Brick	50%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	20%			2039	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	75%			2037	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2044	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2034	$15,800	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Disc Sw	5%			2033	$12,300	5	$100	
Molded Case Bkrs	10%			2050	* *	5	$300	
Molded Case Bkrs	80%	4+	$9,800	2033	$196,200	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Computer Laboratories								
Explanation : Inadequate Amount Of Receptacles Extension Cords In Use								
Wiring								
Braided Cloth	70%	2-4	$245,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	40%			2032	$74,300	5	$300	
Locally Mounted	50%			2047	* *	5	$400	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	55%			2034	$931,900	10	$56,000	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	45%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Observed								

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Lighting								
Egress Lighting								
Emergency, Battery	15%			2029	$28,600	10	$4,000	
Emergency, Battery	35%			2039	* *	10	$9,400	
Exit, Battery	30%			2034	$48,300	10	$2,200	
Exit, Battery	20%			2039	* *	10	$1,500	
Exterior Lighting								
HID	20%	Now	$106,100	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Outside Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	100%	0-2	$85,300	2044	* *	1	$37,300	
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Throughout The Building								
Explanation : Intrusion System Fail To Work								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$70,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$5,200	2054	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Fuel Tank Intake Pipe								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 7,500 Gallon Tank For No. 2 Fuel Oil								
Conversion Equipment								
Steam Boiler	70%			2039	* *	1	$77,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three Boilers								
Steam Boiler	30%	0-2	$14,900	2039	* *	1	$29,700	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Bolier Room. Corroded Boiler Plate								

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Heating								
Distribution								
Steam Piping/Pump	80%	Now	$72,800	2034	$728,100			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Condensate Return Lines								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Explanation : Low Pressure Condensate Return Piped To Service Sinks Rather Than Condensate Return Tank.								
Steam Piping/Pump	20%	0-2	$18,200	2044	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2034	$641,700	1	$20,600	
Air Handler	20%	Now	$256,700	2044	* *	1	$12,400	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room. Unit 1 And Unit 2 Broken Bearing								
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room. Leaking Coil Of Unit1 And Unit 2								
Convector/Radiator	10%			2032	$92,900	1	$3,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout, New Thermostatic Steam Traps Observed								
Convector/Radiator	40%	0-2	$223,100	2054	* *	1	$12,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Staff Bathroom. Leaking Radiator								
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms, Defective Temperature Control Systems								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$135,000			
Window/Wall Unit	95%	0-2	$20,500	2029	$409,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Including Room 505								
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. The Old Units Are Not Efficient								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,900	

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Ventilation								
Exhaust Fans								
Roof	100%	0-2	$44,100	2039	* *	2	$2,700	
Abandoned in Place, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Exhaust Abandoned								
Broken, Extent : Moderate, Area Affected : 20%								
Location : Roof. Broken Belt And Motor								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Roof. Exhaust Fans No. 4, 5, 6 And 18 Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$146,000	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Corroded Water Main.								
Water Heater With Tanks								
Gas Fired	50%			2034	$43,700	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Boiler Room								
Explanation : One 400 Gallon Unit. New Unit Needs Final Testing								
Gas Fired	50%			2033	$43,700	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Temporary Backup Unit Installed								
Sanitary Piping								
Cast Iron	100%	Now	$71,600	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Kitchen								
Explanation : No Indirect Drain On 3 Compartment Sink								
Storm Drain Piping								
Cast Iron	100%	Now	$20,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2028	$3,500	4	$3,500	
Backflow Preventer								
No Component	80%							
Generic	20%			2039	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Unit Serves Boilers Only								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Explanation : Broken Sink In 5th Floor Staff Bathroom								

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.*

DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To Roof								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$6,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CLARA BARTON HIGH SCHOOL - BK**		
Address	: **901 CLASSON AVE @ WASHINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K600**
Program / Asset #	: **BOE0647.000 / 1210**	**Yr Built/Renovated**	: **1940 / 2010**
Area Sq Ft	: **200,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **1187** **Lot** : **1**	**BIN**	: **3029686**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,863,700	$281,200
Interior Architecture	$3,857,400	$2,481,600
Electrical	$3,103,200	$2,050,000
Mechanical	$7,469,500	$5,512,900
Site Pavements	$120,700	
Total	**$16,414,500**	**$10,325,700**
Importance Code A	$1,863,700	$2,118,900
Importance Code B	$14,430,100	$8,112,500
Importance Code C	$120,700	$94,400
Total	**$16,414,500**	**$10,325,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,200			$13,600
Interior Architecture	$21,800	$9,000	$7,200	$40,500
Electrical	$36,000	$19,300	$24,900	$19,500
Mechanical	$68,100	$45,500	$53,400	$142,600
Site Enclosure	$41,400			
Site Pavements	$2,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$205,600**	**$81,000**	**$92,700**	**$223,400**
Importance Code A	$51,200	$19,800	$19,800	$33,800
Importance Code B	$138,600	$61,200	$72,900	$189,600
Importance Code C	$15,800			
Total	**$205,600**	**$81,000**	**$92,700**	**$223,400**

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.*

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$57,100	
Masonry: Brick	92%			LIFE	* *	5	$224,100	
Masonry: Granite	5%			LIFE	* *	5	$9,100	
Windows								
Aluminum	100%	Now	$1,863,700	2051	* *	5	$38,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
Location : Windows Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$21,000	
Metal Rail	5%			2040	* *	5-10	$22,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$15,600	
Roof								
Modified Bitumen	100%	Now	$28,200	2040	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair Bulkheads								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$31,300	
Ceramic Tile	5%			2044	* *	5	$14,300	
Poured Epoxy/Resin	5%	Now	$16,400	2033	$821,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Room 437								
Sheet Vinyl/Rubber	5%			2035	$959,400	5	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Sheet Vinyl And Linoleum								
Terrazzo	5%			LIFE	* *	5	$11,200	
Vinyl Tile	25%			2040	* *	3	$26,900	
Vinyl Tile 9" X 9"	15%			2030	$3,518,300	3	$21,500	
Wood	35%	Now	$122,400	2050	* *	5	$94,000	
Ridging, Extent : Severe, Area Affected : 2%								
Location : Classroom 424								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Folding Partition	1%			2051	* *	5	$14,600	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : 4th Floor Gymnasium								
Explanation : Folding Partition								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	54%			LIFE	* *	5	$94,400	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	$48,700	
Exposed Struc: Concrete	15%	4+	$119,600	LIFE	* *	5	$6,100	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Boiler Room In Basement								
Fiber Board	10%			2035	$414,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : This Is Actually Tectum Acoustical Lay In Tiles.								
Plaster	60%	0-2	$97,100	LIFE	* *	5	$97,400	
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : 4th Floor Corridor Near Room 429								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$13,000	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Washington Avenue								
Retaining Walls								
Cast in Place Concrete	100%	4+	$28,400	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	98%	0-2	$2,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Center Courtyard								
Masonry: Granite	2%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$120,700	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Parking Area Adjacent To Carrol Street								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room								
Raceway								
Conduit	100%			2035	$345,200	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$500	
Fused Toggle Switch	5%	2-4	$17,400	2060	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	85%			2034	$295,300	5	$4,500	
Wiring								
Braided Cloth	70%	2-4	$322,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Thermoplastic	30%			2035	$138,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	80%			2030	$2,442,300	10	$146,700	
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Auditorium, Gymnasium And Main Lobby								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2035	$171,900	10	$24,100	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Alarm								
Security System								
Generic	50%			2030	$192,200	1	$37,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$37,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$528,300	1-3	$123,200	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$469,900	5	$62,000	
Conversion Equipment								
Steam Boiler	20%	Now	$7,100	2033	$357,000	1	$35,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 60%								
Location : All 4 Boilers								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Steam Boiler	80%			2033	$1,428,000	1	$158,500	
Distribution								
Steam Piping/Pump	10%	Now	$16,400	2035	$164,000			
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	90%			2035	$1,476,000			
Terminal Devices								
Air Handler	20%			2030	$770,800	1	$24,700	
Convector/Radiator	60%			2033	$1,004,800	1	$38,800	
Fan Coil Unit/Heat	20%	0-2	$50,800	2030	$1,015,500	1	$11,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2029	$3,958,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2043	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Outside Wall Of Auditorium								
Window/Wall Unit	60%			2030	$465,500	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2030	$635,800	1	$24,700	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2043	* *	2	$27,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$78,100	
No Component	30%							
Exhaust Fans								
Interior	50%			2030	$454,100	2	$3,100	
Roof	20%			2035	$79,500	2	$1,200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2045	* *	1		
Galvanized Steel	15%			2033	$392,200	1		
Sanitary Piping								
Cast Iron	10%	Now	$5,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement And 1st Floor								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : On Top Of Hot Water Tank. Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	4+	$2,100	2030	$41,000	4	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Backflow Preventer								
Generic	100%			2045	* *	1	$12,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$141,600	1-2	$2,800	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 150 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)**
Address : **347 BALTIC STREET (NEAR SMITH ST.)**
Borough : **BROOKLYN**
Agency's Number : **K804**
Program / Asset # : **BOE0662.000 / 2683**
Yr Built/Renovated : **1907 / 2008**
Area Sq Ft : **96,000**
Project Type : **EDUCATION**
Date of Survey : **25-Sep-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **397** **Lot** : **11** **BIN** : **3006356**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$365,100	$1,567,300
Interior Architecture	$1,280,300	$622,800
Electrical		$772,800
Mechanical	$2,050,100	$2,445,000
Site Pavements	$194,300	
Total	**$3,889,900**	**$5,408,000**
Importance Code A	$365,100	$1,567,300
Importance Code B	$2,747,900	$3,790,600
Importance Code C	$776,900	$50,000
Total	**$3,889,900**	**$5,408,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$88,100		$3,400	$2,900
Interior Architecture	$194,600		$3,800	$13,600
Electrical	$28,000	$7,200	$9,500	$7,900
Mechanical	$138,000	$19,900	$19,000	$17,400
Site Enclosure	$3,300			
Site Pavements	$3,000			
Total	**$454,900**	**$27,000**	**$35,700**	**$41,900**
Importance Code A	$97,600	$9,500	$12,900	$12,400
Importance Code B	$281,300	$17,500	$22,800	$29,500
Importance Code C	$76,000			
Total	**$454,900**	**$27,000**	**$35,700**	**$41,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$73,500	
Masonry: Brick	65%	Now	$103,200	LIFE	* *	5	$61,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairwells And Various Locations On 4th Floor								
Masonry: Limestone	5%			LIFE	* *	5	$7,100	
Stucco Cement	25%	0-2	$68,200	2049	* *	5	$29,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Facade								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Windows								
Aluminum	78%	Now	$56,000	2035	$1,119,800	5	$11,500	
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Various 3rd And 4th Floor Classrooms								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various 4th Floor Classrooms								
Aluminum w/ Guards	20%			2035	$386,300	5	$5,900	
Metal Louvers	2%			2045	* *	10	$3,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$37,600	
Masonry: Brick	65%	2-4	$55,700	LIFE	* *	5	$8,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$8,300	
Stucco Cement	20%			2049	* *	5	$6,800	
Roof								
Built-Up (BUR)	75%	Now	$82,000	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various 4th Floor Locations								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Various Locations On Main Roof								
Explanation : Damaged Roof Drains								
Paver: Asphalt	25%	4+	$16,300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout South Plaza Deck								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout South Plaza Deck								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)
Asset # : 2683

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$66,200	
Mosaic Tile	5%	Now	$218,000	2041	* *	5	$9,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 4th Floor Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Toilet Rooms And Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms And Kitchen Area								
Marble Panels	2%	Now	$67,900	LIFE	* *	5	$2,300	
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Auditorium Entry Stair Treads								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Auditorium Entry Stair Treads								
Sheet Vinyl/Rubber	5%	4+	$10,100	2036	$506,600	5	$5,700	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Terrazzo	5%			LIFE	* *	5	$11,800	
Vinyl Tile	72%	0-2	$154,000	2041	* *	3	$40,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Classrooms								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Uneven Substrate, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms								
Wood	1%	Now	$9,200	2051	* *	5	$1,400	
Ridging, Extent : Severe, Area Affected : 5%								
Location : Room 312								

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.*

DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Interior								
Interior Walls								
Ceramic Tile	6%	0-2	$260,100	2039	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells And Toilet Rooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stairwells And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairwells And Toilet Rooms								
Glass Block	2%			LIFE	* *	10	$2,100	
Glass: Single Pane	2%			LIFE	* *	5	$7,700	
Masonry: Brick	10%			LIFE	* *	10	$7,700	
Marble Panels	5%	Now	$46,300	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Auditorium Stair Walls At Exit 8								
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Auditorium Stair Walls At Exit 8								
Plaster	65%	Now	$415,400	LIFE	* *	5	$50,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Stairwell Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various 4th Floor Locations								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$12,800	

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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.*

DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$24,900	2041	* *	5	$7,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2049	* *	5	$7,600	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$9,500	
Exposed Struc: Steel	10%			LIFE	* *	10	$30,200	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Basement								
Explanation : Corrugated Metal Barrel Vault Ceiling								
Plaster	70%	Now	$164,900	LIFE	* *	5	$66,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Auditorium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Stairwells								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Various Corridors And Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	60%	2-4	$3,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Enclosure At East Side Of Building								
Iron Picket	40%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	4+	$93,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along Baltic Street								
Pavers/Stone	2%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$101,300	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Cheek Wall And Ramp To Play Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Ramp To Play Yard								

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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DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Site Pavements								
Activity Yard								
Asphalt	65%	0-2	$3,000	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Play Yard								
Asphalt	30%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basketball Court								
Explanation : Recent Installation								
Cast in Place Concrete	5%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switch Rated At 2,500 Amperes And 600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$2,500	
Raceway								
Conduit	80%			2036	$165,300	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	55%			2035	$134,900	5	$1,400	
Molded Case Bkrs	20%			2052	* *	5	$500	
Molded Case Bkrs	20%			2044	* *	5	$500	
Wiring								
Braided Cloth	60%			2035	$179,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	20%			2036	$59,700	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Lighting								

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DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$83,600	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2041	* *	10	$200	
Egress Lighting								
Emergency, Service	15%	Now	$1,800	2036	$9,100	1		
Not Functioning, Extent : Light, Area Affected : 30%								
Location : Gymnasium								
Emergency, Battery	35%	0-2	$17,300	2036	$57,800			
Not Functioning, Extent : Light, Area Affected : 40%								
Location : Throughout The Building								
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	10%			2041	* *	10		
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Security Camera System								
Generic	50%			2031	$92,300	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$59,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Fuel Oil Tank Room								
Explanation : No.2 Fuel, Two Tanks, 10000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								

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DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$39,400	2046	* *			
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Basement - Boiler Room / Steam Condensate Return Pumping System								
Terminal Devices								
Air Handler	10%			2031	$185,000	1	$5,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Main Lobby At Ceiling								
Convector/Radiator	80%	0-2	$12,900	2034	$643,100	1	$22,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%	Now	$12,200	2031	$121,900	1	$1,400	
Broken, Extent : Severe, Area Affected : 3%								
Location : Cafeteria								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Corridor, Cafeteria								
Unit Heater - Steam	5%			2031	$27,900	4	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Locker Room, Kitchen, Toilet Rooms								
Explanation : Location Noted								
Controls								
Pneumatic	100%			2030	$1,899,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2034	$320,300	2	$1,200	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : 1 Unit For Auditorium. Refrigerant R-407 C								
Split Unit	3%			2036	$70,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 307a								
Split Unit	2%	Now	$18,700	2046	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Room 108								
Window/Wall Unit	60%			2035	$223,400	1		
Window/Wall Unit	15%			2029	$55,900	1		
Heat Rejection								
Dry Cooler	10%			2036	$45,100	2	$6,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$17,000	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Ventilation								
Exhaust Fans								
Interior	50%			2041	* *	2	$1,500	
Roof	40%			2041	* *	2	$1,200	
Roof	10%			2031	$19,100	2	$300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$376,500	1		
Water Heater With Tanks								
Electric	10%			2031	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 4.5kw 28 Gallon Unit								
Gas Fired	90%	Now	$94,400	2036	$94,400	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One 400mbh 400 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$24,800	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Basement - Boiler Room								
Storm Drain Piping								
Cast Iron	100%	Now	$6,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Sump Pump(s)								
Non-Submersible	50%			2036	$9,800	4	$1,500	
Submersible	50%			2029	$1,500	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2036	$51,500	4	$5,700	
Backflow Preventer								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Water Closet In Auditorium								
Explanation : Location Noted								
Generic	75%			2036	$32,900	1	$4,400	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2036	$339,800	1-2	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Partially 1st Floor, Storage Rooms On 2nd And 4th Floor								
Explanation : Partial Sprinklered Building								
Fire Pump								
Generic	100%	Now	$4,700	2039	* *	1	$16,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement - Boiler Room Water Service Area								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **COMM. SCHL. COMP. ED. P. S. 932 - BK**
Address : **619 BELMONT AVENUE BTWN: JEROME ST., BARBEY ST.**
Borough : **BROOKLYN**
Agency's Number : **K932**
Program / Asset # : **BOE0668.000 / 4419**
Yr Built/Renovated : **1927 / 2001**
Area Sq Ft : **20,000**
Project Type : **EDUCATION**
Date of Survey : **20-Dec-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3**
Block : **4014** **Lot** : **34** **BIN** : **3089171**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$976,300	
Electrical	$52,800	$66,000
Mechanical	$62,100	$359,300
Total	**$1,091,200**	**$425,400**
Importance Code A		$178,500
Importance Code B	$1,091,200	$246,900
Total	**$1,091,200**	**$425,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,100		$29,300	$1,200
Interior Architecture	$32,600		$2,600	$1,700
Electrical	$50,100	$1,900	$65,400	$2,200
Mechanical	$21,200	$2,700	$46,000	$3,100
Site Pavements	$25,600			
Total	**$131,700**	**$4,600**	**$143,200**	**$8,200**
Importance Code A	$4,100	$2,000	$31,300	$3,200
Importance Code B	$96,900	$2,600	$112,000	$5,000
Importance Code C	$30,600			
Total	**$131,700**	**$4,600**	**$143,200**	**$8,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$2,800	
Masonry: Brick	75%			LIFE	* *	5	$8,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front And Side Of Building								
Explanation : Sidewalk Shed Present								
Masonry: Limestone	5%			LIFE	* *	5	$400	
Stucco Cement	15%			2047	* *	5	$4,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Windows								
Aluminum	100%			2050	* *	5	$2,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Window Sills								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$10,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof Area								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,300	
Roof								
Modified Bitumen	100%			2039	* *	10	$29,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$6,500	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement								
Ceramic Tile	2%			2037	* *	5	$600	
Mosaic Tile	3%			2039	* *	5	$2,200	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Various Toilets								
Vinyl Tile	45%			2039	* *	3	$6,700	
Vinyl Tile 9" X 9"	40%			2029	$976,300	3	$4,500	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$1,500	
Concrete Masonry Unit	5%	0-2	$14,700	LIFE	* *	5	$600	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Masonry: Brick	5%			LIFE	* *			
Plaster	20%	Now	$15,200	LIFE	* *	5	$1,800	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Window Sill Various Locations								
Plaster	65%			LIFE	* *	5	$5,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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
Interior								
Ceilings								
Gypsum Board	5%			LIFE	* *	5	$1,900	
Metal Panel	5%			LIFE	* *	5	$1,900	
Loose Units, Extent : Light, Area Affected : 15%								
Location : Kitchen								
Plaster	30%			LIFE	* *	5	$5,600	
Plaster	60%			LIFE	* *	5	$11,200	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2054	* *			
Chain Link	90%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Explanation : Netting Sidewalk Shed Present								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$25,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front And Right Side Of Property								
On-Site Walkways								
Asphalt	15%			2037	* *			
Cast in Place Concrete	85%			2039	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	50%			2039	* *			
Rubber Matting	50%			2034				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Ampere Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2034	$26,400	1		

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.*

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	25%			2042	* *	5	$100	
Molded Case Bkrs	63%	2-4	$25,800	2059	* *	5	$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 90%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	12%			2042	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$23,500	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 90%								
Location : Throughout								
Thermoplastic	20%			2034	$5,900	1		
Motor Controllers								
Locally Mounted	90%			2032	$66,000	5	$100	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	97%			2042	* *	10	$17,800	
Other Observation, Extent : Light, Area Affected : 98%								
Location : Throughout								
Explanation : T-8 Lamps								
LED	3%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	25%			2034	$8,600	10	$1,200	
Emergency, Battery	25%			2029	$8,600	10	$1,200	
Exit, Battery	50%			2029	$14,500	10	$700	
Exterior Lighting								
LED	20%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : LED Lighting Fixtures								
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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
Alarm								
Security System								
Generic	100%			2029	$38,400	1	$7,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$52,800	2044	* *	1-3	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Obsolete Fire Alarm With Frequent Problems.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$6,200	
Conversion Equipment								
Steam Boiler	100%			2032	$178,500	1	$19,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	10%			2029	$38,500	1	$1,200	
Convector/Radiator	90%			2039	* *	1	$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$12,400	2027	$62,100	1		
Broken, Extent : Severe, Area Affected : 30%								
Location : Classrooms								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,200	
Exhaust Fans								
Roof	100%			2039	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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
Plumbing								
Water Heater With Tanks								
Oil Fired	100%			2032	$180,800	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallon With Storage Tank								
Sanitary Piping								
Cast Iron	100%	Now	$5,200	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Janitors Closet Floor Drain								
Sump Pump(s)								
Submersible	100%			2027	$600	4	$600	
Sewage Ejector(s)								
Electric	100%			2034	$10,700	4	$800	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)**
Address : **109 RHINE AVE. @STEUBEN AND TARGEE STS.**
Borough : **STATEN ISLAND**
Agency's Number : **R470**
Program / Asset # : **BOE0953.000 / 1203**
Yr Built/Renovated : **1894 / 2015**
Area Sq Ft : **27,000**
Project Type : **EDUCATION**
Date of Survey : **01-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2885** **Lot** : **1**
BIN : **5043479**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$141,900
Interior Architecture		$1,033,600
Electrical	$55,300	$184,900
Mechanical	$665,300	$738,000
Site Enclosure	$61,800	
Total	**$782,500**	**$2,098,400**
Importance Code A		$141,900
Importance Code B	$782,500	$1,886,200
Importance Code C		$70,300
Total	**$782,500**	**$2,098,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,100	$6,800	
Interior Architecture	$30,800	$2,900		$3,700
Electrical	$15,500	$27,500	$3,100	$2,500
Mechanical	$67,100	$3,600	$3,700	$3,900
Site Pavements	$33,300			
Total	**$146,800**	**$41,100**	**$13,600**	**$10,100**
Importance Code A	$4,800	$9,900	$9,400	$2,700
Importance Code B	$127,900	$31,200	$4,100	$7,500
Importance Code C	$14,000			
Total	**$146,800**	**$41,100**	**$13,600**	**$10,100**

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.*

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Asset # : 1203

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$14,600	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$22,800	
Masonry: Brick	90%			LIFE	* *	5	$52,500	
Other Observation, Extent : N/A, Area Affected : 85%								
Location : Throughout								
Explanation : Painted Brick								
Windows								
Aluminum	100%			2049	* *	5	$13,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$10,100	
Masonry: Brick	55%			LIFE	* *	5	$3,600	
Metal Cornice	25%			2048	* *	10	$5,300	
Roof								
Built-Up (BUR)	37%			2033	$89,400	10	$7,500	
Metal Panel	5%			2038	* *	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Steel Stairs At Rear Yard								
Explanation : Metal Standing Seam Roof Over Stairs								
Skylight, Metal/Glass	3%			2043	* *	10	$2,000	
Slate	55%			LIFE	* *			
Soffits								
Wood	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$24,100	
Ceramic Tile	5%			2036	$127,300	5	$2,200	
Quarry Tile	2%			2038	* *	5	$1,300	
Vinyl Tile	67%	2-4	$16,700	2033	$835,900	3	$11,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : In Corridor Outside Room 106								
Vinyl Tile 9" X 9"	1%			2033	$36,100	3	$200	
Interior Walls								
Ceramic Tile	3%			2036	$70,300	5	$1,200	
Concrete Masonry Unit	2%	2-4	$1,600	LIFE	* *	5	$300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gas Meter Room								
Gypsum Board	10%			LIFE	* *	5	$2,500	
Masonry: Brick	20%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	60%	2-4	$12,400	LIFE	* *	5	$7,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
Location : In Corridor Outside Room 106								

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.*

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Asset # : 1203

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2038	* *	5	$4,400	
Embossed Metal	10%			LIFE	* *	5	$2,000	
Plaster	80%			LIFE	* *	5	$22,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$61,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Steuben Street								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Pavers/Stone	2%			2036	$2,200			
Steel Grating	3%			2043	* *	1		
Activity Yard								
Cast in Place Concrete	100%	2-4	$23,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Play Yard								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Main Play Yard								
Explanation : Vegetation Growth At Joints								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$100	
Raceway								
Conduit	50%			2033	$31,300	1		
Conduit	50%			2043	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Asset # : 1203

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	1%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gas Service Room								
Explanation : 30a Explosion Proof Disconnect Switch For Gas Service								
Molded Case Bkrs	29%			2049	* *	5	$200	
Molded Case Bkrs	50%			2041	* *	5	$400	
Molded Case Bkrs	20%			2032	$20,400	5	$100	
Wiring								
Braided Cloth	70%	2-4	$55,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$24,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : New Lighting Fixtures Installed Throughout Building In 2015.								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%	Now	$12,900	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Exterior Walls								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Intrusion Alarms And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$16,600	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Asset # : 1203

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$4,800	2038	* *	1	$24,100	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Chemical Treatment System Controls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%			2033	$177,100			
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Outside Of Basement Steam And Condensate Piping								
Steam Piping/Pump	20%			2043	* *			
Terminal Devices								
Convector/Radiator	100%	Now	$11,300	2031	$226,100	1	$7,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Limit								
Controls								
Pneumatic	100%	Now	$26,700	2027	$534,300			
Broken, Extent : Moderate, Area Affected : 15%								
Location : Classroom Pneumatic Valves And Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%	Now	$16,400	2033	$32,800			
Broken, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Units, Unit Serves Main Distribution Frame Room								
Window/Wall Unit	75%	Now	$7,900	2028	$78,600	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$800	
No Component	95%							
Exhaust Fans								
Interior	5%			2033	$6,100	2		
No Component	95%							
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Asset # : 1203

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	* *	1		
Galvanized Steel	80%			2031	$282,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond Boiler Room, The Domestic Hot And Cold Water Lines Are Beyond Their Useful Life Cycle Limit								
Water Heater With Tanks								
Gas Fired	100%	0-2	$52,500	2033	$52,500	2		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bottom Of Unit Causing Minor Leaks								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Unit Is Obsolete								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One - 175 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$600	
Backflow Preventer								
No Component	80%							
Generic	20%			2038	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Only								
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**		
Address	: **22 E. 128 ST @MADISON AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M911**
Program / Asset #	: **BOE0154.000 / 521**	**Yr Built/Renovated**	: **1905 / 2008**
Area Sq Ft	: **44,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1752** **Lot** : **59**	**BIN**	: **1054159**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$314,300	$146,800
Interior Architecture	$216,700	$413,300
Electrical		$1,095,600
Mechanical	$1,075,000	$1,301,700
Total	**$1,606,100**	**$2,957,400**
Importance Code A	$314,300	$539,500
Importance Code B	$1,220,800	$2,417,800
Importance Code C	$70,900	
Total	**$1,606,100**	**$2,957,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,400	$22,300		$43,800
Interior Architecture	$95,300	$12,300		$1,800
Electrical	$36,400	$4,600	$5,000	$16,400
Mechanical	$30,300	$39,400	$6,500	$81,300
Site Pavements	$29,600			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$231,400**	**$86,100**	**$19,000**	**$150,700**
Importance Code A	$36,800	$26,600	$4,400	$48,200
Importance Code B	$160,700	$59,500	$14,600	$102,500
Importance Code C	$33,900			
Total	**$231,400**	**$86,100**	**$19,000**	**$150,700**

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.*

DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	$189,100	LIFE	* *	5	$72,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Window Sills								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Masonry: Brick	80%	0-2	$125,300	LIFE	* *	5	$74,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Left Side Corner Of Building At Gate								
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : All Facdes								
Masonry: Limestone	10%	0-2	$15,000	LIFE	* *	5	$7,000	
Spalling, Extent : Moderate, Area Affected : 1%								
Location : Front Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Front Facades								
Windows								
Aluminum	80%			2051	* *	5	$18,200	
Aluminum	20%			2051	* *	5	$4,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Metal Grilles								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Story Windows								
Explanation : Protective Metal Grilles								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$12,600	
Masonry: Brick	70%			LIFE	* *	5	$11,400	
Metal Rail	10%			2048	* *	5-10	$29,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,200	
Roof								
Built-Up (BUR)	90%			2040	* *	10	$43,800	
Built-Up (BUR)	5%	Now	$17,400	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Above Room 506 And Gymnasium								
Metal Panel	5%			2048	* *	10	$4,500	
Soffits								
Plaster	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Interior								
Floors								
Ceramic Tile	5%	Now	$21,100	2038	* *	5	$1,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Quarry Tile	5%	Now	$27,500	2040	* *	5	$2,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Vinyl Tile	60%			2040	* *	3	$16,400	
Vinyl Tile	20%	Now	$82,700	2035	$413,300	3	$5,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 66%								
Location : Various Locations								
Wood	10%			2063	* *	5	$13,700	
Interior Walls								
Glass: Single Pane	1%			LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Stair								
Explanation : Decorative Stained Glass								
Glass: Single Pane	4%			LIFE	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Corridors								
Explanation : Transom Windows								
Masonry: Brick	5%	Now	$70,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Exit 2								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Entrance Vestibule, Exit 2								
Masonry: Brick	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Glazed Bricks								
Masonry: Fieldstone	3%	Now	$10,300	LIFE	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement Wall Adjacent To Rear Garden								
Explanation : Water Penetration								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$17,500	

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Interior								
Ceilings								
Masonry: Vault Struct	6%	Now	$63,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement, Under Exit Slabs								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Basement								
Explanation : Exposed Reinforcing Bars								
Masonry: Vault Struct	9%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$4,600	
Plaster	80%	Now	$36,400	LIFE	* *	5	$36,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 506								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2045	* *			
Iron Picket	20%			2055	* *			
Masonry: Brick	50%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Rear Of Property								
Explanation : Murals On Brick Walls								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2040	* *			
Cast in Place Concrete	20%	Now	$6,000	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Front Of Property								
Tripping Hazard, Extent : Severe, Area Affected : 25%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	10%	Now	$9,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Cast in Place Concrete	70%			2040	* *			
Pavers/Stone	20%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$13,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$83,200	5	$100	
Fused Disc Sw	50%			2045	* *	5	$100	
Raceway								
Conduit	90%			2035	$74,600	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	70%			2043	* *	5	$800	
Molded Case Bkrs	20%			2034	$28,600	5	$200	
Wiring								
Braided Cloth	20%	2-4	$21,600	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$36,700	5	$100	
Locally Mounted	50%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$671,600	10	$40,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$37,800	10	$5,300	
Exit, Service	50%			2035	$9,700	1		
Exterior Lighting								
Incandescent	5%			2030	$12,100	2		
LED	15%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$84,600	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$116,200	1-3	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$103,400	5	$13,600	
Conversion Equipment								
Steam Boiler	100%			2033	$392,700	1	$43,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Steam Boiler								
Distribution								
Steam Piping/Pump	100%			2035	$360,800			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Air Handler	10%	Now	$8,500	2030	$84,800	1	$2,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Steam Coil Leaking In First Floor Fan Room								
Convector/Radiator	75%			2033	$276,300	1	$10,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	15%			2030	$38,400	4	$600	
Controls								
Pneumatic	50%	Now	$8,700	2029	$435,400			
Leaking, Extent : Moderate, Area Affected : 60%								
Location : Air Leaking. Various Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : The Compressor Is Down.								
Pneumatic	50%			2029	$435,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2035	$53,500			
Window/Wall Unit	70%			2030	$119,500	1		
No Component	25%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

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
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$3,700	
No Component	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof Through Various Floors								
Explanation : Natural Ventilation Hoods								
Exhaust Fans								
Interior	10%			2030	$20,000	2	$100	
Roof	5%			2035	$4,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit For Science Laboratory								
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$5,800	2033	$115,000	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Main Shut Off Valve In Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$1,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 401 And 403								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$9,000	4	$900	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First To Fifth Floor								
Explanation : One Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **COOPERATIVE TECHNICAL H.S. - M**
Address : **321 E. 96 ST. @FIRST AVENUE**
Borough : **MANHATTAN**
Program / Asset # : **BOE0148.000 / 543**
Area Sq Ft : **102,000**
Date of Survey : **10-Mar-2025**
Areas Surveyed : **Roof, Floors 1,2,3,4**
Block : **1668** **Lot** : **1**

Agency's Number : **M646**
Yr Built/Renovated : **1942 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1083927**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$837,000	$128,700
Interior Architecture	$536,500	$2,193,000
Electrical		$3,295,300
Mechanical	$3,114,200	$9,796,000
Site Pavements	$86,500	
Total	**$4,574,200**	**$15,412,900**
Importance Code A	$837,000	$383,300
Importance Code B	$3,499,900	$15,029,600
Importance Code C	$237,300	
Total	**$4,574,200**	**$15,412,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$128,000		$29,000	
Interior Architecture	$239,500		$16,500	$12,700
Electrical	$31,200	$16,600	$20,400	$18,500
Mechanical	$410,700	$34,700	$83,200	$39,400
Site Pavements	$40,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$864,500**	**$65,700**	**$163,700**	**$85,000**
Importance Code A	$135,800	$7,300	$36,800	$7,300
Importance Code B	$601,000	$58,400	$126,800	$77,600
Importance Code C	$127,700			
Total	**$864,500**	**$65,700**	**$163,700**	**$85,000**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$3,100	
Glazed Ceramic Panel	5%	2-4	$4,200	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Panels Between Windows								
Masonry: Brick	86%	Now	$729,200	LIFE	* *	5	$43,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Various Locations On All Facades								
Explanation : Temporary Protection Screens Fastened To Walls								
Metal Coiling Doors	2%	Now	$55,000	2041	* *	5	$1,600	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Carpentry Classroom At West Facade								
Slate Panels	2%			LIFE	* *	5	$1,500	
Windows								
Aluminum	75%			2052	* *	5	$18,000	
Aluminum w/ Guards	25%			2052	* *	5	$6,000	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$2,300	LIFE	* *	5	$4,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Copings Throughout								
Masonry: Brick	65%			LIFE	* *	5-10	$28,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	25%			2049	* *	5-10	$28,400	
Roof								
Metal Panel	7%			2049	* *	10	$11,800	
Modified Bitumen	86%	0-2	$44,100	2041	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Skylight, Metal/Glass	2%	Now	$52,800	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 4th Floor Corridor								
Sloped Glazing	5%	Now	$39,100	LIFE	* *	5	$61,100	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : 4th Floor Greenhouses								
Soffits								
Metal Panel	100%			2046	* *	5-10	$92,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Sidewalk Bridge Installed								

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$177,500	
Ceramic Tile	5%			2045	* *	5	$6,800	
Quarry Tile	5%	2-4	$25,500	2049	* *	5	$5,100	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Culinary Classrooms								
Terrazzo	5%			LIFE	* *	5	$10,600	
Vinyl Tile	55%	0-2	$210,400	2036	$2,104,300	3	$27,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Borders In 1st Floor Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Corridors And Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	2-4	$11,600	2045	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms And Culinary Classrooms								
Concrete Masonry Unit	50%			LIFE	* *	5	$82,500	
Gypsum Board	10%			LIFE	* *	5-10	$35,100	
Plaster	10%			LIFE	* *	5-10	$17,500	
SGFT/Glazed Masonry	25%	0-2	$237,300	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Exit 8 Vestibule								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Ceilings								
AcousTileConcealSpLn	20%			2049	* *	5	$33,100	
AcousTileSusp.Lay-In	15%	0-2	$33,800	2049	* *	5	$9,900	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$49,600	
Metal Panel	23%	0-2	$20,700	LIFE	* *	5	$38,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Painted Panels Throughout Corridors								
Metal Panel	2%			LIFE	* *	5	$6,600	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Culinary Classrooms								
Plaster	10%	0-2	$20,600	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell C, Room 108 And Various Exit Vestibules								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fence Enclosure On East Wing Roof								
Explanation : Location Noted								
Iron Picket	70%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$86,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Along East 96th Street								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$9,900	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entry Court And Various Exits								
Masonry: Granite	10%	0-2	$10,000	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Exit Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Exit Stairs								
Parking/Driveway								
Asphalt	50%	2-4	$12,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 97th Street Parking Lot								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : 97th Street Parking Lot								
Cast in Place Concrete	50%	4+	$8,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West Side Driveway								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere And 2,000 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch For Emergency								

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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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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Under 600 Volts								
Transformers								
Dry Type	50%			2041	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kilovolt-ampere								
Dry Type	50%			2041	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,500 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%	4+	$9,300	2034	$185,800	5	$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$31,400	
Generators								
Diesel	100%			2039	* *	1	$39,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 200 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,800	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	4%			2036	$62,300	10	$3,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 4th Floor Hallway								
LED	96%			2036	$2,777,800			

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2036	$32,200	1		
Exit, Service	50%			2036	$22,500	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : Intrusion Alarm And Motion Sensors Only								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$269,400	1-3	$64,800	

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2046	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	45%			2032	$118,700	1	$22,700	
Radiant Heater	5%			2031	$135,900	2	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Green Houses								
Explanation : Electric Unit Heaters								
Steam Boiler	50%			2041	* *	1	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	50%	Now	$2,300	2035	$114,200	4	$2,500	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Steam Piping/Pump	50%	Now	$20,900	2036	$418,200			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : 1st Floor - Boiler Room, Receiving Room 126								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	40%			2031	$786,200	1	$25,200	
Convector/Radiator	50%			2034	$427,000	1	$16,500	
Unit Heater - Steam	10%			2031	$59,400	4	$1,400	

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Heating								
Controls								
Digital	100%	Now	$300,000	2029	$2,999,700			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2031	$770,400	1	$23,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Split Unit	10%			2036	$248,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Various Offices								
Split Unit	1%			2031	$24,800			
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
Window/Wall Unit	39%			2031	$154,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	$168,900	4	$7,500	
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	$1,418,600	1	$44,200	
Fan Coil - 4 Pipe	30%			2031	$1,191,800	1	$9,900	
Heat Rejection								
Dry Cooler	50%			2031	$239,700	2	$35,500	
Water Cooling Tower	1%			2030	$5,300	2	$1,000	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
No Component	49%							
Ventilation								
Distribution								
Ductwork/Diffusers	6%	0-2	$55,000	LIFE	* *	2-5	$3,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Roofs								
Ductwork/Diffusers	94%			LIFE	* *	2-5	$84,700	
Exhaust Fans								
Interior	20%			2031	$92,600	2	$600	
Roof	30%			2031	$60,800	2	$900	
Roof	50%			2041	* *	2	$1,600	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$6,700	2036	$134,100	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : 1st Floor - Boiler Room								
Brass/Copper	90%			2036	$1,207,300	1		
Water Heater With Tanks								
Electric	50%			2035	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Room 101a								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 101a								
Explanation : One Unit, 4.5kwt 30 Gallons								
Electric	50%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 107								
Explanation : One Unit, 4.5kwt 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$3,200	4	$3,200	
Backflow Preventer								
Generic	100%	Now	$4,700	2036	$46,600	1	$5,600	
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Water Meter Rooms								
Explanation : Leaking								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : One Unit, 750mbh								
Hot Water Storage Tank								
Generic	100%			2036	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : Two Units, 200 Gallons Each								
Booster Pump w/Tank								
Generic	100%	2-4	$700	2031	$37,100	1	$14,900	
Corroded, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2036	$480,900	1-5	$53,300	
Sprinkler								
Generic	100%			2036	$1,444,400	1-2	$28,600	
Corroded, Extent : Light, Area Affected : 5%								
Location : Pump Room								
Fire Pump								
Generic	100%	Now	$2,000	2032	$99,700	1	$17,100	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Pump Room								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 101								
Explanation : Two 30 Square Foot Hoods								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**CROWN HEIGHTS CHARTER SCHOOLS-BK**			
Address	:	**1485 PACIFIC STREET BROOKLYN AVE - KINGSTON AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K434**
Program / Asset #	:	**BOE1103.000 / 14559**	**Yr Built/Renovated**	:	**2010 /**
Area Sq Ft	:	**193,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**07-Oct-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,6**			
Block	:	**1203** **Lot** : **44**	**BIN**	:	**3848792**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$64,800	$146,200
Interior Architecture	$75,600	$553,000
Mechanical	$70,000	$9,997,500
Total	**$210,400**	**$10,696,600**
Importance Code A	$64,800	$660,500
Importance Code B	$145,600	$9,700,200
Importance Code C		$336,000
Total	**$210,400**	**$10,696,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,700		$46,700	$27,600
Interior Architecture	$44,800	$18,500	$61,800	$21,600
Electrical	$39,200	$37,500	$34,000	$37,500
Mechanical	$31,300	$34,600	$65,900	$42,100
Elevators/Escalators	$7,700	$7,700	$7,700	$7,700
Total	**$158,800**	**$98,400**	**$216,100**	**$136,600**
Importance Code A	$44,300	$10,400	$55,700	$38,000
Importance Code B	$114,500	$75,600	$160,400	$98,600
Importance Code C		$12,400		
Total	**$158,800**	**$98,400**	**$216,100**	**$136,600**

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOLS-BK
Asset # : 14559

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
Exterior								
Exterior Walls								
Masonry: Brick	86%			LIFE	* *	5	$146,200	
Graffiti, Extent : Moderate, Area Affected : 20%								
Location : Rear Elevation Of Building								
Metal Coiling Doors	5%			2047	* *	5	$26,600	
Granite Panels	2%			LIFE	* *	5	$2,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$27,600	
Window Wall	2%			2054	* *	5	$12,700	
Windows								
Aluminum	100%			2050	* *	5	$55,300	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	$6,200	
Masonry: Brick	30%			LIFE	* *	5	$6,600	
Metal Panel	5%			2054	* *	5	$4,300	
Metal: Cage/Fence	40%	Now	$64,800	2051	* *	5	$28,500	
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Rooftop Play Yard								
Explanation : Nylon Safety Netting Has Failed								
Roof								
Asphalt Shingle	25%			2043	* *	10	$4,800	
IRMA/Protected Membrane	40%	Now	$22,400	2039	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 10%								
Location : Located By Generator								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	33%			2039	* *	10	$38,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Play Yard Over Sixth Floor								
Explanation : Artificial Grass Covering								
Skylight, Metal/Glass	2%			2054	* *	10	$7,700	
Interior								
Floors								
Carpet	10%			2033	$448,000	3	$49,500	
Cast in Place Concrete	10%			LIFE	* *	5	$54,100	
Ceramic Tile	5%			2043	* *	5	$12,400	
Sheet Vinyl/Rubber	25%			2039	* *	5	$92,800	
Traffic Topping	10%			2039	* *	5	$30,900	
Vinyl Tile	30%			2039	* *	3	$37,100	
Wood	10%			2062	* *	5	$46,400	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$24,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$19,800	
Gypsum Board	80%			LIFE	* *	5	$237,100	
Wood	5%			LIFE	* *	5	$98,800	

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOLS-BK
Asset # : 14559

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2047	* *	5	$151,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$87,300	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2069	* *			
Chain Link	60%			2054	* *			
Iron Picket	30%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2047	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : 25 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$800	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$400	
Molded Case Bkrs	90%			2050	* *	5	$4,600	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	70%			2047	* *	5	$900	
Variable Frequency Drive	30%	Now	$2,800	2047	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Custodian Office								
Explanation : The Custodian Does Not Know Why The Controllers Are Not Operational.								
Ground								

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOLS-BK
Asset # : 14559

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$59,400	
Generators								
Diesel	100%			2043	* *	1	$74,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 500 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$7,200	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 200 Gallon Capacity								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 500 Gallons								
Lighting								
Interior Lighting								
LED	95%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : Lighting Fixtures Were Replaced With LED Fixtures In 2019.								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Service	60%			2039	* *	1		
Exit, LED	35%			2062	* *	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
Fluorescent	10%			2039	* *	10	$1,800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Switches								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,200	
Alarm								

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOLS-BK
Asset # : 14559

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$72,100	
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$122,500	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	90%			2039	* *	1	$85,900	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 11 Rooftop Package Units								
Radiant Heater	10%			2034	$514,300	2	$9,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : 15 Reheat Coils								
Terminal Devices								
Convector/Radiator	80%			2039	* *	1	$49,900	
No Component	20%							
Controls								
Digital	100%			2032	$5,675,900			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Whole Building								
Explanation : Building Management System, Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	$3,320,300	2	$11,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 11 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$107,600	
Exhaust Fans								
Roof	100%			2034	$383,500	2	$5,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOLS-BK
Asset # : 14559

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$70,000	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units, 80 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$6,100	
Sewage Ejector(s)								
Electric	100%			2034	$103,500	4	$7,700	
Backflow Preventer								
Generic	100%			2039	* *	1	$11,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby To 6th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$100,900	
Sprinkler								
Generic	100%			2054	* *	1-2	$54,100	
Fire Pump								
Generic	100%			2043	* *	1	$36,000	
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Kitchen Hoods Cover 64 Square Feet (16x4), Ansel System.								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**CURTIS HIGH SCHOOL - SI**			
Address	:	**105 HAMILTON AVE. @ ST. MARKS PL.**			
Borough	:	**STATEN ISLAND**	**Agency's Number**	:	**R450**
Program / Asset #	:	**BOE0950.000 / 1201**	**Yr Built/Renovated**	:	**1904 / 2017**
Area Sq Ft	:	**427,610**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**04-Oct-2023**	**Landmark Status**	:	**EXTERIOR LANDMARK**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4**			
Block	:	**22** **Lot** : **1**	**BIN**	:	**5106483**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,096,200	$349,100
Interior Architecture	$382,800	$4,691,500
Electrical	$1,354,200	$2,376,600
Mechanical	$8,295,800	$15,990,400
Total	**$11,129,100**	**$23,407,600**
Importance Code A	$3,098,500	$478,500
Importance Code B	$7,758,100	$22,929,100
Importance Code C	$272,500	
Total	**$11,129,100**	**$23,407,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,500	$18,600		$74,600
Interior Architecture	$15,900	$81,600	$46,100	$2,200
Electrical	$33,200	$50,600	$43,300	$82,600
Mechanical	$79,400	$94,800	$103,200	$97,500
Site Enclosure	$22,700			
Site Pavements	$91,200			
Elevators/Escalators	$36,000	$36,000	$36,000	$36,000
Total	**$325,800**	**$281,600**	**$228,700**	**$293,000**
Importance Code A	$51,700	$56,700	$38,100	$113,400
Importance Code B	$160,200	$224,900	$175,200	$179,600
Importance Code C	$113,900		$15,300	
Total	**$325,800**	**$281,600**	**$228,700**	**$293,000**

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$119,200	
Masonry: Brick	54%	Now	$189,800	LIFE	* *	5	$103,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North Elevation Of 1904 Building								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Exit 7. 1904 Building								
Masonry: Brick Cavity	14%			LIFE	* *	5	$26,700	
Masonry: Limestone	10%			LIFE	* *	5	$14,300	
Granite Panels	2%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	12%			LIFE	* *	5	$74,400	
Windows								
Aluminum	80%	Now	$644,500	2043	* *	5	$30,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1904 Section								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout 1904 Section								
Aluminum	20%			2051	* *	5	$15,100	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$52,500	
Masonry: Brick	60%			LIFE	* *	5	$20,400	
Masonry: Brick Cavity	10%			LIFE	* *	5	$3,400	
Metal Rail	5%			2048	* *	5-10	$30,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$10,700	
Roof								
Built-Up (BUR)	10%			2030	$177,100	10	$13,600	
Copper/Terne	25%			2050	* *	10	$84,700	
Exposed Struc: Steel	5%			LIFE	* *			
IRMA/Protected Membrane	10%			2040	* *	10	$13,600	
Modified Bitumen	35%			2040	* *	10	$47,500	
Slate	15%	Now	$47,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1904 Wing								
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$55,900	LIFE	* *	5	$64,200	
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Boiler Room								
Ceramic Tile	10%			2044	* *	5	$29,300	
Terrazzo	5%			LIFE	* *	5	$11,500	
Vinyl Tile	6%	Now	$54,400	2035	$544,300	3	$6,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : First, Second And Third Floors, 1904 Building								
Vinyl Tile	44%			2035	$3,991,300	3	$48,400	
Vinyl Tile	10%			2040	* *	3	$11,000	
Wood	15%			2063	* *	5	$82,500	
Interior Walls								
Ceramic Tile	10%			2044	* *	5	$30,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,300	
Gypsum Board	10%			LIFE	* *	5	$18,400	
Masonry: Brick	10%	Now	$130,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement 1904 Building								
Plaster	48%	Now	$80,100	LIFE	* *	5	$44,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Classrooms								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Explanation : Damage From Steam Radiators								
SGFT/Glazed Masonry	10%	Now	$61,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$24,500	
Ceilings								
AcousTileConcealSpLn	15%	Now	$15,900	2040	* *	5	$27,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2048	* *	5	$58,700	
AcousTileSusp.Lay-In	5%			2048	* *	5	$14,700	
Exposed Struc: Concrete	8%			LIFE	* *	5	$3,700	
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$91,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%	Now	$22,700	2055	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : St. Marks Place								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	20%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Of 1904 Building								
Explanation : Handicap Ramp								
Masonry: Fieldstone	80%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handicap Ramp								
Explanation : This Is Actually Limestone Masonry								
Retaining Walls								
Cast in Place Concrete	85%			2055	* *			
Masonry: Brick	5%			2045	* *			
Masonry: Fieldstone	10%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	5%			2038	* *			
Cast in Place Concrete	75%			2040	* *			
Masonry: Granite	5%	2-4	$44,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Various Entrances								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs At Various Entrances								
Explanation : This Is Actually Bluestone Stair Treads								
Pavers/Stone	15%			2044	* *			
Parking/Driveway								
Asphalt	50%	Now	$47,000	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Dumpster Area								
Cast in Place Concrete	50%			2040	* *			
Activity Yard								
Traffic Topping	20%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track Area								
Explanation : Recent Repairs								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Athletic Field								
Explanation : This Is Actually Artificial Turf								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2035	$129,400	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch, One 2,000 Ampere Main Disconnect Switch And One 600 Ampere Main Disconnect Switch								
Fused Disc Sw	25%			2061	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$545,800	5	$900	
Fused Disc Sw	50%			2061	* *	5	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Electrical Room								
Raceway								
Conduit	60%			2035	$679,200	1		
Conduit	20%			2045	* *	1		
Conduit	20%			2061	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Building Throughout								
Panelboards								
Molded Case Bkrs	60%			2034	$656,700	5	$6,800	
Molded Case Bkrs	20%			2043	* *	5	$2,300	
Molded Case Bkrs	20%			2057	* *	5	$2,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Building Throughout								
Wiring								
Braided Cloth	60%	2-4	$905,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	20%			2061	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Building Throughout								
Motor Controllers								
Locally Mounted	60%			2033	$365,500	5	$1,700	
Locally Mounted	20%			2040	* *	5	$600	
Locally Mounted	10%			2052	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Building Mechanical Room								
Variable Frequency Drive	10%			2052	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Building Mechanical Room 190 A								
Ground								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : New Ground Bus Installed In 1936 Building Water Main								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	10%			2043	* *	10	$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Gymnasium Building								
Explanation : Emergnecy Lighting On Inverter System								
Emergency, Battery	40%			2040	* *	10	$41,300	
Exit, LED	50%			2070	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Gymnaisum Building								
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	$1,400	
Alarm								
Security System								
Generic	50%			2043	* *	1	$79,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1904, 1936 And New Gymnasium Building								
Explanation : CCTV Cameras, Card Readers								
Generic	50%	0-2	$449,200	2045	* *	1	$71,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$263,500	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Custodian Room								
Explanation : Two Printers Are Not Working								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Heating								
Energy Source								
Fuel Oil No 4	80%			2045	* *	5	$106,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Vault								
Explanation : One Tank Has Been Condemned, Other Tank Is On Extended Life								
Natural Gas	20%			2055	* *	1		
Conversion Equipment								
Hot Water Boiler	20%			2048	* *	1	$42,300	
Steam Boiler	80%	0-2	$2,002,200	2055	* *	1	$304,900	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. No. 5 Boiler Feed Water Pump Defective								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 5 Units In Total. 3 High Pressure, 2 Low Pressure								
Distribution								
Hot Wtr Piping/Pump	20%			2051	* *	4	$6,300	
Steam Piping/Pump	80%	Now	$61,300	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Main Steam Header Valves In Basement. Condensate Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Float And Thermostatic Traps In Basement. 50 Percent Of Steam Traps Are Not Working								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Staircase B At Basement And Sub-basement In General.								
Explanation : Missing Insulation On Steam And Condensate Piping								
Terminal Devices								
Air Handler	20%			2030	$1,801,200	1	$52,900	
Air Handler	10%			2045	* *	1	$26,400	
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Mechanical Room								
Convector/Radiator	50%			2033	$1,956,700	1	$69,100	
Convector/Radiator	18%			2048	* *	1	$24,900	
Unit Heater - Hot Water	2%			2040	* *			
Controls								
Pneumatic	100%	2-4	$924,900	2033	$9,249,200			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Building Management System Malfunctioning								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	20%	0-2	$97,600	2044	* *	1	$83,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Compressor Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium Building Roof								
Explanation : 2 Modular Chiller Units								
Exterior Pkg Unit - Cooling	10%			2040	* *	2	$2,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : One Unit Covering Auditorium. Refrigerant 410a								
Split Unit	20%			2040	* *			
Window/Wall Unit	50%	0-2	$90,600	2030	$906,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 20 Percent Are Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 1904 And 1936 Wings								
Dehumidifier								
Generic	100%			2033	$762,200			
Other Observation, Extent : Light, Area Affected : 10%								
Location : On Swimming Pool Roof								
Explanation : 1 Exterior Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$71,500	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$47,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : New Gymnasium Wing								
No Component	50%							
Exhaust Fans								
Interior	70%			2030	$1,485,800	2	$9,200	
Interior	10%			2040	* *	2	$1,300	
Roof	10%			2030	$92,900	2	$1,300	
Roof	10%			2040	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Brass/Copper	20%	0-2	$61,500	2055	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Leaking Domestic Water Piping								
Galvanized Steel	20%	Now	$122,200	2033	$1,221,900	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : One Water Main Severely Corroded.								

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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Plumbing								
Water Heater With Tanks								
Gas Fired	50%			2033	$47,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Gymnasium Wing. Roof Boiler Room								
Explanation : Two 200 Gallon Units								
No Component	50%							
HW Heat Exchanger								
Steam Fired	50%	Now	$347,100	2065	* *	4	$21,100	
Obsolete Equipment, Extent : Severe, Area Affected : 50%								
Location : Unit Severely Corroded, Sub-Cellar Of 1936 Wing.								
Steam Fired	50%	Now	$23,100	2035	$1,157,100	4	$21,100	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Sub Cellar 1936 Wing								
Explanation : Hot Water Storage Tank Requires Insulation								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$33,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Repair Shop Next To Boiler Room, Auditorium, And Sub-Cellar.								
Sump Pump(s)								
Non-Submersible	100%			2030	$95,800	4	$9,000	
Pool Filter/Treatment								
Sand	100%			2048	* *	4	$3,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Sub-Cellar								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-Cellar								
Explanation : 3 Units.								
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$25,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Sub-Cellar								
Backflow Preventer								
Generic	100%			2035	$213,700	1	$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1904 And 1936 Wings Sub-Cellar								
Explanation : 2 Services								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Various Locactions. Cracked Toilet								
Obsolete Fixtures, Extent : Moderate, Area Affected : 30%								
Location : 1904 Wing								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1904 Wing. 1 Unit From Basement To 3rd Floor,1936 Wing. 2 Units From Basement To 4th Floor. 1 Freight From Basement To 1st Floor								
Explanation : 4 Passenger Units And 1 Freight. Freight Elevator Needs Replacement								
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	20%			2035	$1,323,600	1-2	$24,000	
Generic	40%			2055	* *	1-2	$47,900	
Fire Pump								
No Component	40%							
Generic	60%			2044	* *	1	$47,900	
Chemical System								
Generic	100%			2030	$130,100	1-10	$58,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Old And Abandoned								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **CURTIS HIGH SCHOOL - SI FIELDHOUSE**
Address : **105 HAMILTON AVE. @ ST. MARKS PL.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0950.010 / 2945**
Area Sq Ft : **3,000**
Date of Survey : **04-Oct-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **22** **Lot** : **1**
Agency's Number : **R450**
Yr Built/Renovated : **1964 / 2003**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5106483**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$66,600
Total		**$66,600**
Importance Code B		$66,600
Total		**$66,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,300			
Interior Architecture	$2,700			
Electrical	$5,900	$300	$300	$300
Mechanical	$700	$100	$400	$100
Total	**$26,700**	**$500**	**$700**	**$400**
Importance Code A	$17,500	$100	$100	$100
Importance Code B	$7,800	$300	$600	$300
Importance Code C	$1,400			
Total	**$26,700**	**$500**	**$700**	**$400**

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.*

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2945

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
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	$3,000	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	65%	Now	$4,900	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Steel	100%	Now	$8,000	2043	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Metal Bleachers Located Above Are Anchored To The Roof Of The Field House								
Metal Panel	90%	Now	$1,500	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Locker Rooms Below								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$8,800	
Ceramic Tile	10%	Now	$1,300	2044	* *	5	$200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	10%	Now	$1,100	2044	* *	5	$200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	65%			LIFE	* *	5	$1,000	
Gypsum Board	25%	Now	$300	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2045	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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

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.*

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2945

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$66,600	5		
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2034	$30,700	5	$100	
Wiring								
Braided Cloth	20%			2034	$4,400	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2035	$17,600	1		
Motor Controllers								
Locally Mounted	50%			2033	$36,700	5		
Variable Frequency Drive	50%			2048	* *			
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$400	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%	0-2	$5,800	2045	* *	1	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fed From The Main Fire Alarm Panel At The Main Building								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2040	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Old Unit Removed								

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.*

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2945

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,700	
Exhaust Fans								
Roof	100%			2035	$6,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Boiler Room								
Explanation : Hot And Cold Water Supplied From New Gymnasium Wing. Cold Water Pump Abandoned In Place.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Fieldhouse Playground. Backup Of Water During High Rainfall								
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**DEWITT CLINTON HIGH SCHOOL - BX**			
Address	:	**100 WEST MOSHOLU PARKWAY SOUTH**			
Borough	:	**BRONX**	**Agency's Number**	:	**X440**
Program / Asset #	:	**BOE0327.000 / 357**	**Yr Built/Renovated**	:	**1929 / 2011**
Area Sq Ft	:	**412,287**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,Ph**			
Block	:	**3251** **Lot** : **201**	**BIN**	:	**2095215**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$6,486,600	$1,362,200
Interior Architecture	$3,626,000	$6,390,900
Electrical	$1,401,400	$4,282,600
Mechanical	$14,313,600	$9,660,400
Site Enclosure	$174,900	
Site Pavements	$1,256,300	
Total	**$27,258,800**	**$21,696,000**
Importance Code A	$8,326,400	$1,520,100
Importance Code B	$16,217,600	$20,002,700
Importance Code C	$2,714,700	$173,300
Total	**$27,258,800**	**$21,696,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,100			
Interior Architecture	$10,400	$63,300	$27,100	$48,900
Electrical	$68,500	$47,300	$49,700	$96,200
Mechanical	$1,752,300	$63,200	$98,300	$119,700
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$1,869,700**	**$188,200**	**$189,600**	**$279,200**
Importance Code A	$24,100	$40,800	$40,800	$41,700
Importance Code B	$1,845,600	$135,900	$131,400	$237,500
Importance Code C		$11,600	$17,300	
Total	**$1,869,700**	**$188,200**	**$189,600**	**$279,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$115,900	
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$253,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Lower Stone Band And Entrance Doors Surrounds								
Glass Block	1%	Now	$24,100	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Pool Area								
Masonry: Brick	82%	Now	$641,200	LIFE	* *	5	$380,200	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Classroom In Tower Penthouse								
Granite Panels	5%			LIFE	* *	5	$17,400	
Windows								
Aluminum	55%	Now	$1,367,000	2043	* *	5	$46,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 80%								
Location : Classrooms								
Aluminum	30%	Now	$745,600	2043	* *	5	$25,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 80%								
Location : Classrooms								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout 1st Floor								
Steel	15%	Now	$2,253,700	2060	* *	5	$159,100	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Library, Pool Area								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Library, Pool Area								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$59,800	
Masonry: Brick	85%			LIFE	* *	5	$43,800	
Roof								
Copper/Terne	20%			2050	* *	10	$143,600	
Fluid Applied Roofing	5%			2063	* *			
Modified Bitumen	60%	Now	$96,400	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Library								
Modified Bitumen	10%			2035	$321,400	10	$28,700	
Skylight, Metal/Glass	5%	Now	$1,239,200	2045	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Basement Skylights								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Interior									
Floors									
Cast in Place Concrete	15%	Now	$170,400	LIFE		* *	5	$214,000	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Ceramic Tile	2%			2038		* *	5	$13,000	
Ceramic Tile	3%			2044		* *	5	$19,600	
Quarry Tile	5%			2040		* *	5	$48,900	
Sheet Vinyl/Rubber	3%			2043		* *	5	$29,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Activity Room In Basement, Auditorium And Running Track									
Explanation : Location Noted									
Terrazzo	17%	Now	$530,700	LIFE		* *	5	$86,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : 1st Floor Lobby, Stair Lobby									
Vinyl Tile	30%	Now	$110,700	2035	$5,534,900		3	$73,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Wood	20%	0-2	$398,300	2050		* *	5	$122,300	
Dry Rot/Decay, Extent : Light, Area Affected : 10%									
Location : Classrooms Near Radiators									
Wood	5%			2063		* *	5	$61,100	
Interior Walls									
Cast in Place Concrete	4%	Now	$719,400	LIFE		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Fuel Tank Area									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Fuel Tank Area									
Ceramic Tile	3%			2044		* *	5	$34,700	
Recent Construction, Extent : N/A, Area Affected : 3%									
Location : 1st And 2nd Floor Boys And Girls Toilets									
Ceramic Tile	2%			2038		* *	5	$23,100	
Gypsum Board	5%			LIFE		* *	5	$34,700	
Masonry: Brick	10%	2-4	$450,500	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Marble Panels	6%	2-4	$250,400	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor									
Plaster	50%	Now	$287,800	LIFE		* *	5	$173,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Bulkhead Walls									
SGFT/Glazed Masonry	20%			LIFE		* *			

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	$60,400	2040	* *	5	$45,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	0-2	$10,400	2048	* *	5	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$4,800	
Exposed Struc: Concrete	5%			LIFE	* *	5	$4,800	
Metal Panel	2%			LIFE	* *	5	$15,300	
Plaster	68%	Now	$647,300	LIFE	* *	5	$259,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Library Storage Rooms								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Corridors And 1st Floor Stair Lobby								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor To Swimming Pool And Library								
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	$112,800	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Perimeter								
Iron Picket	10%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	80%			2055	* *			
Masonry: Fieldstone	20%	Now	$62,100	2045	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Parking Lot Side and Adjacent To Tennis Courts								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$229,500	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Ramp To Athletic Field And Various Other Locations								
Parking/Driveway								
Asphalt	100%	Now	$664,200	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Parking Lot								
Activity Yard								
Asphalt	100%	Now	$362,500	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Tennis Courts								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$157,900	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Fused Disconnect Switches Rated At 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	68%			2035	$679,100	5	$1,200	
Fused Disc Sw	32%			2055	* *	5	$600	
Raceway								
Conduit	95%			2035	$983,900	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	4%	2-4	$24,000	2060	* *	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Fused Disc Sw	5%			2043	* *	5	$500	
Fused Toggle Switch	1%	2-4	$6,000	2057	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Molded Case Bkrs	65%			2034	$650,900	5	$7,100	
Molded Case Bkrs	20%			2043	* *	5	$2,200	
Molded Case Bkrs	5%			2051	* *	5	$500	
Wiring								
Braided Cloth	60%	2-4	$828,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$276,000	1		
Thermoplastic	15%			2045	* *	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$445,900	5	$2,200	
Locally Mounted	20%			2048	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,100	
Lighting								
Interior Lighting								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lights								
LED	98%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building (Except Gymnasium)								
Explanation : Retrofitted LED Lights								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Lighting								
Egress Lighting								
Emergency, Service	5%			2043	* *	1		
Emergency, Battery	25%			2030	$177,200	10	$24,900	
Emergency, Battery	20%			2040	* *	10	$19,900	
Exit, Battery	40%			2040	* *	10	$11,100	
Exit, Battery	10%			2043	* *	10	$2,800	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof - Penthouse								
Explanation : Lightning Rod								
Alarm								
Security System								
Generic	50%			2043	* *	1	$77,000	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Hallways And Exterior Walls								
Explanation : CCTV System								
Generic	50%			2030	$396,300	1	$77,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$1,089,000	1-3	$254,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe, Bell, Horn, Smoke Detector, Manual Pull Station								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$127,700	

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$1,839,900	2040	* *	1	$367,500	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. 2 Units Are Not Working								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%			2035	$3,380,600			
Terminal Devices								
Air Handler	20%	Now	$79,400	2035	$1,588,900	1	$45,900	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria Blower								
Convector/Radiator	60%	Now	$103,600	2040	* *	1	$71,900	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Several Actuator Valve Around The Radiators Are Defective								
Fan Coil Unit/Heat	20%			2030	$2,093,400	1	$26,600	
Controls								
Pneumatic	100%	Now	$1,631,800	2029	$8,159,100			
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	20%			2040	* *			
Window/Wall Unit	60%	0-2	$96,000	2033	$959,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : 25 Percent Wall Unit Are Not Working								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$229,900	
Exhaust Fans								
Interior	80%	Now	$74,900	2030	$1,497,900	2	$8,100	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria Exhaust Fan Is Not Working								
Roof	20%			2035	$163,800	2	$2,500	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$1,077,900	1		
Water Heater With Tanks								
Electric	100%			2030	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								
HW Heat Exchanger								
Steam Fired	100%	Now	$102,100	2035	$2,041,400	4	$40,800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Steam Regulating Valves								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$25,400	2030	$84,500	4	$8,700	
Broken, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Pool Equipment Area Units								
Pool Filter/Treatment								
Sand	100%	Now	$43,700	2033	$145,500	4	$500	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : 1 Of 3 Filters								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 3 Filters								
Sewage Ejector(s)								
Compressed Air	100%	Now	$41,000	2035	$136,500	4	$4,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Sub-basement 2 Of 2 Units								
Backflow Preventer								
No Component	70%							
Generic	30%			2040	* *	1	$7,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 300 Gallon Tanks								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$5,800	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 175 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **DEWITT CLINTON HIGH SCHOOL - BX BOYS & GIRLS FIELDHOUSE**
Address : **100 WEST MOSHOLU PARKWAY SOUTH @PAUL AVENUE**
Borough : **BRONX** | **Agency's Number** : **X440**
Program / Asset # : **BOE0327.010 / 13427** | **Yr Built/Renovated** : **1955 /**
Area Sq Ft : **2,800** | **Project Type** : **EDUCATION**
Date of Survey : **15-May-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3251** **Lot** : **201** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$160,700	$57,700
Interior Architecture	$123,500	
Electrical		$140,000
Total	**$284,200**	**$197,700**
Importance Code A	$160,700	$124,300
Importance Code B	$123,500	$73,400
Total	**$284,200**	**$197,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,600			$1,400
Interior Architecture	$3,400			
Electrical				$46,700
Mechanical	$10,400	$200	$200	$16,600
Total	**$48,400**	**$300**	**$300**	**$64,800**
Importance Code A	$34,800	$100	$100	$1,600
Importance Code B	$13,600	$100	$100	$63,100
Importance Code C				
Total	**$48,400**	**$300**	**$300**	**$64,800**

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX BOYS & GIRLS FIELDHOUSE
Asset # : 13427

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$8,300	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Various Locations All Facades								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal Coiling Doors	10%			2040	* *	5	$2,900	
Windows								
Aluminum	100%	0-2	$160,700	2060	* *	5	$1,600	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout All Facades								
Unit Inoperable, Extent : Severe, Area Affected : 15%								
Location : Throughout All Facades								
Roof								
Roll Roofing	100%	Now	$34,600	2034	$57,700	5	$7,200	1
Blisters, Extent : Severe, Area Affected : 5%								
Location : Roof								
Patching Evident, Extent : Severe, Area Affected : 50%								
Location : Roof								
Ponding, Extent : Severe, Area Affected : 75%								
Location : Roof								
Split/Cracked, Extent : Severe, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Mosaic Tile	65%	Now	$123,500	2048	* *	5	$4,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Boys Toilet								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$4,300	
Ceilings								
Metal Panel	100%	2-4	$3,400	LIFE	* *	5	$6,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Locker Area And Toilet Areas								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX BOYS & GIRLS FIELDHOUSE
Asset # : 13427

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
Site Pavements								
On-Site Walkways								
Asphalt	60%			2038	* *			
Cast in Place Concrete	10%			2040	* *			
Cast in Place Concrete	30%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : East Side Entry Ramp								
Explanation : Metal Guard Railing								

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	$66,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2034	$30,700	5	$100	
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$42,700	10	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Exterior Lighting								
HID	10%			2030	$1,300	10		
No Component	90%							

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX BOYS & GIRLS FIELDHOUSE
Asset # : 13427

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 250 Gallons								
Conversion Equipment								
Hot Water Boiler	100%			2048	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$3,100	2043	* *	4	$100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Broken Circulating Pump								
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	$7,100	2040	* *	1	$800	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Of The Units Are Not Working								
Controls								
Electrical	100%			2030	$15,900			
Ventilation								
Exhaust Fans								
Roof	100%			2040	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$36,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Toilets And Shower Rooms								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **DEWITT CLINTON HIGH SCHOOL - BX COMFORT STATION**		
Address	: **100 WEST MOSHOLU PARKWAY SOUTH**		
Borough	: **BRONX**	**Agency's Number**	: **X440**
Program / Asset #	: **BOE0327.020 / 14434**	**Yr Built/Renovated**	: **1955 /**
Area Sq Ft	: **870**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3864** **Lot** : **201**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,300	$100		
Interior Architecture	$11,000	$1,700		
Electrical				$14,100
Mechanical	$100		$100	$24,200
Total	**$15,400**	**$1,800**	**$100**	**$38,300**
Importance Code A	$4,400	$100	$100	
Importance Code B	$11,000	$1,700		$38,300
Importance Code C				
Total	**$15,400**	**$1,800**	**$100**	**$38,300**

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX COMFORT STATION
Asset # : 14434

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$400	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Masonry: Brick	78%			LIFE	* *	5	$2,400	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : West Side Facade								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal Coiling Doors	2%			2048	* *	5	$200	
Windows								
Aluminum	100%	Now	$4,300	2051	* *	5	$200	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Facade								
Roof								
Modified Bitumen	100%			2035	$35,600	10	$3,200	
Interior								
Floors								
Cast in Place Concrete	20%	0-2	$600	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Spots At Storage								
Mosaic Tile	80%			2048	* *	5	$3,400	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	$2,300	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	80%	Now	$10,400	LIFE	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Toilet Rooms								
Explanation : Peeling Paint								
Gypsum Board	20%			LIFE	* *	5	$400	
Site Pavements								
On-Site Walkways								
Asphalt	80%			2044	* *			
Cast in Place Concrete	20%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Entry To Toilets								
Explanation : Ramp With Metal Guardrails								

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$16,600	1		

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.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX COMFORT STATION
Asset # : 14434

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$13,300	10	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								

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
Heating								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Radiant Heater	100%			2035	$23,200	2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Unit, 10 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **DISTRICT 75 CITYWIDE PROGRAMS**
Address : **400 1ST AVENUE @E. 23 STREET**
Borough : **MANHATTAN**
Agency's Number : **M844**
Program / Asset # : **BOE0153.000 / 2696**
Yr Built/Renovated : **1940 / 2012**
Area Sq Ft : **57,000**
Project Type : **EDUCATION**
Date of Survey : **12-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,7,8,9,10**
Block : **955** **Lot** : **1** **BIN** : **1022052**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,159,100	$105,500
Interior Architecture	$1,233,700	$9,207,500
Electrical	$199,700	$762,100
Mechanical	$338,400	$4,575,500
Total	**$3,930,900**	**$14,650,700**
Importance Code A	$2,159,100	$304,700
Importance Code B	$1,133,200	$14,294,500
Importance Code C	$638,600	$51,400
Total	**$3,930,900**	**$14,650,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,700			
Interior Architecture	$79,700		$12,900	$14,000
Electrical	$14,600	$5,300	$5,500	$7,100
Mechanical	$68,100	$5,700	$10,000	$6,700
Site Enclosure	$100			
Elevators/Escalators	$17,300	$17,300	$17,300	$17,300
Total	**$222,400**	**$28,300**	**$45,700**	**$45,000**
Importance Code A	$42,700		$300	
Importance Code B	$169,400	$28,300	$36,800	$45,000
Importance Code C	$10,300		$8,600	
Total	**$222,400**	**$28,300**	**$45,700**	**$45,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior Egress Stair. North Facade								
Explanation : Component Actually Safety Glass								
Masonry: Brick Cavity	90%			LIFE	* *	5	$211,000	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : All Facades At Upper Portion								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Corners Of Building, Upper Floors Over Lintels								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : West Facade At 1st Avenue								
Granite Panels	5%			LIFE	* *	5	$8,800	
Weathering Steel	3%	Now	$15,900	LIFE	* *	1		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Exterior Egress Stair. Floors 2 Through 6								
Windows								
Aluminum	100%	2-4	$1,961,400	2061	* *	5	$20,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Windows. Floors 1 Through 8								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Windows. Floors 1 Through 8								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Windows Throughout								
Explanation : Windows Far Beyond Useful Life								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5-10	$108,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$22,100	
Roof								
Built-Up (BUR)	83%	Now	$9,900	2041	* *			
Air/Water Blisters, Extent : Moderate, Area Affected : 4%								
Location : North Side, Second Level Roof, Near Fire Escape								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Lower Roof								
Metal, Corrugated	2%			2049	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Facade								
Explanation : Roof Atop Exterior Egress Stair								
Plaza Roof: Stone Panels	15%			2056	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7th Floor								
Explanation : Balconies								
Interior								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$12,200	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Rooms And Corridors In The Basement								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Steam Room. Basement								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Steam Room. Basement Slab								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Rooms And Corridors. Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Ground Water Penetration								
Ceramic Tile	5%			2039	* *	5	$7,000	
Terrazzo	5%	0-2	$33,500	LIFE	* *	5	$5,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : First Floor Corridors								
Vinyl Tile	5%			2041	* *	3	$2,600	
Vinyl Tile 9" X 9"	80%	0-2	$457,800	2031	$9,156,100	3	$41,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Classrooms. Upper Floors								
Interior Walls								
Cast in Place Concrete	6%	Now	$320,300	LIFE	* *			
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Wall. Pipe Penetrations In Perimeter Foundation Wall In The Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Wall. Pipe Penetrations In Perimeter Foundation Wall In The Basement								
Cast Stone/Terra Cotta	6%			LIFE	* *	10	$77,200	
Ceramic Tile	5%			2039	* *	5	$17,100	
Gypsum Board	15%			LIFE	* *	5-10	$87,400	
Masonry: Brick	10%			LIFE	* *	10	$10,300	
Marble Panels	8%	Now	$99,100	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : 1st Floor Lobby								
Plaster	50%	Now	$85,400	LIFE	* *	5	$51,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair A								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair A Bulkhead								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	$55,100	2041	* *	5	$41,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : First Through 7th Floor Corridors And Various Locations Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : First Through 7th Floor Corridors And Various Locations Throughout								
AcousTileSusp.Lay-In	20%	2-4	$9,100	2049	* *	5	$13,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : First And Second Floor Rooms								
Exposed Struc: Concrete	20%	Now	$82,100	LIFE	* *	5	$4,200	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Storage Rooms. Basement								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement Throughout								
Plaster	10%			LIFE	* *	5-10	$23,000	
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : North Side								
Explanation : Metal Fencing And Gate From Fire Escape								
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Masonry: Brick	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$199,700	2066	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Under 600 Volts								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,200	5	$100	
Fused Knife Sw	5%	2-4	$7,200	2061	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room Basement								
Molded Case Bkrs	85%			2035	$121,600	5	$1,300	
Molded Case Bkrs	5%			2044	* *	5	$100	
Wiring								
Braided Cloth	10%			2035	$20,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	85%			2036	$173,700	1		
Thermoplastic	5%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$66,000	5	$300	
Locally Mounted	10%			2041	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$6,900	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
Fluorescent	5%			2031	$11,600	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Compact Fluorescent Lights								
No Component	95%							
Alarm								
Security System								
Generic	100%			2031	$109,600	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$150,600	1-3	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Heating								
Energy Source								
Utility Steam	100%			2036	$18,700	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	80%			2032	$199,200			
Pres. Reducing Valve/LP Steam	20%			2039	* *	5	$700	
Distribution								
Hot Wtr Piping/Pump	100%	Now	$6,400	2035	$127,600	4	$2,800	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room								
Malfunctioning, Extent : Light, Area Affected : 1%								
Location : Basement Mechanical Room / Circulation Pump								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	30%	Now	$2,900	2034	$143,200	1	$5,000	
Leak Evident, Extent : Light, Area Affected : 1%								
Location : 8th Floor Corridor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	65%			2031	$940,600	1	$12,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%	Now	$21,700	2036	$72,400	1	$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Controls								
Pneumatic	100%	Now	$338,400	2034	$1,128,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	1%			2032	$18,900	1	$600	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Split Unit	15%			2031	$207,900			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lobby, Telecom Room								
Window/Wall Unit	74%			2031	$163,600	1		

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	1%			2031	$11,300	1	$400	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
No Component	99%							
Heat Rejection								
No Component	85%							
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,300	
Exhaust Fans								
Interior	75%	Now	$9,700	2031	$194,100	2	$1,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 9th Floor Fan Room / Basement Exhaust								
Roof	25%			2031	$28,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	$524,700	1		
Galvanized Steel	30%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One Unit, 15000 Watts 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Room 447								
Sump Pump(s)								
Non-Submersible	100%	Now	$3,500	2036	$11,700	4	$1,200	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Basement Mechanical Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To The 8th Floor, 1 Unit From 1st To 8th Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

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
Fire Suppression								
Standpipe								
Generic	100%			2036	$268,700	1-5	$29,800	
House Tank: Metal, Extent : Light, Area Affected : 100%								
Location : 10th Floor Tank Room								
Sprinkler								
No Component	25%							
Generic	75%			2036	$605,400	1-2	$12,000	
Fire Pump								
Generic	100%			2045	* *	1	$10,600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **DISTRICT OFFICE #13 - BK**		
Address	: **355 PARK PLACE @ UNDERHILL AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K813**
Program / Asset #	: **BOE0665.000 / 4418**	**Yr Built/Renovated**	: **1953 / 2010**
Area Sq Ft	: **14,400**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **1160** **Lot** : **1**	**BIN**	: **3028862**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$266,300
Mechanical	$65,400	$156,700
Total	**$65,400**	**$423,000**
Importance Code A		$289,800
Importance Code B	$65,400	$133,200
Total	**$65,400**	**$423,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,000	$9,800	$400	
Interior Architecture	$55,600			$1,200
Electrical	$73,900	$15,200	$500	$500
Mechanical	$1,800	$103,900	$2,300	$1,300
Site Pavements	$33,300			
Total	**$206,600**	**$129,000**	**$3,300**	**$3,000**
Importance Code A	$42,800	$10,700	$1,100	$700
Importance Code B	$154,400	$118,200	$2,200	$2,300
Importance Code C	$9,400			
Total	**$206,600**	**$129,000**	**$3,300**	**$3,000**

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

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
Exterior								
Exterior Walls								
Masonry: Limestone	80%	4+	$25,300	LIFE	* *	5	$11,800	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Facades								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Base Of Wall								
Explanation : Painted Surface								
Granite Panels	5%	Now	$6,200	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Front Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Stucco Cement	15%	Now	$3,400	2046	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Windows								
Aluminum	100%			2049	* *	5	$800	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$500	
Masonry: Granite	20%			LIFE	* *	5	$200	
Metal Panel	15%			2053	* *	5	$500	
Metal Rail	15%			2046	* *	5-10	$2,500	
Roof								
Built-Up (BUR)	60%			2038	* *	10	$9,500	
Modified Bitumen	40%	0-2	$7,100	2038	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Roof								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$11,400	
Ceramic Tile	3%			2042	* *	5	$600	
Terrazzo	25%			LIFE	* *	5	$4,100	
Vinyl Tile	45%	0-2	$5,300	2038	* *	3	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Under Construction								

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$600	
Gypsum Board	20%			LIFE	* *	5	$2,200	
Metal Panel	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$3,600	
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Under Construction								
Ceilings								
Exposed Struc: Concrete	25%	2-4	$39,900	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	75%	2-4	$9,700	LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driveway Entry Park Place								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$2,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$6,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$133,200	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$133,200	5	$400	

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$29,800	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$2,000	5		
Molded Case Bkrs	85%			2032	$34,700	5	$300	
Molded Case Bkrs	10%			2041	* *	5		
Wiring								
Braided Cloth	70%	2-4	$38,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	$11,000	1		
Motor Controllers								
Locally Mounted	50%			2031	$24,000	5		
Locally Mounted	50%	2-4	$24,000	2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$12,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$27,700	1	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$33,800	5	$4,500	
Conversion Equipment								
Hot Water Boiler	100%			2031	$156,700	1	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2032	$32,200	4	$1,100	
Terminal Devices								
Air Handler	15%			2028	$41,600	1	$1,300	
Convector/Radiator	70%			2038	* *	1	$3,300	
Fan Coil Unit/Heat	10%			2028	$36,600	1	$500	
Unit Heater - Hot Water	5%			2028	$4,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$39,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,000	
Exhaust Fans								
Interior	100%			2028	$65,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 65 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$500	4	$500	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **DISTRICT OFFICE #7 - BX (OLD 18)**		
Address	: **501 COURTLANDT AVE. @E. 148 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X807**
Program / Asset #	: **BOE0338.000 / 328**	**Yr Built/Renovated**	: **1876 / 2010**
Area Sq Ft	: **20,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2329** **Lot** : **75**	**BIN**	: **2000876**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$319,900
Interior Architecture	$554,500	
Electrical	$52,800	
Mechanical	$172,000	$409,900
Site Enclosure	$408,600	
Site Pavements	$138,300	
Total	**$1,326,300**	**$729,800**
Importance Code A		$319,900
Importance Code B	$655,900	$409,900
Importance Code C	$670,400	
Total	**$1,326,300**	**$729,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$44,500
Interior Architecture	$71,400	$500		$8,200
Electrical	$2,200	$2,100	$1,900	$62,200
Mechanical	$2,600	$2,800	$2,600	$20,100
Site Enclosure	$2,500			
Site Pavements	$16,300			
Total	**$95,100**	**$5,500**	**$4,500**	**$135,000**
Importance Code A	$2,000	$2,000	$2,000	$46,600
Importance Code B	$21,800	$3,500	$2,500	$88,500
Importance Code C	$71,300			
Total	**$95,100**	**$5,500**	**$4,500**	**$135,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #7 - BX (OLD 18)
Asset # : 328

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
Exterior									
Exterior Walls									
Masonry: Brick	98%			LIFE		* *	5	$44,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Masonry: Brownstone	2%			LIFE		* *	5	$700	
Windows									
Aluminum	50%			2051		* *	5	$4,600	
Window Guards, Extent : Light, Area Affected : 100%									
Location : Various Locations Throughout									
Aluminum	50%			2051		* *	5	$4,600	
Parapets									
Wood Cornice	100%			2045		* *	5-10	$101,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Roof									
Modified Bitumen	100%			2035	$263,000		10	$23,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE		* *	5	$4,000	
Ceramic Tile	3%			2038		* *	5	$1,100	
Vinyl Tile	82%	2-4	$253,100	2040		* *	3	$11,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Uneven Substrate, Extent : Light, Area Affected : 10%									
Location : Throughout Corridors									
Worn/Erode, Extent : Light, Area Affected : 50%									
Location : Throughout									
Wood	10%			2050		* *	5	$6,800	

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.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #7 - BX (OLD 18)
Asset # : 328

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
Interior									
Interior Walls									
Ceramic Tile	3%	0-2	$7,700	2038	* *		5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Vestibule And Stairwell									
Glass: Single Pane	1%			LIFE	* *		5	$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Door Transoms And 4th Floor Stair Bulkhead									
Explanation : Location Noted									
Gypsum Board	25%			LIFE	* *		5	$13,700	
Masonry: Brick	20%	2-4	$71,000	LIFE	* *				
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Recent Repair Evident, Extent : N/A, Area Affected : 90%									
Location : Basement									
Masonry: Fieldstone	5%	4+	$21,500	LIFE	* *				
Other Observation, Extent : Light, Area Affected : 15%									
Location : Basement									
Explanation : Cracks/ Spalling									
Metal: Cage/Fence	1%			LIFE	* *				
Plaster	35%	0-2	$39,700	LIFE	* *		5	$9,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Stairwells									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Material Note: Walls Are Canvas On Plaster									
Wood	10%	2-4	$52,500	LIFE	* *		5	$36,400	
Worn/Erode, Extent : Moderate, Area Affected : 30%									
Location : Wall Paneling Throughout									
Ceilings									
AcousTile,Adhered	5%			2040	* *		5	$2,100	
Embossed Metal	70%	4+	$177,900	LIFE	* *		5	$13,000	
Deformed/Dented, Extent : Moderate, Area Affected : 30%									
Location : Various Rooms									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Various Rooms									
Metal Panel	15%			LIFE	* *		5	$7,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									
Plaster	10%	0-2	$2,600	LIFE	* *		5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stairwell									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Stairwell									
Site Enclosure									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #7 - BX (OLD 18)
Asset # : 328

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	* *			
Iron Picket	60%			2070	* *			
Free Standing Walls								
Masonry: Brick	100%	0-2	$408,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Wall Along Courtlandt Avenue								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Rear Parking Areas								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Rear Parking Areas								
Retaining Walls								
Masonry: Fieldstone	100%	2-4	$2,500	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Areaway To Basement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Along Courtlandt Avenue								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Along Courtlandt Avenue								
Pavers/Stone	5%	0-2	$13,800	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Tree Plantings								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$2,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Front Facade Behind Iron Picket Fence								
Parking/Driveway								
Asphalt	100%	Now	$138,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Areas								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Parking Areas								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #7 - BX (OLD 18)
Asset # : 328

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$100	
Raceway								
Conduit	70%			2035	$23,200	1		
Conduit	30%			2055	* *	1		
Panelboards								
Molded Case Bkrs	50%			2043	* *	5	$300	
Molded Case Bkrs	50%			2051	* *	5	$300	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$48,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$18,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$2,400	
Exit, Battery	50%			2040	* *	10	$700	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$38,400	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$52,800	1-3	$12,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #7 - BX (OLD 18)
Asset # : 328

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$164,000			
Terminal Devices								
Convector/Radiator	100%			2033	$167,500	1	$6,500	
Controls								
Electrical	100%			2028	$113,900			
Air Conditioning								
Energy Source								
Electricity	75%			2043	* *	1		
No Component	25%							
Conversion Equipment								
Window/Wall Unit	75%			2030	$58,200	1		
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$78,400	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$5,700	1-2	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**
Address : **797 BUSHWICK AVENUE BTWN: DEKALB AVE - STOCKHOLM ST**
Borough : **BROOKLYN**
Agency's Number : **K865**
Program / Asset # : **BOE0563.020 / 1282**
Yr Built/Renovated : **1890 / 1999**
Area Sq Ft : **89,000**
Project Type : **EDUCATION**
Date of Survey : **04-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **3242** **Lot** : **1**
BIN : **3073761**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$700,000	$281,300
Interior Architecture	$1,427,000	$2,277,600
Electrical	$381,400	$2,591,900
Mechanical	$2,297,100	$1,406,900
Site Pavements		$754,500
Total	**$4,805,500**	**$7,312,300**
Importance Code A	$796,800	$996,200
Importance Code B	$3,868,100	$6,019,000
Importance Code C	$140,500	$297,100
Total	**$4,805,500**	**$7,312,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,000		$7,700	$3,700
Interior Architecture	$176,800		$13,600	$8,500
Electrical	$17,700	$8,300	$9,600	$10,100
Mechanical	$179,800	$13,000	$39,200	$13,000
Site Enclosure	$8,700			
Site Pavements	$15,100			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$425,700**	**$42,900**	**$91,700**	**$56,800**
Importance Code A	$33,300	$8,400	$16,100	$12,000
Importance Code B	$298,600	$34,600	$75,600	$44,800
Importance Code C	$93,800			
Total	**$425,700**	**$42,900**	**$91,700**	**$56,800**

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.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Exterior								
Exterior Walls								
Copper/Terne	2%			2066	* *	10	$4,500	
Masonry: Brick Cavity	85%			LIFE	* *	5	$80,700	
Masonry: Limestone	2%			LIFE	* *	5	$1,400	
Metal Panel	4%			2051	* *	5-10	$26,100	
Slate Panels	5%			LIFE	* *	5	$3,600	
Wood	2%			2044	* *	5	$9,500	
Windows								
Aluminum	98%	Now	$700,000	2039	* *	5	$14,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Louvers	2%			2040	* *	10	$3,700	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,800	
Masonry: Brick Cavity	20%			LIFE	* *	5	$3,500	
Efflorescence, Extent : Light, Area Affected : 30%								
Location : New Parapet Walls								
Metal Cornice	15%			2066	* *	10	$8,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Parapets								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Replacing Wood Cornice Throughout								
Explanation : Fiberglass Cornice								
Metal Rail	10%	Now	$6,000	2044	* *	5	$12,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Parapets								
No Component	50%							
Roof								
Copper/Terne	2%			2059	* *	10	$3,000	
Metal Panel	3%			2044	* *	10	$3,300	
Modified Bitumen	30%			2036	$200,600	10	$17,900	
Slate	65%			LIFE	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$23,600	LIFE	* *	5	$29,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$19,600	2034	$391,400	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout 4th Floor Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Toilets								
Terrazzo	20%	2-4	$51,900	LIFE	* *	5	$21,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor Corridor								
Vinyl Tile	40%	Now	$30,700	2036	$1,534,100	3	$20,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Corridors								
Uneven Surface, Extent : Light, Area Affected : 15%								
Location : Upper Corridors								
Vinyl Tile 9" X 9"	3%	Now	$16,700	2027	$333,100	3	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 4th Floor And Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout 4th Floor And Basement								
Vinyl Tile 9" X 9"	7%			2027	$777,200	3	$4,700	
Wood	15%	Now	$124,200	2046	* *	5	$19,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout 4th Floor								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Throughout 4th Floor								

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.*

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$20,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$14,900	2034	$297,100	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout 4th Floor Toilets								
Masonry: Brick	15%	Now	$61,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Masonry: Fieldstone	5%	Now	$49,700	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Basement Boiler Room								
Explanation : Erodded Mortar Joints And Water Penetration								
Plaster	15%	Now	$78,800	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout 4th Floor And Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement								
Plaster	55%			LIFE	* *	5	$17,400	
Ceilings								
AcousTile,Adhered	10%			2044	* *	5	$13,600	
AcousTileSusp.Lay-In	10%			2044	* *	5	$13,600	
Exposed Struc: Steel	15%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Exposed Metal Decking								
Plaster	65%			LIFE	* *	5	$55,100	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2051	* *			
Iron Picket	85%	4+	$8,700	2066	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Around Parking Lot								
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,100	2036	$754,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Parking Lot Entrance And Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2031	$163,100	5	$300	
Molded Case Bkrs	30%			2031	$69,900	5	$700	
Raceway								
Conduit	70%			2031	$144,600	1		
Conduit	30%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	$200	
Molded Case Bkrs	80%			2039	* *	5	$1,900	
Molded Case Bkrs	10%			2030	$24,500	5	$200	
Wiring								
Braided Cloth	20%			2030	$59,700	1		
Thermoplastic	80%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2036	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$1,358,500	10	$81,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%	Now	$7,600	2036	$76,500			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Ten Fixtures Not Operational Throughout The Building								
Exit, Battery	50%			2036	$64,600	10	$3,000	
Exterior Lighting								
HID	100%			2036	$425,200	10	$300	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2034	$26,300	5	$600	
Alarm								

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Alarm								
Security System								
Generic	50%			2027	$85,500	1	$16,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2036	$85,500	1	$16,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	90%			2027	$211,600	1-3	$50,900	
Generic, Digital	10%			2036	$23,500	1-3	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Of 4,000 Gallons								
Conversion Equipment								
Hot Water Boiler	10%	2-4	$19,400	2029	$96,800	1	$4,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room In Extension Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of The Extension								
Explanation : One Boiler								
Steam Boiler	90%			2036	$714,900	1	$79,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	10%			2039	* *	4	$700	
Steam Piping/Pump	80%			2031	$583,800			
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Steam Piping/Pump	10%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Heating								
Terminal Devices								
Convector/Radiator	95%	Now	$35,400	2029	$708,000	1	$24,600	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2027	$113,000	1	$1,400	
Air Conditioning								
Energy Source								
Electricity	30%			2039	* *	1		
No Component	70%							
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	$43,200	2027	$72,100	2	$200	
Not in Service, Extent : Severe, Area Affected : 40%								
Location : 4th Floor								
Split Unit	5%			2031	$108,200			
Window/Wall Unit	25%			2027	$86,300	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	20%	Now	$24,300	2027	$80,800	2	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Need Ventilation Exhaust Blowers								
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2051	* *	1		
Galvanized Steel	98%			2029	$1,140,200	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$23,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Floor Drains								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Asset # : 1282

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	$18,200	4	$2,800	
Backflow Preventer								
No Component	80%							
Generic	20%			2031	$8,100	1	$1,100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Explanation : Unit Serves Boiler Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Passenger Unit. Often Malfunctions								
Hydraulic	34%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : Unit Is Broken								
Fire Suppression								
Sprinkler								
Generic	100%	2-4	$25,200	2041	* *	1-2	$21,600	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Sprinkler Main Service								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **DOE ADMN/ STUDENT SERVICES - Q**		
Address	: **28-11 QUEENS PLAZA NORTH**		
Borough	: **QUEENS**	**Agency's Number**	: **Q800**
Program / Asset #	: **BOE0894.000 / 1460**	**Yr Built/Renovated**	: **1911 / 2005**
Area Sq Ft	: **182,656**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,6,9,Ph**		
Block	: **417** **Lot** : **2**	**BIN**	: **4005022**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,016,700	$191,200
Interior Architecture	$743,500	$5,528,800
Electrical		$2,414,300
Mechanical	$4,428,600	$7,832,200
Site Pavements	$75,700	
Total	**$8,264,500**	**$15,966,500**
Importance Code A	$3,016,700	$1,878,700
Importance Code B	$5,247,800	$14,087,800
Total	**$8,264,500**	**$15,966,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$93,400			
Interior Architecture	$319,600		$1,100,400	$59,300
Electrical	$42,500	$29,700	$30,400	$37,400
Mechanical	$92,200	$45,200	$62,300	$38,100
Elevators/Escalators	$58,800	$58,800	$58,800	$58,800
Total	**$606,500**	**$133,700**	**$1,251,900**	**$193,600**
Importance Code A	$110,600	$17,200	$17,200	$17,200
Importance Code B	$373,600	$116,500	$1,230,800	$176,500
Importance Code C	$122,300		$4,000	
Total	**$606,500**	**$133,700**	**$1,251,900**	**$193,600**

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$211,700	
Masonry: Brick	63%	Now	$1,439,200	LIFE	* *	5	$85,300	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
Location : Penthouse, Bulkheads								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Facades On 28th, 29th Street And Queens Plaza								
Spalling, Extent : Severe, Area Affected : 35%								
Location : Facades On 28th, 29th Street And Queens Plaza								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building And Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Penthouse, Bulkheads								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Rear Wall								
Explanation : Netting Installed								
Masonry: Granite	5%			LIFE	* *	5	$10,200	
Metal Panel	5%	0-2	$9,200	2046	* *	5	$12,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Sect. OHD	2%			2041	* *	5	$8,500	
Pre-Cast Concrete	10%	Now	$100,600	LIFE	* *	5	$44,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Queens Plaza North								
Window Wall	5%			2056	* *	5	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor								
Explanation : All Window Walls Bordered Over And Covered On Interior And Exterior								
Windows								
Aluminum	90%	0-2	$375,100	2052	* *	5	$12,800	
Air Infiltration, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Clad	10%	Now	$145,900	2061	* *	5	$8,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Stairs								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Cast Iron Window Washer Bolts								

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$37,200	
Masonry: Brick	70%	Now	$356,800	LIFE	* *	5	$9,200	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Throughout Parapets								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Bulkheads								
Metal Rail	20%	Now	$18,000	2041	* *	5	$18,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Roof								
Built-Up (BUR)	3%	Now	$18,900	2046	* *			
Blisters, Extent : Moderate, Area Affected : 60%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Bulkheads								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
IRMA/Protected Membrane	85%	Now	$434,300	2046	* *			1
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Over East Stair								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Modified Bitumen	10%	Now	$59,000	2046	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Skylight, Metal/Glass	2%	0-2	$15,200	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Interior								
Floors								
Carpet	30%			2029	$1,096,400	3	$121,100	
Cast in Place Concrete	10%			LIFE	* *	5	$88,300	
Ceramic Tile	5%	0-2	$58,300	2039	* *	5	$5,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms								
Raised Access Floor	5%			2045	* *	5	$37,800	
Terrazzo	10%	0-2	$96,600	LIFE	* *	5	$15,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 9th Floor Corridor, Main Lobby								
Vinyl Tile	10%			2036	$570,900	3	$10,100	
Vinyl Tile 9" X 9"	30%	Now	$495,800	2031	$4,957,900	3	$22,700	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor And Various Locations								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$8,000	
Concrete Masonry Unit	15%	Now	$46,000	LIFE	* *	5	$9,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room, Storage No.4 And Department Of Transportation Boiler Rooms								
Gypsum Board	15%			LIFE	* *	5-10	$40,600	
Metal Panel	10%			LIFE	* *	10	$7,200	
Travertine Panels	5%			LIFE	* *	10	$3,200	
Plaster	50%	Now	$39,700	LIFE	* *	5	$23,900	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Bulkheads And Penthouse								
Ceilings								
AcousTile,Adhered	20%			2041	* *	5	$40,400	
AcousTileConcealSpLn	20%	Now	$33,300	2041	* *	5	$25,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 9th Floor								
AcousTileSusp.Lay-In	25%	Now	$42,900	2041	* *	5	$25,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 9th Floor								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : At Stair Landings And Reported On 5th Floor								
Exposed Struc: Concrete	15%	Now	$92,900	LIFE	* *	5	$4,700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room And Storage No.4								
Plaster	20%			LIFE	* *	5-10	$69,400	
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *	10		
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$75,700	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : 28th Street, Queens Plaza North								
Misaligned/Bulging, Extent : Severe, Area Affected : 40%								
Location : 28th Street, Queens Plaza North								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Sinking Sidewalk Along 28th Street, Area Closed Off By Fence								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Scaffolding Installed								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	40%			2036	$146,500	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Electrical Room B19								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Fused Disc Sw	50%			2036	$73,800	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Electrical Room B19								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Elevator Machine Room								
Explanation : Five Transformers Rated At 34 Kva								
Switchgear / Switchboard								
Air Circuit Breaker	40%			2036	$146,500	5	$400	
Fused Disc Sw	50%			2036	$183,100	5	$400	
Molded Case Bkrs	10%			2056	* *	5	$500	
Raceway								
Conduit	85%			2036	$320,400	1		
Conduit	15%			2056	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$34,700	5	$400	
Fused Knife Sw	5%			2035	$17,400	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	25%			2052	* *	5	$1,200	
Molded Case Bkrs	60%			2035	$208,500	5	$2,900	
Wiring								
Braided Cloth	75%			2035	$432,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$43,200	5	$1,100	
Locally Mounted	10%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Boiler Room, East Side Water Meter Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$56,200	
Generators								
Diesel	100%			2045	* *	1	$70,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Yard								
Explanation : Emergency Generator Rated At 1,000 Kilovolt Amperes.								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$6,800	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Yard								
Explanation : Two Main Tanks Rated At 275 Gallons Each								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	* *	10	$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Various Locations								
LED	95%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Lighting								
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	10%			2036	$31,400	10	$4,400	
Exit/Emergency Light Combo	50%			2044	* *			
Exit, Service	10%			2031	$8,100	1		
Exit, Battery	5%			2036	$13,200	10	$600	
Exterior Lighting								
HID	8%			2031	$69,800	10		
No Component	85%							
Not Accessible	7%							
Alarm								
Security System								
Generic	50%			2036	$175,600	1	$34,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$175,600	1	$34,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby Desk								
Explanation : Intrusion Alarm System Panic Button Only								
Fire/Smoke Detection								
Generic, Digital	98%			2036	$472,800	1-3	$113,700	
Generic, Digital	2%	Now	$2,900	2036	$9,600	1-3	$2,000	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Staircase D, Garage								
Explanation : Horn And Strobe Units Not Operational								

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
Heating								
Energy Source								
Electricity	10%			2062	* *	1		
Natural Gas	90%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2053	* *	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Department Of Transportation Section Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	90%			2034	$1,467,200	1	$162,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units, 2 Of Them Are Defective Units. And 2 Steam To Hot Water Heat Exchangers In Garage For Building Extension Areas.								

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2035	$81,800	4	$2,700	
Hot Wtr Piping/Pump	10%			2058	* *	4	$900	
Steam Piping/Pump	70%	Now	$104,800	2036	$1,048,400			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Line, Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Steam And Condensate Piping Are Beyond Their Useful Life Cycle Limit								
Terminal Devices								
Air Handler	28%			2031	$985,500	1	$31,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Third, Sixth And Ninth Floors, All Units Are Beyond Their Useful Life Cycle Limit								
Air Handler	12%			2046	* *	1	$13,600	
Convector/Radiator	50%			2034	$764,700	1	$29,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Units Are Beyond Their Useful Life Cycle Limit								
Fan Coil Unit/Heat	10%			2044	* *	1	$5,900	
Controls								
Pneumatic	100%			2030	$3,614,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$331,100	2046	* *	1	$15,200	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 2 Units. R-12 Refrigerant- Broken								
Reciprocating Compr/Chiller	5%			2044	* *	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Department Of Transportation Section.								
Explanation : 2 Units.								
Reciprocating Compr/Chiller	20%			2031	$551,900	1	$16,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Split Unit	5%			2041	* *			
Window/Wall Unit	50%			2031	$354,300	1		

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	40%	0-2	$6,000	2046	* *	4	$3,600	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
CW & CHW Wtr Pipe/Pump	10%			2056	* *	4	$1,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2031	$1,451,600	1	$45,200	
Fan Coil - 4 Pipe	10%			2041	* *	1	$5,900	
No Component	50%							
Heat Rejection								
Dry Cooler	10%			2041	* *	2	$12,700	
Water Cooling Tower	40%			2030	$377,900	2	$73,500	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$64,500	
Ductwork/Diffusers	10%			LIFE	* *	2-5	$16,100	
No Component	50%							
Exhaust Fans								
Interior	40%			2031	$331,800	2	$2,200	
Interior	10%			2044	* *	2	$600	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$716,300	1		
Water Heater With Tanks								
Electric	10%			2035	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 40 Gallon Heaters								
Gas Fired	90%			2031	$78,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, The Sanitary Piping Is Beyond Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, The Storm Piping Is Beyond Useful Life Cycle Limit								

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DEPARTMENT OF EDUCATION - 040
DOE ADMN/ STUDENT SERVICES - Q
Asset # : 1460

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	$37,400	4	$5,800	
Sewage Ejector(s)								
Electric	100%			2044	* *	4	$10,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Passenger Elevators 1st Floor To 9th Floor, Freight Elevators Basement To 1st Floor								
Explanation : 5 Geared Traction Passenger Elevators And 1 Freight								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Hydraulic Freight Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$92,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **E. BRONX ACADEMY FOR THE FUTURE**		
Address	: **1716 SOUTHERN BLVD. @ E. 174 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **LEASE-X973**
Program / Asset #	: **BOE1057.000 / 14352**	**Yr Built/Renovated**	: **1969 / 2005**
Area Sq Ft	: **60,410**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2983** **Lot** : **15**	**BIN**	: **2010604**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$549,900	$87,800
Electrical	$71,000	$275,700
Mechanical	$102,000	$2,241,000
Total	**$722,900**	**$2,604,500**
Importance Code A	$549,900	$705,500
Importance Code B	$173,000	$1,899,000
Total	**$722,900**	**$2,604,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$26,200	$5,100	
Interior Architecture	$91,200		$8,100	
Electrical	$40,100	$54,200	$10,600	$11,000
Mechanical	$54,800	$25,600	$36,800	$8,100
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$200,500**	**$120,400**	**$75,000**	**$33,500**
Importance Code A	$3,800	$28,500	$8,900	$2,100
Importance Code B	$175,400	$91,900	$64,000	$31,400
Importance Code C	$21,300		$2,100	
Total	**$200,500**	**$120,400**	**$75,000**	**$33,500**

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$87,800	
Granite Panels	10%			LIFE	* *	5	$7,300	
Windows								
Aluminum	100%			2049	* *	5	$10,200	
Parapets								
Masonry: Brick Cavity	10%			LIFE	* *	5	$2,300	
Metal Panel	60%			2053	* *	5	$52,500	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof Edge								
Explanation : Chainlink Fencing Used As Roof Guard Railing Moved To Site Components								
Roof								
Modified Bitumen	100%	Now	$549,900	2043	* *			1
Alligatoring, Extent : Severe, Area Affected : 50%								
Location : Main Roof								
Blisters, Extent : Severe, Area Affected : 20%								
Location : Over Fourth Floor								
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Over Fourth Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 4th Floor								
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,900	
Ceramic Tile	3%			2042	* *	5	$2,700	
Quarry Tile	2%			2046	* *	5	$2,700	
Sheet Vinyl/Rubber	35%	4+	$42,400	2038	* *	5	$23,700	
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors, Multipurpose Room								
Slate	2%			LIFE	* *	5	$1,900	
Vinyl Tile	53%			2038	* *	3	$18,000	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$4,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,400	
Folding Partition	2%			2049	* *	5	$4,300	
Glass: Single Pane	3%			LIFE	* *	5	$1,900	
Gypsum Board	78%	4+	$19,100	LIFE	* *	5	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Roof 101f								

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%	4+	$26,200	2046	* *	5	$38,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Multipurpose Room								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$5,700	
Metal Panel	5%			LIFE	* *	5	$5,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,600 Amperes Each								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 600 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$27,400	2053	* *	1	$16,700	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Stand-by Power								
Generators								
Diesel	100%	Now	$71,000	2048	* *	1	$21,100	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 281 Kilovolt Amperes								
Batteries								
Lead/Acid	100%	Now	$1,300	2028	$2,500	5	$1,100	
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof. Generator Enclosure								
Explanation : 275 Gallons Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tank Room 106c								
Explanation : 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	70%			2038	* *	10	$38,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	25%	Now	$4,600	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Room 106								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$19,100	1		
Exit, Service	20%			2033	$5,300	1		
Exit, Battery	30%			2033	$26,300	10	$1,200	

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Lighting								
Exterior Lighting								
Fluorescent	6%			2033	$14,800	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Explanation : Controlled Via Timer								
HID	4%			2033	$11,500	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$116,100	1	$22,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$159,600	1-3	$38,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Electricity	30%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Various Areas								
Explanation : Terminal Units Are Electric								
Natural Gas	70%			2053	* *	1		
Conversion Equipment								
Furnace	70%			2033	$134,700	1	$20,900	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Radiant Heater	30%			2033	$483,000	2	$8,400	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Various Areas								
Explanation : Unit Heaters, Door Heaters, And Reheat Coils Electrical								

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	30%			2033	$460,100	1	$5,900	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Various Areas								
Explanation : All Terminal Units. Reheat Coils, Unit Heaters, Entrance Door Heaters Are Electrical								
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	85%	Now	$44,200	2033	$883,400	2	$2,500	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Control System								
R-22 Refrigerant, Extent : Light, Area Affected : 85%								
Location : 5 Rooftop Units. Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Units Of Various Tons, Each R-22 Refrigerant								
Split Unit	15%			2033	$220,300			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$78,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,700	
Exhaust Fans								
Roof	85%			2028	$102,000	2	$1,600	
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Basement Mechanical And Electrical Rooms Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$32,400	4	$2,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$3,700	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$16,900	
Fire Pump								
Generic	100%			2042	* *	1	$11,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood. 1 Set Fire Suppression System Covers 90 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EAGLE ACADEMY FOR YOUNG MEN - BX**		
Address	: **4143 3RD AVENUE @ E.176 ST**		
Borough	: **BRONX**	**Agency's Number**	: **X465**
Program / Asset #	: **BOE1120.000 / 14576**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **2923** **Lot** : **23**	**BIN**	: **2000000**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$129,400	$994,600
Interior Architecture		$421,500
Electrical	$71,500	
Mechanical	$857,800	$2,148,200
Total	**$1,058,700**	**$3,564,200**
Importance Code A	$129,400	$1,618,200
Importance Code B	$929,300	$1,847,900
Importance Code C		$98,100
Total	**$1,058,700**	**$3,564,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,200			
Interior Architecture	$68,700	$36,900	$23,900	$12,700
Electrical	$17,900	$16,700	$16,400	$15,200
Mechanical	$98,400	$7,600	$49,200	$9,200
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$258,800**	**$82,800**	**$111,000**	**$58,600**
Importance Code A	$64,600		$2,300	
Importance Code B	$194,200	$48,700	$84,800	$58,600
Importance Code C		$34,100	$23,900	
Total	**$258,800**	**$82,800**	**$111,000**	**$58,600**

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.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	$120,000	
Metal/Glass Curt Wall	10%	Now	$129,400	LIFE	* *	5	$28,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : North And West Facades - Top Glass Panel Shattered								
Pre-Cast Concrete	2%			LIFE	* *	5	$9,700	
Slate Panels	8%			LIFE	* *	5	$9,000	
Windows								
Aluminum	95%	4+	$16,000	2050	* *	5	$8,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Corridors								
Explanation : Gaskets Within Panes Displaced								
Metal Louvers	5%			2043	* *	10	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Street Level								
Explanation : Actually Metal Perforated Protective Grilles								
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$10,900	
Metal Rail	10%			2047	* *	5-10	$24,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$8,600	
Roof								
IRMA/Protected Membrane	90%	4+	$17,500	2034	$874,600			
Ponding, Extent : Severe, Area Affected : 10%								
Location : Area Under Generator In Southeast Corner								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof Penetration At Smoke Damper/ Shaft From Basement								
Metal Panel	5%			2047	* *	10	$3,700	
Plaza Roof: Stone Panels	5%			2054	* *			
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Interior								
Floors								
Carpet	5%			2033	$102,100	3	$11,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$12,300	
Ceramic Tile	5%			2043	* *	5	$5,600	
Poured Epoxy/Resin	5%			2032	$323,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Quarry Tile	5%			2047	* *	5	$8,500	
Vinyl Tile	70%			2039	* *	3	$39,500	
Wood	5%			2062	* *	5	$10,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2043	* *	5	$68,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Acoustic Block								
Gypsum Board	60%			LIFE	* *	5	$98,100	
Operable Wall	5%			2054	* *	5	$47,700	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	$89,200	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	0-2	$1,900	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Rooms B4 And B6								
Metal Panel	5%			LIFE	* *	5	$6,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Pavers/Stone	50%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Main Entrance Stairs								

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.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2047	* *	5	$500	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$24,000	
Generators								
Diesel	100%			2043	* *	1	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : Emergency Generator Rated At 230 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,900	
Fuel Storage								
Day Tank	20%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$68,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$1,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Second Floor Multipurpose Room And Cafeteria								
Fluorescent	2%			2039	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Battery	50%			2039	* *	10	$2,600	
Exterior Lighting								
Fluorescent	10%			2039	* *	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	$3,500	2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof								
Explanation : Lightning Rods Are Not Properly Bonded								
Alarm								
Security System								
Generic	50%			2039	* *	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$49,500	

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
Heating								
Energy Source								
Electricity	30%			2054	* *	1		
Natural Gas	70%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Heating								
Conversion Equipment								
Radiant Heater	30%	Now	$12,500	2034	$623,600	2	$8,700	
Broken, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor - Stair A, Lobby								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Stars, Lobby, Hallways, Mechanical Spaces, Classrooms								
Explanation : Electric Cabinet Heaters, Unit Heaters, Re-heat Coils In Ductwork								
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Rooftop Packaged Units Provide Gas Heating And Cooling, Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$68,800	2027	$688,200			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Front-end Communication Issues								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$63,700	2034	$1,274,800	2	$3,600	
Broken, Extent : Moderate, Area Affected : 7%								
Location : Roof - Unit No. 4 For Gymnasium - Two Defective Compressors								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Packaged Units With Gas Heat - R407c Refrigerant								
Split Unit	5%			2034	$94,800			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Elevator Machine Rooms, Kitchen Storage Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Roof	100%	Now	$3,100	2034	$155,000	2	$1,900	
Broken, Extent : Light, Area Affected : 2%								
Location : Roof - 2 Units, 150 Cfm Approx. Each								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	15%			2027	$3,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room 429								
Explanation : 1 Unit, 50 Gallons - For Science Rooms								
No Component	85%							

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.*

DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$50,300	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Custodial Locker Room B9e, Toilet B1, Room B5 - 30 LF Approximately								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$41,800	4	$3,100	
Backflow Preventer								
Generic	100%			2034	$35,700	1	$4,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : 1 Unit, 430 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From The Basement To 4th Floor, One Unit From The 1st To 2nd Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$21,900	
Fire Pump								
Generic	100%			2037	* *	1	$14,600	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Covers 90 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EAST N.Y. TRANSIT TECH. H.S.-BK**		
Address	: **1 WELLS STREET @ FOUNTAIN AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K615**
Program / Asset #	: **BOE0649.000 / 1211**	**Yr Built/Renovated**	: **1941 / 1998**
Area Sq Ft	: **182,320**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4155** **Lot** : **75**	**BIN**	: **3327249**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$141,800	$2,678,700
Interior Architecture	$466,400	$3,891,300
Electrical	$162,200	$1,786,700
Mechanical	$1,936,600	$7,142,500
Total	**$2,706,900**	**$15,499,300**
Importance Code A	$141,800	$4,306,000
Importance Code B	$2,472,900	$11,193,400
Importance Code C	$92,300	
Total	**$2,706,900**	**$15,499,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,000		$25,500	
Interior Architecture	$177,800	$8,500		$13,600
Electrical	$31,900	$53,300	$33,100	$29,700
Mechanical	$84,400	$92,200	$58,200	$36,300
Site Enclosure	$31,100			
Site Pavements	$25,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$408,500**	**$168,400**	**$131,200**	**$94,000**
Importance Code A	$64,900	$18,400	$43,600	$18,100
Importance Code B	$164,700	$149,900	$87,700	$76,000
Importance Code C	$178,900			
Total	**$408,500**	**$168,400**	**$131,200**	**$94,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *			
Concrete Masonry Unit	2%			LIFE	* *	5	$2,800	
Masonry: Brick Cavity	6%	Now	$60,800	LIFE	* *	5	$13,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Masonry: Brick Cavity	79%			LIFE	* *	5	$179,400	
Masonry: Fieldstone	2%			LIFE	* *	5	$3,400	
Masonry: Granite	5%			LIFE	* *	5	$8,500	
Masonry: Limestone	3%			LIFE	* *	5	$5,100	
Metal Coiling Doors	1%	0-2	$15,500	2046	* *	5	$3,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	94%			2049	* *	5	$51,000	
Bronze/Brass	5%	Now	$16,500	2041	* *	5	$8,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Media Room								
Metal Louvers	1%	Now	$1,500	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$22,800	
Metal Rail	5%			2046	* *	5-10	$21,700	
Roof								
Built-Up (BUR)	23%	4+	$7,700	2038	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Roof								
Copper/Terne	5%			2061	* *	10	$17,600	
IRMA/Protected Membrane	70%			2033	$2,387,100	10	$98,500	
Skylight, Metal/Glass	2%	2-4	$81,000	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Roof								
Soffits								
Exposed Struc: Steel	80%	4+	$1,700	LIFE	* *	5	$800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout the large metal lintel								
Stucco Cement	20%			2046	* *	5	$200	
Interior								

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,600	
Ceramic Tile	3%	0-2	$31,800	2036	$636,600	5	$4,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	2%	0-2	$10,400	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	40%			2033	$3,080,400	3	$54,400	
Wood	45%	4+	$374,100	2048	* *	5	$114,900	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floors Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	2%	Now	$10,700	2042	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	$36,400	LIFE	* *	5	$7,600	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Rail Car Laboratory								
Masonry: Brick	5%	Now	$92,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Marble Panels	1%	2-4	$10,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Marble Panels	2%			LIFE	* *			
Plaster	50%	Now	$47,200	LIFE	* *	5	$28,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	5%	Now	$17,400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Base Of Corridor								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2038	* *	5	$17,000	
AcousTileSusp.Lay-In	2%			2046	* *	5	$5,400	
Exposed Struc: Concrete	65%			LIFE	* *	5	$27,600	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	23%			LIFE	* *	5	$39,100	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%	0-2	$31,100	2068	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 2%								
Location : Base Of Fence Wells Street And Fountain Avenue								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Wells Street								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	0-2	$4,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exterior Steps								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$21,500	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Parking Area								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$800	
Raceway								
Conduit	95%			2033	$328,000	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Molded Case Bkrs	85%			2032	$295,300	5	$4,100	
Molded Case Bkrs	5%			2041	* *	5	$200	
Wiring								
Thermoplastic	95%			2033	$437,000	1		
Thermoplastic	5%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2038	* *	5	$100	
Locally Mounted	95%			2031	$176,500	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$56,100	
Generators								
Diesel	100%			2036	$142,000	1	$70,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 175 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$40,600	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$158,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Compact Fluorescent Lights								
LED	3%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2033	$57,500	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$350,500	1	$68,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$112,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$434,100	5	$56,500	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Oil Tanks, Basement								
Conversion Equipment								
Steam Boiler	6%	0-2	$4,900	2031	$97,600	1	$9,700	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : All 4 Burners, Boiler Room								
Steam Boiler	94%			2031	$1,529,600	1	$169,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$29,900	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	90%			2033	$1,345,500			
Terminal Devices								
Air Handler	20%			2028	$702,600	1	$22,600	
Convector/Radiator	70%			2031	$1,068,600	1	$41,200	
Fan Coil Unit/Heat	10%			2028	$462,900	1	$5,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$221,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : 3 Units, R-22, 1 Unit, R-410a Refrigerant								
Window/Wall Unit	80%			2031	$565,800	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2033	$242,100	1	$2,900	
No Component	95%							

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Air Conditioning								
Heat Rejection								
Dry Cooler	5%			2033	$36,400	2	$6,400	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$101,700	
Exhaust Fans								
Interior	75%			2028	$621,000	2	$4,200	
Roof	25%			2028	$90,600	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$476,700	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 400 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2033	$902,700	4	$18,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$37,400	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$7,300	
Fixtures								
Generic	80%							
Generic	20%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$91,900	
Sprinkler								
No Component	90%							
Generic	10%			2033	$258,200	1-2	$5,100	

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 80 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409**		
Address	: **760 VAN SICLEN AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K599**
Program / Asset #	: **BOE1186.000 / 15474**	**Yr Built/Renovated**	: **2021 /**
Area Sq Ft	: **123,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **4328** **Lot** : **15**	**BIN**	: **3426033**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$238,400
Interior Architecture	$84,300	$181,900
Mechanical		$59,500
Total	**$84,300**	**$479,800**
Importance Code A		$238,400
Importance Code B		$59,500
Importance Code C	$84,300	$181,900
Total	**$84,300**	**$479,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$67,700
Interior Architecture		$8,900	$14,900	$61,600
Electrical	$20,000	$25,400	$22,900	$21,900
Mechanical	$24,900	$33,100	$30,800	$19,900
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$60,300**	**$82,800**	**$84,000**	**$186,400**
Importance Code A	$6,100	$6,100	$6,300	$73,700
Importance Code B	$54,200	$76,700	$77,600	$107,300
Importance Code C				$5,400
Total	**$60,300**	**$82,800**	**$84,000**	**$186,400**

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$140,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$25,400	
Stucco Cement	5%			2050	* *	5	$19,500	
Windows								
Aluminum	98%			2055	* *	5	$52,500	
Metal Louvers	2%			2046	* *	10	$6,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,300	
Concrete Masonry Unit	30%			LIFE	* *	5	$8,000	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Interior Parapet								
Explanation : Water Proofing Cover Interior Parapet								
Masonry: Brick	45%			LIFE	* *	5	$10,600	
No Component	15%							
Roof								
IRMA/Protected Membrane	85%			2041	* *	10	$97,800	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Metal Panel	15%			2050	* *	10	$31,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$5,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$41,500	
Ceramic Tile	5%			2046	* *	5	$9,500	
Quarry Tile	5%			2050	* *	5	$14,200	
Sheet Vinyl/Rubber	2%			2041	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lab Classrooms								
Explanation : Vinyl Sheet Chemical Floor								
Terrazzo	3%			LIFE	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Lobby								
Explanation : Terrazzo Tile								
Vinyl Tile	63%			2041	* *	3	$44,800	
Wood	5%			2048	* *	5	$17,800	
Under Construction	7%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Pool								
Explanation : Pool Under Construction								

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$84,300	LIFE	* *			
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Pool Filter Stairs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Stair C								
Ceramic Tile	7%			2046	* *	5	$30,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,300	
Folding Partition	1%			2055	* *	5	$10,800	
Gypsum Board	70%			LIFE	* *	5	$181,900	
Under Construction	7%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Pool								
Explanation : Pool Under Construction								
Ceilings								
AcousTileSusp.Lay-In	55%			2050	* *	5	$98,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$44,600	
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Pool								
Explanation : Sturctural Wood Beams And Wood Panel Under Construction								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2063	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Linden Boulevard And Van Siclen Avenue								
Explanation : Under Repair								
Metal Panel	10%			LIFE	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2046	* *			
Activity Yard								
Traffic Topping	100%			2041	* *			

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
Under 600 Volts								

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EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 2,500 Amperes And 1,200 Amperes								
Transformers								
Dry Type	100%			2050	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 30 Kilovolt Amperes, 208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$500	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	5%			2055	* *	5	$100	
Molded Case Bkrs	95%			2055	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	10%			2050	* *	5	$100	
Variable Frequency Drive	90%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$37,800	
Generators								
Diesel	100%			2046	* *	1	$47,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,600	
Fuel Storage								
Main Tank	100%			2068	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2041	* *	1	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$75,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2063	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is A New Building								
Conversion Equipment								
Furnace	80%			2043	* *	1	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Hot Water Boiler	20%			2053	* *	1	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2058	* *	4	$1,200	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2053	* *	1	$7,900	
No Component	80%							
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.*

DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Air Conditioning								
Energy Source								
Electricity	100%			2058	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2043	* *	2	$6,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 5 Rooftop Units. Roof								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,600	
Exhaust Fans								
Roof	100%			2043	* *	2	$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2063	* *	1		
Water Heater With Tanks								
Electric	30%			2033	$29,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Mechanical Room								
Explanation : One 120 Gallons Unit								
Gas Fired	70%			2033	$49,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Mechanical Room								
Explanation : 1 Tankless Unit With One 250 Gallons Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$3,900	
Pool Filter/Treatment								
Under Construction	100%							
Backflow Preventer								
Generic	100%			2043	* *	1	$7,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2063	* *	1-5	$64,300	

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.*

DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK PREVIOUSLY K409
Asset # : 15474

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
Fire Suppression								
Sprinkler								
Generic	100%			2063	* *	1-2	$34,500	
Fire Pump								
Generic	100%			2048	* *	1	$23,000	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covering 30 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EAST SIDE COMMUNITY SCHOOL - M**		
Address	: **420 EAST 12 STREET BTWN: 1 AVE., AVE.A**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M060**
Program / Asset #	: **BOE0037.000 / 1700**	**Yr Built/Renovated**	: **1924 / 2013**
Area Sq Ft	: **120,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5**		
Block	: **439** **Lot** : **17**	**BIN**	: **1005974**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$118,700	$465,900
Interior Architecture	$5,526,300	$2,982,900
Electrical	$906,700	$1,016,000
Mechanical	$1,008,400	$3,063,800
Total	**$7,560,200**	**$7,528,600**
Importance Code A	$118,700	$518,500
Importance Code B	$6,537,700	$6,369,500
Importance Code C	$903,800	$640,500
Total	**$7,560,200**	**$7,528,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,400	$52,600	$17,600	
Interior Architecture	$86,400	$36,200	$181,000	$21,200
Electrical	$23,200	$59,600	$11,400	$11,200
Mechanical	$34,600	$24,600	$31,800	$20,600
Site Enclosure	$43,800			
Site Pavements	$49,200			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$278,000**	**$180,400**	**$249,300**	**$60,400**
Importance Code A	$46,600	$66,100	$30,900	$13,200
Importance Code B	$138,400	$114,300	$218,500	$47,200
Importance Code C	$93,000			
Total	**$278,000**	**$180,400**	**$249,300**	**$60,400**

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.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$76,900	
Masonry: Brick	75%			LIFE	* *	5	$49,200	
Masonry: Granite	5%			LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	Now	$26,500	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	40%	Now	$118,700	2049	* *	5	$12,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	58%			2049	* *	5	$35,300	
Metal Louvers	2%	Now	$6,900	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$11,900	
Metal Rail	20%			2046	* *	5-10	$61,400	
Marble Panels	5%			LIFE	* *	5	$900	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,300	
Roof								
Built-Up (BUR)	5%			2033	$46,600	10	$3,900	
Copper/Terne	5%			2048	* *	10	$9,700	
Modified Bitumen	55%			2038	* *	10	$42,900	
Paver: Asphalt	35%			2036	$389,000	10	$40,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Interior								
Floors								
Carpet	5%	Now	$36,200	2029	$181,000	3	$15,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Art Gallery								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Art Gallery								
Cast in Place Concrete	7%	Now	$121,800	LIFE	* *	5	$30,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Ceramic Tile	5%			2042	* *	5	$10,000	
Quarry Tile	3%			2046	* *	5	$9,000	
Sheet Vinyl/Rubber	10%			2038	* *	5	$30,000	
Terrazzo	3%			LIFE	* *	5	$4,700	
Vinyl Tile	40%	2-4	$45,200	2033	$2,261,300	3	$30,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$409,200	2028	$4,091,500	3	$18,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	2%			2061	* *	5	$7,500	
Interior Walls								
Cast in Place Concrete	10%	Now	$177,000	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement And Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sprinkler Room								
Ceramic Tile	5%			2036	$640,500	5	$11,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,500	
Gypsum Board	5%			LIFE	* *	5	$6,800	
Masonry: Brick	10%	0-2	$443,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	$283,300	LIFE	* *	5	$34,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Electric Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$29,900	
AcousTileConcealSpLn	5%			2038	* *	5	$12,500	
AcousTileSusp.Lay-In	5%			2046	* *	5	$10,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,100	
Plaster	65%			LIFE	* *	5	$81,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$43,800	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$49,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Steps At All Entries								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$213,100	5	$400	
Fused Disc Sw	20%			2053	* *	5	$100	
Raceway								
Conduit	95%			2033	$237,100	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Molded Case Bkrs	15%			2049	* *	5	$500	
Molded Case Bkrs	75%			2032	$183,900	5	$2,400	
Wiring								
Braided Cloth	70%	0-2	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$70,000	1		

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.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	75%			2031	$139,300	5	$600	
Locally Mounted	20%			2046	* *	5	$200	
Variable Frequency Drive	5%			2050	* *			
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2041	* *	10	$120,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$114,800	10	$16,100	
Exit, Service	50%			2028	$29,500	1		
Exterior Lighting								
HID	20%			2028	$114,700	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$115,300	1	$22,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$317,000	1-3	$74,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Stations, Fire Alarm Panel, Smoke Detectors And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$132,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Steam Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$54,700	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pumps And Various Locations In Basement								
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Return Pump, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Steam Piping/Pump	90%			2033	$985,400			
Terminal Devices								
Air Handler	10%	0-2	$257,300	2043	* *	1	$7,400	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	90%			2031	$1,006,200	1	$38,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$93,200	2028	$310,800	1		
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$60,000	LIFE	* *	2-5	$7,400	
Damaged, Extent : Severe, Area Affected : 10%								
Location : Supply Duct For Auditorium, Cross Bay Area In Basement								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$67,000	
Exhaust Fans								
Interior	95%	0-2	$172,800	2033	$576,100	2	$3,100	
Abandoned in Place, Extent : Moderate, Area Affected : 85%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 85%								
Location : Basement								
Explanation : Disconnected								
Roof	5%	0-2	$700	2033	$13,300	2	$200	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Explanation : Incomplete Installation Of Kitchen Hood								

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.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$349,100	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tankless Unit With One 250 Gallon Tank								
Sanitary Piping								
Cast Iron	10%	0-2	$8,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathrooms								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$5,500	2033	$27,400	4	$2,800	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : The Housing, Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$94,500	1-2	$1,900	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M**		
Address	: **331 EAST 91ST STREET @ FIRST AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M114**
Program / Asset #	: **BOE1107.000 / 14563**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **1554** **Lot** : **23**	**BIN**	: **1087665**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$535,000	$195,000
Interior Architecture	$68,200	$68,200
Electrical		$75,500
Mechanical	$2,439,500	$87,400
Total	**$3,042,600**	**$426,000**
Importance Code A	$535,000	$195,000
Importance Code B	$2,439,500	$162,900
Importance Code C	$68,200	$68,200
Total	**$3,042,600**	**$426,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,000		$29,400	$7,300
Interior Architecture	$49,100	$2,800	$5,600	$10,300
Electrical	$20,500	$12,900	$16,800	$14,700
Mechanical	$47,100	$26,400	$37,700	$23,400
Site Enclosure			$500	
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$163,000**	**$64,400**	**$112,400**	**$78,000**
Importance Code A	$27,900	$3,900	$33,300	$11,400
Importance Code B	$135,100	$60,500	$78,600	$66,600
Importance Code C			$500	
Total	**$163,000**	**$64,400**	**$112,400**	**$78,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%			LIFE	* *	5	$14,100	
Glass Block	2%			LIFE	* *	5	$1,900	
Masonry: Brick Cavity	80%	Now	$535,000	LIFE	* *	5	$120,000	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Rooms 423, 323, 223, 123								
Metal/Glass Curt Wall	3%			LIFE	* *	5	$8,400	
Metal Panel	10%			2054	* *	5-10	$103,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Mechanical Enclosures								
Explanation : Louvered Wall Panels								
Pre-Cast Concrete	2%			LIFE	* *	5	$9,700	
Windows								
Aluminum	85%			2050	* *	5	$14,700	
Metal Louvers	15%			2043	* *	10	$16,200	
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	$7,000	
Masonry: Brick Cavity	5%			LIFE	* *	5	$700	
Metal Panel	5%			2054	* *	5	$2,600	
Metal Rail	5%			2047	* *	5-10	$12,300	
No Component	80%							
Roof								
IRMA/Protected Membrane	85%	2-4	$16,500	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Plaza Roof: Stone Panels	15%			2054	* *			
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5		
Stucco Cement	50%			2047	* *	5		
Interior								
Floors								
Carpet	2%			2033	$40,800	3	$4,500	
Cast in Place Concrete	5%			LIFE	* *	5	$12,300	
Ceramic Tile	5%			2043	* *	5	$5,600	
Quarry Tile	3%			2047	* *	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$4,400	
Traffic Topping	8%			2039	* *	5	$11,300	
Vinyl Tile	65%			2039	* *	3	$36,600	
Wood	7%			2062	* *	5	$14,800	
Interior Walls								
Ceramic Tile	50%			2043	* *	5	$136,300	
Concrete Masonry Unit	15%			LIFE	* *	5	$16,400	
Glass: Single Pane	5%			LIFE	* *	5	$10,200	
Gypsum Board	30%			LIFE	* *	5	$49,100	

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2047	* *	5	$57,700	
Exposed Struc: Steel	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 65%								
Location : Basement, Mechanical Penthouses								
Explanation : Metal Decking								
Gypsum Board	25%			LIFE	* *	5	$32,800	
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2069	* *			
Steel Pipe Rail	5%			2054	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Roof Edge								
Explanation : Guard Railing								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Rubber Matting	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$300	
Raceway								
Conduit	100%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2056	* *	5	$200	
Molded Case Bkrs	90%			2056	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2060	* *	1		
Motor Controllers								
Locally Mounted	50%			2051	* *	5	$300	
Variable Frequency Drive	50%			2051	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$24,300	
Generators								
Diesel	100%			2047	* *	1	$30,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room On The Penthouse								
Explanation : Emergency Generator Rated At 200 Kilowatts, 250 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,900	
Fuel Storage								
Day Tank	50%			2056	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : No Available Nameplate Rating Capacity								
Main Tank	50%			2069	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	20%			2034	$75,500	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$14,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%	0-2	$7,600	2039	* *	1	$13,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Has Communication Line Not Working								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$50,200	

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

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
Heating								
Energy Source								
Natural Gas	100%			2064	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$39,100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boilers Operating On High Pressure								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 5th Floor								
Explanation : 2 Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2056	* *	4	$5,800	
Terminal Devices								
Air Handler	90%			2042	* *	1	$44,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor Different Locations								
Explanation : 6 Air Handlers With Cooling And Heating Coils								
Fan Coil Unit/Heat	10%			2042	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Whole Building								
Explanation : Fan Coil Units Along All Windows And Stairs								
Controls								
Digital	100%	Now	$116,200	2029	$2,323,300			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Explanation : Building Management System Maintenance Needed.								
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2039	* *	1	$36,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 2 Chillers, R-407 Refrigerant								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2060	* *	4	$5,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2042	* *	1	$48,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	* *	2	$55,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Roof	100%			2042	* *	2	$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 5th Floor								
Explanation : 400 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,700	
Backflow Preventer								
Generic	100%			2042	* *	1	$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Freight From Basement To 1st Floor, Two Passenger Elevators From 1st To 5th Floor								
Explanation : 3 Elevators								
Fire Suppression								
Sprinkler								
Generic	100%			2060	* *	1-2	$22,100	
Fire Pump								
Generic	100%	0-2	$15,400	2047	* *	1	$13,300	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement								
Chemical System								
No Component	98%							
Generic	2%			2033	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 40 Square Feet (10x4).								

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M M.S. 114 - M
Asset # : 14563

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**EDWARD R. MURROW HIGH SCHOOL -BK**			
Address	:	**1600 AVENUE L BTWN: EAST 17 ST., EAST 18 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K525**
Program / Asset #	:	**BOE0644.000 / 1207**	**Yr Built/Renovated**	:	**1974 / 2015**
Area Sq Ft	:	**410,600**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**08-Feb-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,PH**			
Block	:	**6734** **Lot** : **109**	**BIN**	:	**3180673**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$238,600	$2,629,800
Interior Architecture	$586,000	$13,798,100
Electrical	$1,138,900	$4,516,500
Mechanical	$7,112,700	$22,154,100
Total	**$9,076,300**	**$43,098,600**
Importance Code A	$421,800	$6,389,200
Importance Code B	$8,521,100	$36,603,200
Importance Code C	$133,300	$106,100
Total	**$9,076,300**	**$43,098,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$200,400		$36,300	
Interior Architecture	$57,500	$40,400		$25,200
Electrical	$69,000	$81,500	$76,300	$67,600
Mechanical	$121,200	$108,800	$207,900	$106,200
Site Enclosure	$700			
Site Pavements	$42,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$505,200**	**$245,100**	**$334,800**	**$213,500**
Importance Code A	$200,400	$40,700	$77,800	$40,700
Importance Code B	$287,500	$204,500	$257,000	$172,800
Importance Code C	$17,300			
Total	**$505,200**	**$245,100**	**$334,800**	**$213,500**

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%	4+	$145,700	LIFE	* *	5	$81,700	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	57%			LIFE	* *	5	$155,200	
Metal Panel	5%			2054	* *	5-10	$93,600	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Upper Level Of Auditorium								
Metal Coiling Doors	5%			2047	* *	5	$42,500	
Window Wall	3%	Now	$25,400	2054	* *	5	$15,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Greenhouse								
Windows								
Aluminum	97%	Now	$33,600	2050	* *	5	$17,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Classrooms								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Classroom								
Metal Louvers	3%			2043	* *	10	$6,600	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$22,000	
Efflorescence, Extent : Light, Area Affected : 25%								
Location : Throughout Parapet								
Metal Rail	25%			2047	* *	5-10	$153,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$21,300	
Roof								
Built-Up (BUR)	86%	Now	$44,200	2034	$2,207,500			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Roof Drain Penetration								
Copper/Terne	2%			2049	* *	10	$10,700	
Metal Panel	10%			2047	* *	10	$39,400	
Sloped Glazing	2%	Now	$36,600	LIFE	* *	5	$57,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Greenhouse								
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Interior								
Floors								
Carpet	2%			2033	$221,100	3	$24,400	
Cast in Place Concrete	7%			LIFE	* *	5	$93,500	
Ceramic Tile	3%	Now	$52,900	2043	* *	5	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 4th Floor Bathrooms								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Bathrooms Throughout								
Slate	5%			LIFE	* *	5	$32,400	
Vinyl Tile	25%	Now	$86,400	2034	$4,317,800	3	$57,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	53%			2034	$9,153,700	3	$121,300	
Wood	5%	Now	$186,400	2062	* *	5	$28,600	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Explanation : Wood Surface Delaminate From Sub-floor								
Interior Walls								
Ceramic Tile	3%	Now	$66,400	2043	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Bathrooms Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$31,400	
Folding Partition	3%	Now	$66,900	2050	* *	5	$29,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 1st And 3rd Floor Gymnasium And Old Lunch Room								
Masonry: Brick	5%			LIFE	* *			
Metal Panel	7%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$106,100	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2047	* *	5	$87,100	
AcousTileConcealSpLn	35%			2047	* *	5	$254,100	
Exposed Struc: Concrete	47%			LIFE	* *	5	$42,600	
Metal Panel	2%	2-4	$7,900	LIFE	* *	5	$14,500	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Metal Panel	1%			LIFE	* *	5	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Planetarium								
Explanation : Perforated Metal								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	48%			2069	* *			
Masonry: Brick	2%			2054	* *			
Retaining Walls								
Cast in Place Concrete	20%	Now	$700	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Cast in Place Concrete	80%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Chestnut Avenue And Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Oil Fill								
On-Site Walkways								
Cast in Place Concrete	80%	0-2	$2,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Pavers/Stone	20%			2043	* *			
Parking/Driveway								
Asphalt	100%	0-2	$14,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : Rear Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2034	$94,700	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	20%			2054	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2054	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,000 Ampere Main Disconnect Switch For Emergency								

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Under 600 Volts								
Transformers								
Dry Type	100%			2032	$27,400	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 750 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$898,800	5	$1,600	
Fused Disc Sw	10%			2054	* *	5	$200	
Raceway								
Conduit	95%			2034	$983,900	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$100,100	5	$900	
Fused Disc Sw	5%			2050	* *	5	$500	
Molded Case Bkrs	75%			2033	$751,000	5	$8,100	
Molded Case Bkrs	10%			2050	* *	5	$1,100	
Wiring								
Thermoplastic	90%			2034	$1,242,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2047	* *	5	$600	
Locally Mounted	80%			2032	$445,900	5	$2,200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$3,000	
Generic	50%			LIFE	* *	5	$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$126,300	
Generators								
Diesel	100%			2037	* *	1	$159,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : One 312 Kilovolt Amperes, 250 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$15,200	
Fuel Storage								
Main Tank	100%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 225 Gallons								
Lighting								
Interior Lighting								
LED	100%			2042	* *			

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Lighting								
Egress Lighting								
Emergency, Service	60%			2039	* *	1		
Exit, Service	30%			2029	$54,400	1		
Exit, Service	10%			2039	* *	1		
Exterior Lighting								
LED	20%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Operated Via Photocell And Timer								
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$76,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2039	* *	1	$76,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$1,084,500	1-3	$253,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$964,700	5	$127,200	
Conversion Equipment								
Steam Boiler	100%	4+	$183,200	2032	$3,664,600	1	$366,000	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement Boilers Have No Replacement Parts								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$3,400	2034	$168,300			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Steam Piping/Pump	95%			2034	$3,198,500			

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Heating								
Terminal Devices								
Air Handler	30%			2029	$2,373,600	1	$76,200	
Air Handler	20%			2039	* *	1	$50,800	
Convector/Radiator	50%			2032	$1,719,000	1	$66,300	
Controls								
Electrical	10%			2029	$233,700			
Pneumatic	90%			2032	$7,313,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	30%			2043	* *	1	$133,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : For The Building Interior Only								
Reciprocating Compr/Chiller	10%			2039	* *	1	$19,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Roof								
Explanation : 4 Units, R-407c Refrigerant								
Reciprocating Compr/Chiller	5%	0-2	$310,100	2044	* *	1	$8,600	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : For Auditorium And Room 420, Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units For Auditorium And Room 420, Roof								
Window/Wall Unit	40%			2032	$637,100	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2044	* *	4	$9,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	45%			2029	$3,120,500	1	$114,300	
No Component	55%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2039	* *	2	$28,600	
Air Cooled Condenser Unit	5%	0-2	$51,700	2044	* *	2	$11,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Units								
Water Cooling Tower	30%			2035	$541,500	2	$124,000	
No Component	55%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

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
Ventilation								
Distribution								
Ductwork/Diffusers	3%	Now	$11,100	LIFE	* *	2-5	$6,900	
Malfunctioning, Extent : Severe, Area Affected : 60%								
Location : Control System Of Intake Air Louver, Penthouse And Auditorium Fan Room.								
Ductwork/Diffusers	97%			LIFE	* *	2-5	$222,100	
Exhaust Fans								
Interior	30%			2029	$559,400	2	$3,800	
Interior	30%			2039	* *	2	$3,800	
Roof	20%			2029	$163,200	2	$2,500	
Roof	20%			2034	$163,200	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%	0-2	$10,700	2032	$536,700	1		
Corroded, Extent : Moderate, Area Affected : 2%								
Location : 1 Water Main Valve, Basement								
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2029	$42,100	4	$4,300	
Submersible	50%			2027	$6,500	4	$6,500	
Sewage Ejector(s)								
Electric	100%			2034	$220,100	4	$16,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2034	$1,935,900	1-5	$207,000	
Sprinkler								
No Component	85%							
Generic	15%			2034	$872,100	1-2	$17,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **EDWARD REYNOLDS WEST SIDE HS - M**
Address : **140 WEST 102ND STREET @AMSTERDAM AVENUE**
Borough : **MANHATTAN** | **Agency's Number** : **M506**
Program / Asset # : **BOE1002.000 / 4509** | **Yr Built/Renovated** : **1999 /**
Area Sq Ft : **85,000** | **Project Type** : **EDUCATION**
Date of Survey : **31-Mar-2025** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1855** **Lot** : **9** | **BIN** : **1055911**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$229,300	$105,200
Interior Architecture	$166,900	$352,500
Electrical		$387,900
Mechanical	$194,400	$1,730,900
Total	**$590,600**	**$2,576,400**
Importance Code A	$229,300	$218,400
Importance Code B	$304,200	$2,358,000
Importance Code C	$57,200	
Total	**$590,600**	**$2,576,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$71,800			
Interior Architecture	$60,900		$45,100	$16,200
Electrical	$26,200	$13,800	$17,500	$15,400
Mechanical	$64,300	$8,600	$16,300	$8,600
Site Pavements	$9,800			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$254,400**	**$44,000**	**$100,500**	**$61,800**
Importance Code A	$72,200		$400	
Importance Code B	$153,200	$44,000	$100,100	$59,700
Importance Code C	$29,100			$2,100
Total	**$254,400**	**$44,000**	**$100,500**	**$61,800**

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

DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$21,500	
Masonry: Brick	98%			LIFE	* *	5	$210,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	70%	Now	$124,100	2052	* *	5	$12,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum w/ Guards	30%	Now	$14,300	2052	* *	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$50,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	10%	0-2	$3,400	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Side Of Parapet Wall								
Explanation : Coating Applied								
Roof								
Single Ply Membrane	100%			2044	* *	10	$31,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Cement - Fiber Panel	100%			2044	* *	10	$11,800	
Interior								
Floors								
Ceramic Tile	3%			2045	* *	5	$3,700	
Poured Epoxy/Resin	5%	0-2	$7,100	2034	$352,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Science Room 214								
Quarry Tile	2%			2049	* *	5	$3,700	
Sheet Vinyl/Rubber	10%			2041	* *	5	$18,400	
Vinyl Tile	80%	0-2	$55,600	2041	* *	3	$36,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Interior								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$4,200	
Glass: Single Pane	3%			LIFE	* *	5	$6,300	
Gypsum Board	57%	Now	$57,200	LIFE	* *	5	$47,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gas Meter Room, Sprinkler Room, Electrical Room								
SGFT/Glazed Masonry	37%			LIFE	* *	10	$25,900	
Ceilings								
AcousTileSusp.Lay-In	70%			2049	* *	5	$86,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Electrical Room								
Exposed Struc: Steel	10%			LIFE	* *	10	$24,700	
Gypsum Board	20%			LIFE	* *	5-10	$85,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$9,800	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : West 102nd Street								
On-Site Walkways								
Cast in Place Concrete	15%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry Steps								
Explanation : Recent Replace Evident								
Cast in Place Concrete	80%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Entry Way								
Explanation : Recent Patch Repair								
Pavers/Stone	5%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Sections								
Raceway								
Conduit	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Molded Case Bkrs	95%			2044	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B25h								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$26,200	
Generators								
Diesel	100%			2039	* *	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : One 150 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$18,900	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : One 50 Gallons Rated Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	90%			2041	* *			
LED	10%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2036	$26,800	1		
Exit, Service	50%			2036	$18,800	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Alarm								
Security System								
Generic	50%			2036	$81,700	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior And Public Spaces								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$81,700	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$224,500	1-3	$54,000	

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Natural Gas	95%			2046	* *	1		
Conversion Equipment								
Radiant Heater	5%			2031	$113,300	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Service Room, Water Heater Room, Pump Room, Exits, Toilet Rooms, And Other Locations								
Explanation : Electric Unit Heaters And Baseboard Heaters								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roofs								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$125,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$69,500	2031	$1,389,200	2	$4,000	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Roof. Units No.5, No.11								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roofs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : 12 Packaged Rooftop Units								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,000	
Exhaust Fans								
Roof	100%			2036	$168,900	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2056	* *	1		
Galvanized Steel	10%			2049	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room								
Explanation : One Unit, 9kwt 50 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$21,900	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Water Meter Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,700	4	$2,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One Unit, 500mbh								

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One Unit, 180 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$42,900	
Sprinkler								
Generic	100%			2056	* *	1-2	$23,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 50 Square Foot Hoods								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **EL PUENTE H.S. - BK**		
Address	: **250 HOOPER ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K778**
Program / Asset #	: **BOE1077.000 / 14423**	**Yr Built/Renovated**	: **1890 / 2017**
Area Sq Ft	: **35,407**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2207** **Lot** : **2**	**BIN**	: **3060407**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$170,000	
Interior Architecture	$94,600	
Mechanical	$796,800	$1,042,400
Total	**$1,061,500**	**$1,042,400**
Importance Code A	$170,000	$385,200
Importance Code B	$796,800	$657,100
Importance Code C	$94,600	
Total	**$1,061,500**	**$1,042,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$92,800	$24,000		
Interior Architecture	$63,900	$15,900	$19,700	$1,900
Electrical	$2,000	$38,300	$3,100	$2,000
Mechanical	$28,100	$8,600	$6,100	$3,100
Site Enclosure	$8,300			
Site Pavements	$2,300			
Total	**$197,400**	**$86,800**	**$28,900**	**$7,000**
Importance Code A	$94,500	$25,800	$1,800	$1,800
Importance Code B	$87,700	$61,000	$27,200	$5,200
Importance Code C	$15,200			
Total	**$197,400**	**$86,800**	**$28,900**	**$7,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
EL PUENTE H.S. - BK
Asset # : 14423

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$43,800	LIFE	* *	5	$42,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Sills Throughout								
Masonry: Brick	75%	Now	$170,000	LIFE	* *	5	$40,300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Lintels At North Side Exit Doors								
Masonry: Limestone	15%			LIFE	* *	5	$6,100	
Windows								
Aluminum	87%			2041	* *	5	$10,600	
Metal Louvers	3%	Now	$20,800	2048	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Room								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room								
Steel	10%	Now	$28,200	2058	* *	5	$7,600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$2,600	
Masonry: Brick	70%			LIFE	* *	5	$2,300	
Metal Rail	20%			2046	* *	5-10	$12,000	
Roof								
Metal, Corrugated	5%			2038	* *	1		
Modified Bitumen	95%			2038	* *	10	$24,000	
Interior								
Floors								
Carpet	2%			2029	$19,200	3	$1,600	
Cast in Place Concrete	10%			LIFE	* *	5	$11,600	
Ceramic Tile	5%			2042	* *	5	$2,700	
Terrazzo	35%			LIFE	* *	5	$14,500	
Vinyl Tile	28%	0-2	$21,000	2038	* *	3	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 301, 201 And Throughout								
Wood	20%	4+	$32,400	2048	* *	5	$9,900	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Gymnasium								

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

DEPARTMENT OF EDUCATION - 040
EL PUENTE H.S. - BK
Asset # : 14423

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
Interior								
Interior Walls								
Ceramic Tile	10%	2-4	$5,500	2042	* *	5	$2,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Toilet								
Gypsum Board	45%			LIFE	* *	5	$13,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Classroom 301, 201								
Masonry: Brick	10%	Now	$94,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Stair And Boiler Room								
Plaster	35%			LIFE	* *	5	$5,100	
Ceilings								
AcousTileSusp.Lay-In	60%			2038	* *	5	$31,800	
Gypsum Board	20%	0-2	$3,800	LIFE	* *	5	$13,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Toilet								
Plaster	20%			LIFE	* *	5	$6,600	
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$1,800	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Iron Picket	75%	Now	$3,000	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Along Hooper Street								
Free Standing Walls								
Cast in Place Concrete	75%	0-2	$3,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Masonry: Fieldstone	25%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : This Is Actually Brownstone Cheek Walls At Entry Stair								
Retaining Walls								
Masonry: Brick	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Hooper Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Yard								

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

DEPARTMENT OF EDUCATION - 040
EL PUENTE H.S. - BK
Asset # : 14423

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Room C-005								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$31,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	2%			2038	* *	2		
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$4,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	100%			2038	* *	10	$100	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$21,800	

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
Heating								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
EL PUENTE H.S. - BK
Asset # : 14423

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$11,000	
Conversion Equipment								
Hot Water Boiler	100%			2031	$385,200	1	$17,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%	0-2	$5,800	2033	$290,300			
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Terminal Devices								
Convector/Radiator	100%			2031	$296,500	1	$11,400	
Controls								
Pneumatic	100%			2027	$700,700			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$43,000			
Window/Wall Unit	70%			2028	$96,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$19,700	
Exhaust Fans								
Roof	100%			2033	$70,300	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,100	4	$1,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$2,200	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**ELIZABETH A. CONNELLY CAMPUS -SI**			
Address	:	**280 REGIS DRIVE @ GOETHALS RD. N.**			
Borough	:	**STATEN ISLAND**	**Agency's Number**	:	**R861**
Program / Asset #	:	**BOE1097.000 / 14448**	**Yr Built/Renovated**	:	**2009 /**
Area Sq Ft	:	**108,688**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**31-Oct-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,4,Ph**			
Block	:	**1653** **Lot** : **1**	**BIN**	:	**5032481**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$249,800	$232,200
Interior Architecture		$232,400
Electrical	$84,700	
Mechanical	$59,500	$5,320,800
Total	**$394,100**	**$5,785,500**
Importance Code A	$249,800	$232,200
Importance Code B	$144,200	$5,501,000
Importance Code C		$52,300
Total	**$394,100**	**$5,785,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,500			$12,800
Interior Architecture	$35,100	$37,200	$16,800	
Electrical	$17,700	$20,700	$22,200	$18,500
Mechanical	$9,700	$6,000	$18,100	$43,200
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$94,400**	**$78,300**	**$71,500**	**$88,900**
Importance Code A	$17,500			$13,000
Importance Code B	$76,800	$78,300	$54,700	$75,800
Importance Code C			$16,800	
Total	**$94,400**	**$78,300**	**$71,500**	**$88,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$95,600	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$12,800	
Metal Panel	20%			2055	* *	5-10	$187,800	
Window Wall	5%			2055	* *	5	$25,600	
Windows								
Aluminum	80%	Now	$17,500	2051	* *	5	$9,000	
Broken/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Hardware Inoperable Throughout								
Aluminum	20%			2051	* *	5	$4,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$15,200	
Masonry: Brick	90%			LIFE	* *	5	$17,700	
Roof								
IRMA/Protected Membrane	100%	Now	$198,600	2040	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%								
Location : Main Roof								
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Roof By Rooftop Mechanical Equipment								
Soffits								
Metal Panel	100%			2055	* *	5-10		
Interior								
Floors								
Carpet	5%			2034	$133,200	3	$11,000	
Cast in Place Concrete	10%			LIFE	* *	5	$32,200	
Mosaic Tile	5%			2048	* *	5	$18,400	
Quarry Tile	5%			2048	* *	5	$11,000	
Terrazzo	5%			LIFE	* *	5	$5,700	
Vinyl Tile	65%			2040	* *	3	$35,900	
Wood	5%			2063	* *	5	$13,800	
Interior Walls								
Ceramic Tile	25%			2044	* *	5	$33,500	
Glazed Ceramic Panel	2%			LIFE	* *			
Gypsum Board	65%			LIFE	* *	5	$52,300	
Mosaic Tile	3%			LIFE	* *			
Wood	5%			LIFE	* *	5	$26,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	$35,100	2048	* *	5	$51,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : 4th Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 4th Floor Corridor And Elevator Lobby								
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Gypsum Board	10%			LIFE	* *	5	$18,400	
Metal Panel	5%			LIFE	* *	5	$9,200	
Wood	10%			LIFE	* *	5	$128,700	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Located On West Side Of Building Property								
Explanation : This Is Actually A Metal Panel Screen For The Generator								
Iron Picket	95%			2070	* *			
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	85%			2044	* *			
Rubber Matting	15%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch.								
Fused Disc Sw	20%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								

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.*

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Under 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt-ampere, One 150 Kilovolt-ampere, One 75 Kilovolt-ampere And One 45 Kilovolt-ampere 480hv-208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$300	
Molded Case Bkrs	90%			2051	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$33,400	
Generators								
Diesel	100%			2044	* *	1	$42,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Outside								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,000	
Fuel Storage								
Day Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : One 275 Gallon Tank								
Lighting								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Lighting								
Interior Lighting								
Fluorescent	85%			2040	* *	10	$84,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	10%			2040	* *	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Lighting Fixtures In The Auditorium Are Metal Halide. They Are In Satisfactory Condition.								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Lobby								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Service	60%			2040	* *	1		
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	
Alarm								
Security System								
Generic	100%			2040	* *	1	$40,600	
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$67,000	

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
Heating								
Energy Source								
Electricity	2%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Electric Unit Heaters								
Natural Gas	98%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rooftop Heating And Cooling Units								
Controls								
Digital	100%			2033	$3,196,400			
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2035	$1,776,300	2	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 8 Package Units 40 Tons Each Provides Heating And Cooling Through The Entire Building								
Split Unit	5%			2035	$132,100			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,600	
Exhaust Fans								
Roof	100%			2035	$215,900	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2040	* *	1	$6,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : Located In Penthouse On Roof								
Hot Water Storage Tank								
Generic	100%			2035	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 650 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Cars								
Fire Suppression								
Sprinkler								
Generic	100%			2055	* *	1-2	$30,500	

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.*

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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
Fire Suppression								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ELMHURST EDUCATIONAL CAMPUS**
Address : **45-10 94TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1083.000 / 14429**
Area Sq Ft : **194,025**
Date of Survey : **31-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **1600** **Lot** : **61**

Agency's Number : **LEASE-Q744**
Yr Built/Renovated : **2008 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4437166**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$741,700	$3,282,100
Interior Architecture	$2,077,100	$12,873,800
Electrical	$169,100	$512,500
Mechanical	$58,600	$5,765,500
Site Pavements		$478,100
Total	**$3,046,400**	**$22,912,000**
Importance Code A	$741,700	$3,282,100
Importance Code B	$2,222,900	$16,127,200
Importance Code C	$81,900	$3,502,800
Total	**$3,046,400**	**$22,912,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,800		
Interior Architecture	$13,000	$10,900		$23,600
Electrical	$46,400	$32,500	$34,100	$35,200
Mechanical	$73,900	$27,800	$47,900	$31,600
Site Enclosure	$23,200			
Site Pavements	$38,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$209,300**	**$87,300**	**$96,400**	**$104,900**
Importance Code A	$9,600	$11,800	$9,600	$9,600
Importance Code B	$138,100	$75,500	$86,800	$95,300
Importance Code C	$61,600			
Total	**$209,300**	**$87,300**	**$96,400**	**$104,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Exterior								
Exterior Walls								
Cast in Place Concrete	97%			LIFE	* *	5	$414,100	
Pre-Cast Concrete	3%			LIFE	* *	5	$8,300	
Windows								
Aluminum	100%	Now	$369,300	2041	* *	5	$37,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Rooms 234, 274 And 412								
Parapets								
Metal Panel	10%			2043	* *	5	$3,600	
Metal Rail	90%			2038	* *	5-10	$150,700	
Roof								
IRMA/Protected Membrane	100%	Now	$280,900	2033	$2,808,700			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Low Point Of Main Roof								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Main Roof Above 4th Floor Corridor								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$16,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$63,500	
Ceramic Tile	10%			2036	$1,676,600	5	$29,000	
Poured Epoxy/Resin	10%	Now	$1,665,900	2033	$1,665,900			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Basement								
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Basement								
Sheet Vinyl/Rubber	5%			2033	$972,800	5	$21,800	
Vinyl Tile	65%	0-2	$106,800	2033	$5,339,600	3	$70,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Outside Of Elevators								

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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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$81,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room And Electrical Switchgear Room								
Ceramic Tile	25%			2036	$2,961,600	5	$52,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Folding Partition	5%			2041	* *	5	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Multipurpose Rooms								
Explanation : Location Noted								
Gypsum Board	50%			LIFE	* *	5	$63,100	
Mosaic Tile	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%	4+	$222,500	2038	* *	5	$130,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,300	
Gypsum Board	5%	4+	$13,000	LIFE	* *	5	$18,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$20,700	2043	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Iron Picket	10%	Now	$2,500	2053	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Explanation : Inoperable Gate								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$14,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Service Ramp								
Parking/Driveway								
Asphalt	100%	0-2	$23,900	2036	$478,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Site Pavements								
Activity Yard								
Asphalt	100%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$800	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$400	
Molded Case Bkrs	90%			2049	* *	5	$4,600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	75%			2046	* *	5	$1,000	
Locally Mounted	5%	Now	$9,300	2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Overhead Door Operator Failed								
Variable Frequency Drive	20%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$59,700	
Generators								
Diesel	100%			2042	* *	1	$75,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$151,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$17,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Health Clinic								
Explanation : LEDs Installed								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	8%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Operated Via Timer								
LED	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Canopy								
Explanation : LEDs Observed								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2038	* *	1	$72,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Perimeter Of The Building								
Explanation : Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$10,200	2033	$512,500	1-3	$108,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$76,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 9 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 5 Boilers Piped In Series								
Distribution								
Hot Wtr Piping/Pump	20%			2049	* *	4	$1,900	
No Component	80%							
Terminal Devices								
Fan Coil Unit/Heat	20%	0-2	$49,300	2038	* *	1	$11,300	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Motors, Various Locations								
No Component	80%							
Controls								
Digital	100%			2031	$5,706,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : No Local Controls, Runs On Manual								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	0-2	$58,600	2038	* *	1	$32,400	
Other Observation, Extent : N/A, Area Affected : 100% Location : Outside Enclosure Explanation : Multiple Chillers Piped In Series. R-407c.								
Ext Pkg Unit - Heating/Cooling	40%			2038	* *	2	$4,800	
Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 9 Package Units Using Refrigerant R-407c								
Split Unit	20%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2053	* *	4	$4,800	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$108,200	
Exhaust Fans								
Roof	100%			2038	* *	2	$5,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$7,700	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Duplex Units								
Backflow Preventer								
Generic	100%			2038	* *	1	$11,900	
Other Observation, Extent : N/A, Area Affected : 100% Location : Water Meter Room Explanation : Fire And Domestic								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 250 Gallons								
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$54,300	
Fire Pump								
Generic	100%			2042	* *	1	$36,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ERASMUS HALL EDUCATIONAL CAMPUS - BK**
Address : **911 FLATBUSH AVENUE**
Borough : **BROOKLYN**
Agency's Number : **K465**
Program / Asset # : **BOE0634.000 / 141**
Yr Built/Renovated : **1905 / 1999**
Area Sq Ft : **384,000**
Project Type : **EDUCATION**
Date of Survey : **28-Mar-2024**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **5103** **Lot** : **10** **BIN** : **3336215**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,464,900	$3,043,000
Interior Architecture	$2,196,000	$14,238,300
Electrical	$128,100	$4,555,300
Mechanical	$10,764,900	$21,814,900
Site Pavements	$57,100	
Total	**$16,611,000**	**$43,651,500**
Importance Code A	$3,464,900	$3,158,100
Importance Code B	$12,541,700	$40,329,200
Importance Code C	$604,500	$164,300
Total	**$16,611,000**	**$43,651,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,200			$83,500
Interior Architecture	$35,300			$66,400
Electrical	$62,500	$110,700	$74,700	$84,200
Mechanical	$246,000	$124,200	$127,000	$101,700
Site Enclosure	$3,600			
Site Pavements	$48,400			
Elevators/Escalators	$52,100	$52,100	$52,100	$52,100
Total	**$498,100**	**$287,000**	**$253,700**	**$387,800**
Importance Code A	$88,300	$38,000	$38,000	$122,300
Importance Code B	$368,300	$249,000	$215,700	$265,500
Importance Code C	$41,600			
Total	**$498,100**	**$287,000**	**$253,700**	**$387,800**

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.*

DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$161,000	
Glass Block	1%			LIFE	* *	5	$2,600	
Masonry: Brick	69%	Now	$2,621,400	LIFE	* *	5	$284,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Interior Courtyard								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Lintels At North And East Facade								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Interior Courtyard								
Masonry: Granite	5%			LIFE	* *	5	$15,500	
Masonry: Limestone	10%	Now	$272,500	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East And West Facades								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : East And West Facades								
Metal Panel	5%			2045	* *	5-10	$141,700	
Stucco Cement	5%			2040	* *	5	$51,500	
Windows								
Aluminum	85%	Now	$136,600	2043	* *	5	$64,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 35%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Gymnasium Lockers And Various Areas								
Steel	12%			2043	* *	5	$225,900	
Wood	3%	Now	$29,400	2043	* *	5	$22,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stage Broken Stain Glass								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Damaged Woof Frames On Exterior								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium And Library								
Explanation : Stain Glass Metal Windows On Wood Frames								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$47,300	
Masonry: Brick	80%			LIFE	* *	5	$48,900	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2055	* *	5	$11,800	
Stucco Cement	5%	0-2	$10,600	2040	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	65%	Now	$223,000	2035	$2,230,000			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Various Roofs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Various Classrooms 4th And 5th Floor								
Copper/Terne	15%			2050	* *	10	$98,500	
Modified Bitumen	5%			2040	* *	10	$13,100	
Skylight, Metal/Glass	10%			2045	* *	10	$87,500	
Slate	5%	Now	$10,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor								
Soffits								
Ceramic Tile	100%			2055	* *	10	$11,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : East And West Porticos								
Explanation : Guastavino Tiles								
Interior								
Floors								
Carpet	1%	2-4	$2,100	2031	$104,100	3	$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Library								
Cast in Place Concrete	7%			LIFE	* *	5	$80,500	
Ceramic Tile	5%	0-2	$33,200	2038	* *	5	$13,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout.								
Marble Panels	3%	0-2	$77,400	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs From 1st Floor To Basement								
Poured Epoxy/Resin	2%			2030	$659,400			
Quarry Tile	5%			2040	* *	5	$39,400	
Vinyl Tile	67%	Now	$217,800	2035	$10,892,400	3	$132,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	10%	Now	$70,200	2050	* *	5	$49,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room And Auditorium								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$95,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Pool Filter Room								
Ceramic Tile	10%	0-2	$55,000	2038	* *	5	$22,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors And Cafeteria								
Gypsum Board	1%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Medical Office And Clinic								
Explanation : Gypsum Board Construction								
Masonry: Brick	3%	Now	$57,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Rooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	5%			LIFE	* *			
Plaster	56%	Now	$340,300	LIFE	* *	5	$75,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th And 4th Floor Interior Courtyard Classrooms								
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	5%			LIFE	* *	5	$89,300	
Ceilings								
AcousTileSusp.Lay-In	30%			2033	$2,854,900	5	$153,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Other Areas Throughout								
Exposed Struc: Concrete	5%	0-2	$85,800	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$32,000	
Metal Panel	2%			LIFE	* *	5	$12,800	
Plaster	53%	Now	$461,300	LIFE	* *	5	$169,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium, Gymnasium And Various Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East And West Entry To Courtyard								
Explanation : Main Gates								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	0-2	$3,600	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Containers								
Retaining Walls								
Cast in Place Concrete	40%			2055	* *			
Cast in Place Concrete	30%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Southeast Corner Of Courtyard								
Explanation : Covered With Limestone Panels								
Masonry: Brick	30%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,400	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Bedford Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$57,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Adjacent To Flag Pole								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Courtyard								
Explanation : Sidewalk Shed Installed								
Parking/Driveway								
Asphalt	50%	Now	$38,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Cast in Place Concrete	20%			2040	* *			
Cast in Place Concrete	30%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East And West Entries								
Explanation : Stamped Concrete								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$115,000	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Rooms B W 10k And B N3								
Explanation : Two Main Disconnect Switches Rated At 2,500 Amperes, Two Rated At 1,200 Amperes, One Rated At 2,000 Amperes And One Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$727,700	5	$1,600	
Raceway								
Conduit	60%			2055	* *	1		
Conduit	40%			2035	$301,900	1		
Panelboards								
Fused Disc Sw	15%			2034	$107,200	5	$1,300	
Molded Case Bkrs	85%			2034	$607,600	5	$8,600	
Wiring								
Thermoplastic	30%			2055	* *	1		
Thermoplastic	70%			2035	$703,900	1		
Motor Controllers								
Locally Mounted	80%			2033	$324,900	5	$2,100	
Locally Mounted	20%			2048	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement Room B W21								
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$30,000	1	$118,100	
Generators								
Diesel	100%			2031	$155,200	1	$148,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 300 Kilovolt Amperes Capacity								
Batteries								
Nickel Cadmium	100%			2028	$2,700	5	$85,600	
Fuel Storage								
Day Tank	20%			2034	$5,700	5		
Main Tank	80%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fan Room B N1								
Explanation : 525 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	2%			2030	$128,100	10	$7,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	98%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Battery	50%			2040	* *	10	$13,000	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	$2,800	
Alarm								
Security System								
Generic	50%			2035	$403,400	1	$71,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Is Not In Use								
Generic	50%			2040	* *	1	$71,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$1,108,600	1-3	$236,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$380,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	Now	$6,900	2035	$344,100			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps And Return Pipe, Various Locations In Basement								
Steam Piping/Pump	90%			2035	$3,097,300			

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Heating								
Terminal Devices								
Air Handler	20%			2035	$1,617,500	1	$47,500	
Convector/Radiator	15%	Now	$52,700	2033	$527,100	1	$16,700	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Control Valves, Various Locations								
Cracked, Extent : Moderate, Area Affected : 5%								
Location : 10 Units, Various Locations								
Convector/Radiator	45%			2033	$1,581,400	1	$55,800	
Fan Coil Unit/Heat	5%	Now	$10,700	2030	$532,800	1	$5,600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 20 Motors, Various Locations								
Fan Coil Unit/Heat	15%			2030	$1,598,300	1	$18,600	
Controls								
Pneumatic	100%			2029	$8,305,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	0-2	$47,100	2035	$235,600	2	$900	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Unit, Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units On Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Condemn Unit Remains For Many Years								
Window/Wall Unit	65%	0-2	$21,200	2033	$1,058,300	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Explanation : 20 Defective Units								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$214,100	
Exhaust Fans								
Interior	90%			2035	$1,715,500	2	$10,600	
Roof	10%			2040	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	1%	0-2	$1,100	2045	* *	1		
Not Insulated, Extent : Light, Area Affected : 5%								
Location : Basement Fan Room								
Brass/Copper	79%			2045	* *	1		
Galvanized Steel	20%			2033	$1,097,300	1		

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Plumbing								
Water Heater With Tanks								
Electric	5%	0-2	$1,100	2035	$2,600	4		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : One 20 Gallon Unit In Laundry Room Of Pool Area								
Gas Fired	35%			2030	$13,400	2		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : One 75 Gallon Unit, One 50 Gallon Unit.								
No Component	60%							
HW Heat Exchanger								
Steam Fired	90%	4+	$37,400	2035	$1,870,300	4	$34,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Units								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room. Basement								
Explanation : 1 Unit Pool Steam To Hot Water Heat Exchanger. 2 Units Domestic Steam To Hot Water Heat Exchangers								
Steam Fired	10%	Now	$4,200	2035	$207,800	4	$3,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 1 Domestic Water Heat Exchanger. Basement								
Sanitary Piping								
Cast Iron	2%	0-2	$2,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Cast Iron	98%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$3,000	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 2%								
Location : Behind The Garage Entrance								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$700	2027	$13,200	4	$8,100	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Motor, Basement								
Pool Filter/Treatment								
Sand	100%			2033	$265,100	4	$900	
Sewage Ejector(s)								
Electric	100%			2030	$225,000	4	$15,300	
Backflow Preventer								
No Component	75%							
Generic	25%			2040	* *	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Water Mains, 1 Of 4 Installed In 2019								
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	60%			2028	$43,500	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
No Component	40%							
Hot Water Storage Tank								
No Component	40%							
Generic	60%			2040	* *	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Four 180 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	40%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : 1 Basement To 1st Floor Unit								
Other Observation, Extent : Light, Area Affected : 60%								
Location : 1 Unit From Basement To 4th Floor, 2 Units From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2035	$1,978,900	1-5	$193,600	
Sprinkler								
Generic	10%	Now	$11,900	2035	$594,300	1-2	$9,300	
Corroded, Extent : Severe, Area Affected : 5%								
Location : Swimming Pool Pump Room								
Generic	90%			2035	$5,348,900	1-2	$96,800	
Fire Pump								
Generic	100%			2038	* *	1	$71,700	
Chemical System								
Generic	100%			2033	$130,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Kitchens								
Explanation : 5 Sets Cover 140 Square Feet								

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Print Date : 13-Aug-2025

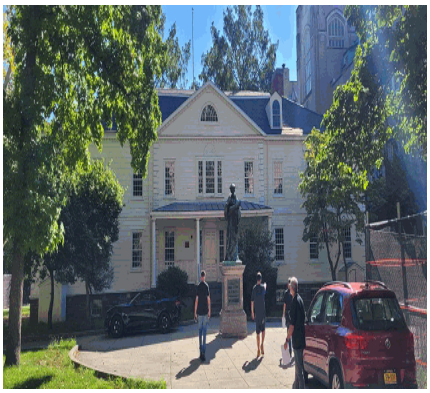
DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK**
Address : **911 FLATBUSH AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **BOE0634.010 / 14343**
Area Sq Ft : **8,000**
Date of Survey : **01-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **5103** **Lot** : **1**

Agency's Number : **K465**
Yr Built/Renovated : **1786 /**
Project Type : **EDUCATION**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **3336215**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$105,500	
Mechanical		$211,200
Total	**$105,500**	**$211,200**
Importance Code B	$105,500	$211,200
Total	**$105,500**	**$211,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,900	$46,000		$11,300
Interior Architecture	$58,300	$400		
Electrical	$700	$700	$900	$18,000
Mechanical	$38,100	$50,100	$400	$300
Site Pavements	$4,800			
Total	**$113,900**	**$97,300**	**$1,300**	**$29,600**
Importance Code A	$11,900	$46,000		$11,300
Importance Code B	$72,900	$51,300	$1,300	$18,300
Importance Code C	$29,100			
Total	**$113,900**	**$97,300**	**$1,300**	**$29,600**



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DEPARTMENT OF EDUCATION - 040

ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK

Asset # : 14343

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
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Chimney								
Masonry: Granite	10%			LIFE	* *	5	$1,600	
Wood	85%			2048	* *	5	$92,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : 2018 Exterior 85-05 102 STREET								
Windows								
Wood	100%			2057	* *	5	$23,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Windows								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Windows								
Explanation : Vinyl Clad Wood								
Parapets								
Wood Cornice	100%			2065	* *	5-10	$16,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Sides								
Roof								
Metal Panel	10%			2040	* *	10	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Porch And Basement Stair Enclosures								
Explanation : Standing Seam								
Synthetic Slate/Cedar	90%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Synthetic Slate								
Soffits								
Wood	100%			2040	* *	5	$3,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK

Asset # : 14343

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$2,100	
Ceramic Tile	2%			2038	* *	5	$200	
Panel/Paver: Cer/Brk	3%			2043	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Around Basement Columns								
Explanation : Staining From Water Penetration								
Vinyl Tile 9" X 9"	1%	Now	$8,400	2045	* *	3		
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Attic Ladder Room								
Wood	84%	Now	$105,500	2050	* *	5	$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : 1st And 2nd Floor Below Water Damage								
Interior Walls								
Ceramic Tile	5%	Now	$4,100	2044	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bathroom Window Sill								
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Masonry: Brick	10%	4+	$5,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Attic Chimneys								
Plaster	80%	Now	$14,500	LIFE	* *	5	$3,200	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Around Various Windows								
Ceilings								
Exposed Struc: Wood	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Exposed Wood Rafters								
Plaster	80%	Now	$25,600	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor And Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Asset # : 14343

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
Site Enclosure								
Free Standing Walls								
Wood	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Porch								
Explanation : Porch Columns								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	65%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Shares Walkways With Other Buildings								
Slate	25%	Now	$4,800	LIFE	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Porch								
Explanation : Joint Erosion								
Steel Grating	10%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Fire Escape								
Explanation : Fire Escape								

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$18,100	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5		
Molded Case Bkrs	95%			2051	* *	5	$200	
Wiring								
Thermoplastic	100%			2055	* *	1		
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Exit, Battery	100%			2040	* *	10	$400	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$16,800	1	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Not In Use. Abandoned In Place								

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DEPARTMENT OF EDUCATION - 040

ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK

Asset # : 14343

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$23,100	1-3	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Strobes And Smoke Detectors. Connected To Main System In High School.								

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2035	$1,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Adjacent School Building. This Building Has Not Been Used For Long Time.								
Distribution								
Steam Piping/Pump	100%	0-2	$11,300	2035	$56,300			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Main Steam Line In Basement								
Terminal Devices								
Convector/Radiator	100%			2033	$57,500	1	$2,000	
Controls								
Electrical	100%			2028	$49,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2035	$45,200	1		
Galvanized Steel	50%	0-2	$4,500	2033	$44,900	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%	Now	$2,600	2035	$26,500	4		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK

Asset # : 14343

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
Plumbing								
Fixtures								
Generic	100%							
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Toilets								
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Units Have Not Been Used For Years								
Fire Suppression								
Sprinkler								
Generic	100%	Now	$19,500	2035	$97,300	1-2	$1,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement And Various Locations								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**EVANDER CHILDS HIGH SCHOOL - BX**			
Address	:	**800 EAST GUN HILL ROAD BTWN: BARNES AVE - BRONXWOOD AVE**			
Borough	:	**BRONX**	**Agency's Number**	:	**X425**
Program / Asset #	:	**BOE0324.000 / 354**	**Yr Built/Renovated**	:	**1930 / 2011**
Area Sq Ft	:	**354,865**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**08-Feb-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**4633** **Lot** : **40**	**BIN**	:	**2057045**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$144,900	$720,600
Interior Architecture	$2,388,400	$4,547,200
Electrical	$1,027,700	$2,251,700
Mechanical	$4,018,800	$21,312,900
Site Pavements	$70,800	
Total	**$7,650,700**	**$28,832,300**
Importance Code A	$208,300	$3,980,400
Importance Code B	$6,458,400	$24,610,000
Importance Code C	$984,000	$241,800
Total	**$7,650,700**	**$28,832,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$62,700		$43,900
Interior Architecture	$30,700	$48,700		$51,800
Electrical	$70,200	$40,900	$36,800	$51,200
Mechanical	$99,100	$57,600	$79,900	$61,100
Site Enclosure	$13,200	$7,100		
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$228,100**	**$231,900**	**$131,500**	**$222,800**
Importance Code A		$97,900	$35,100	$79,800
Importance Code B	$228,100	$127,000	$96,400	$143,000
Importance Code C		$7,100		
Total	**$228,100**	**$231,900**	**$131,500**	**$222,800**

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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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$148,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Brick	84%			LIFE	* *	5	$319,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$14,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Metal Sect. OHD	5%			2040	* *	5	$59,400	
Granite Panels	1%			LIFE	* *	5	$2,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Windows								
Metal Louvers	5%			2038	* *	10	$46,700	
Under Construction	95%							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$11,300	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$11,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Copper/Terne	3%			2070	* *	5	$4,200	
Masonry: Brick	75%			LIFE	* *	5	$21,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Metal Rail	5%			2048	* *	5-10	$26,400	
No Component	7%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Main Building Front Facade								
Explanation : No Parapet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Exterior									
Roof									
Built-Up (BUR)	60%			2040	* *		10	$144,900	
Repairs in Progress, Extent : N/A, Area Affected : 25%									
Location : Main Roof									
Copper/Terne	30%			2063	* *		10	$181,100	
IRMA/Protected Membrane	5%			2040	* *		10	$12,100	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Roof At Solarium Decks									
Skylight, Metal/Glass	2%			2045	* *		10	$16,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Auditorium Roof And Main Roof									
Explanation : Auditorium And Main Building									
Skylight, Plastic	3%			2048	* *		1		
Soffits									
Cast in Place Concrete	100%			LIFE	* *		5	$72,000	
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Underpass To Courtyard									
Interior									

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	* *		5	$232,400	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : Throughout Boiler Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Corridors And Basement									
Explanation : Epoxy Coated Floors									
Ceramic Tile	5%	Now	$30,700	2038	* *		5	$13,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Mosaic Tile	5%			2040	* *		5	$66,400	
Quarry Tile	5%	Now	$200,100	2048	* *		5	$19,900	
Worn/Erode, Extent : Severe, Area Affected : 100%									
Location : Kitchen Floor And Solariums									
Sheet Vinyl/Rubber	2%	Now	$71,200	2040	* *		5	$8,000	
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : Upper Level Gymnasium Track									
Terrazzo	5%	Now	$50,800	LIFE	* *		5	$20,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Exit Steps At Ground Level And Main Entry Steps At Riser									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance And Exits									
Explanation : Terrazzo At Lobby Entrance With Marble Steps And Marble Steps At Ground Floor Exits									
Vinyl Tile	25%	Now	$75,100	2035		$3,756,200	3	$49,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Classrooms And Corridors									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Classrooms And Corridors									
Vinyl Tile 9" X 9"	3%	Now	$65,200	2045	* *		3	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Kitchen Office									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Kitchen Office									
Wood	30%	4+	$194,600	2050	* *		5	$149,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor Classrooms									

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Interior								
Interior Walls								
Ceramic Tile	20%			2038	* *	5	$200,700	
Glass: Single Pane	2%			LIFE	* *	5	$15,100	
Gypsum Board	5%			LIFE	* *	5	$30,100	
Masonry: Brick	11%	Now	$430,500	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Basement Mechanical Rooms								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Basement Mechanical Rooms At Exterior Wall								
Metal: Cage/Fence	5%			LIFE	* *			
Marble Panels	5%	Now	$453,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Main Entry, Lobby And Exit At Ground Floor								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Main Entry, Lobby And Exit At Ground Floor								
Plaster	47%			LIFE	* *	5	$141,500	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2048	* *	5	$48,700	
AcousTileSusp.Lay-In	10%			2048	* *	5	$48,700	
Exposed Struc: Concrete	20%	Now	$747,300	LIFE	* *	5	$15,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Below Boys Pool Deck								
Exposed Reinforcement, Extent : Severe, Area Affected : 30%								
Location : Below Boys Pool Deck And Attic Rooms								
Metal Panel	5%			LIFE	* *	5	$30,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Explanation : Kitchen Ceiling								
Plaster	55%			LIFE	* *	5	$167,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	* *	5-10	$11,600	
Not Accessible	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Construction Activitiy Netting Over Fence								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$13,200	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout Walls At Parking, Interior Courtyard And At Steps								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$70,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northwest Corner And North Perimeter								
On-Site Walkways								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Construction Activitiy Staging Area								
Parking/Driveway								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Parking And Court Yards								
Explanation : Used As Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	38%			2035	$40,000	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Fused Disc Sw	7%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes Serving The Emergency Lights.								
Fused Disc Sw	5%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes Serving The Solar Panels. The Solar Panel System Have Five Inverters (Power Conditioning Units) In The Roof .								
Transformers								
Dry Type	100%			2048	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 112.5 Kilovolt Amperes, 480/277/208 Volts								

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	37%			2035	$246,300	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Vertical Sections								
Fused Disc Sw	28%			2035	$186,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Four Vertical Sections								
Fused Disc Sw	28%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Vertical Sections								
Fused Disc Sw	7%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Raceway								
Conduit	80%			2035	$552,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	9%			2034	$58,900	5	$700	
Fused Disc Sw	5%			2051	* *	5	$400	
Fused Knife Sw	1%	0-2	$6,500	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	70%			2034	$457,800	5	$6,500	
Molded Case Bkrs	15%			2051	* *	5	$1,400	
Wiring								
Braided Cloth	75%	2-4	$690,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2055	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$148,600	5	$1,000	
Locally Mounted	30%	2-4	$66,900	2055	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Locally Mounted	20%			2040	* *	5	$500	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,200	
Lighting								

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

DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Lighting								
Interior Lighting								
Fluorescent	5%			2030	$270,800	10	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : T-8 Lamps								
LED	95%			2043	* *			
Egress Lighting								
Emergency, Battery	5%	Now	$30,500	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Pool Area								
Emergency, Battery	45%			2043	* *	10	$38,500	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
HID	30%			2035	$508,700	10	$300	
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$132,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircase, Outside Perimeter, Roof								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$218,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Statiosn, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$845,000	5	$109,900	
Conversion Equipment								
Steam Boiler	100%	4+	$63,300	2033	$3,167,200	1	$316,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 4 Units. 2 Of Them Are On Extended Life Time. The Other Two Are Abandoned Units.								
Distribution								
Steam Piping/Pump	10%	Now	$29,100	2035	$291,000			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps, Sub-basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Live Steam From Return Lines.								
Steam Piping/Pump	90%			2035	$2,618,800			

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Heating								
Terminal Devices								
Air Handler	25%			2030	$1,709,500	1	$54,900	
Convector/Radiator	60%			2033	$1,782,800	1	$68,800	
Fan Coil Unit/Heat	15%			2043	* *	1	$17,200	
Controls								
Pneumatic	100%			2033	$7,022,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2030	$199,200	2	$1,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit For Medical Office, Roof								
Split Unit	10%			2035	$862,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units For Dance Studio, Main Distribution Frame Room And Elevator Room, R-410a Refrigerant.								
Window/Wall Unit	65%			2030	$894,800	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	$886,800	1	$11,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	$84,200	2	$24,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$138,500	
No Component	30%							
Exhaust Fans								
Interior	60%			2030	$967,000	2	$6,500	
Roof	10%			2030	$70,500	2	$1,100	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Galvanized Steel	10%			2052	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Pump Room								
Explanation : 100 Percent Polyvinyl Chloride Piping								
Galvanized Steel	30%			2033	$1,391,700	1		

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

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
Plumbing								
HW Heat Exchanger								
Steam Fired	10%	Now	$8,800	2035	$175,700	4	$3,500	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Sub-basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2 Units. Mechanical Room In Sub-basement								
Steam Fired	90%			2035	$1,581,400	4	$47,400	
Sanitary Piping								
Cast Iron	10%	0-2	$9,200	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Pool Drainage Piping In Pool Equipment Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$72,700	4	$11,200	
Pool Filter/Treatment								
Sand	100%			2052	* *	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$21,200	
Backflow Preventer								
Generic	100%			2035	$162,300	1	$21,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Passenger Is From Basement To 4th Floor. Freight Is From Basement To Ground								
Explanation : 2 Passenger Elevators, Mechanical And Electrical Problem Occur Frequently. 1 Sidewalk Freight Lift								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$251,300	1-2	$5,000	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Sets Cover 25 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **FAR ROCKAWAY HIGH SCHOOL - Q**		
Address	: **821 BAY 25TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q465**
Program / Asset #	: **BOE0882.000 / 1474**	**Yr Built/Renovated**	: **1929 / 1997**
Area Sq Ft	: **227,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **15736** **Lot** : **1**	**BIN**	: **4300730**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$261,700
Interior Architecture	$9,133,200	$417,600
Electrical	$60,000	$5,622,700
Mechanical	$4,971,900	$5,648,100
Site Enclosure	$543,600	
Site Pavements	$1,813,100	
Total	**$16,521,900**	**$11,950,200**
Importance Code A		$367,000
Importance Code B	$15,372,400	$11,583,200
Importance Code C	$1,149,400	
Total	**$16,521,900**	**$11,950,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,600		$32,500	$5,900
Interior Architecture	$76,800			$10,100
Electrical	$21,300	$23,200	$55,400	$25,300
Mechanical	$93,100	$34,800	$129,200	$36,000
Site Pavements	$40,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$276,000**	**$65,300**	**$224,300**	**$84,500**
Importance Code A	$60,000	$22,500	$55,400	$28,400
Importance Code B	$146,400	$42,800	$168,800	$56,100
Importance Code C	$69,500			
Total	**$276,000**	**$65,300**	**$224,300**	**$84,500**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	$105,700	
Masonry: Limestone	10%	4+	$30,800	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Facades At Base And Various Stair Cheek Walls								
Metal Panel	5%			2054	* *	5-10	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Copper Panels At Auditorium Bulkhead								
Explanation : Location Noted								
Metal Coiling Doors	2%			2047	* *	5	$8,000	
Windows								
Aluminum	15%	Now	$2,800	2050	* *	5	$1,400	
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : West Gymnasium And Auditorium								
Aluminum	62%			2050	* *	5	$11,800	
Aluminum	20%			2056	* *	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Gymnasium And 1959 Addition								
Explanation : Location Noted								
Metal Louvers	3%			2043	* *	10	$3,600	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$18,800	
Masonry: Limestone	10%			LIFE	* *	5	$2,600	
Roof								
Copper/Terne	5%			2069	* *	10	$20,500	
Modified Bitumen	95%			2042	* *	10	$156,100	
Interior								

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$177,400	
Mosaic Tile	5%	0-2	$77,900	2047	* *	5	$20,300	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	5%			2047	* *	5	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	5%	0-2	$31,100	LIFE	* *	5	$12,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Main Entry And 1st Floor Corridors								
Vinyl Tile	10%			2042	* *	3	$16,200	
Vinyl Tile 9" X 9"	15%	Now	$79,700	2029	$3,984,500	3	$18,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Classrooms								
Explanation : Currently Being Replaced								
Wood	35%	0-2	$693,400	2049	* *	5	$106,400	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Classrooms								
Interior Walls								
Ceramic Tile	5%	Now	$29,500	2037	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	20%	2-4	$80,700	LIFE	* *	5	$16,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$143,700	LIFE	* *	5	$34,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Interior								
Ceilings								
AcousTile,Adhered	45%	Now	$481,000	2039	* *	5	$73,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Corridors And Cafeteria								
Exposed Struc: Concrete	20%	Now	$2,986,200	LIFE	* *	5	$10,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Concrete Beams In Pool Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Below Pool								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Concrete Beams In Pool Area								
Explanation : Temporary Netting Installed								
Metal Panel	5%			LIFE	* *	5	$20,300	
Plaster	30%	0-2	$606,100	LIFE	* *	5	$60,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	$314,200	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Iron Picket	5%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$229,500	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Tennis Court								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$1,081,400	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Ocean Crest Boulevard								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$83,700	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout Courtyard And Walkways								
Masonry: Granite	5%	Now	$40,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Stairs At Main Entrance And Cornage Avenue								

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Site Pavements								
Parking/Driveway								
Asphalt	50%	0-2	$67,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Cornage Avenue Driveway								
Cast in Place Concrete	50%	Now	$459,900	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Parking Area								
Activity Yard								
Asphalt	100%	Now	$120,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Tennis Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$105,200	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches With A Fuse Rating Of 2,000 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$665,800	5	$6,000	
Raceway								
Conduit	30%			2054	* *	1		
Conduit	70%			2034	$483,300	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$500	
Fused Knife Sw	10%			2033	$65,400	5	$500	
Molded Case Bkrs	20%			2042	* *	5	$1,200	
Molded Case Bkrs	60%			2033	$392,400	5	$3,600	
Wiring								
Braided Cloth	40%			2033	$368,000	1		
Thermoplastic	60%			2044	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	$18,600	5	$100	
Locally Mounted	95%			2039	* *	5	$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$3,118,500	10	$187,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2034	$14,300	1		
Emergency, Battery	40%			2039	* *	10	$21,900	
Exit, Battery	50%			2039	* *	10	$7,700	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Alarm								
Security System								
Generic	50%	Now	$4,400	2039	* *	1	$38,200	
Cameras Damaged, Extent : Light, Area Affected : 2%								
Location : Exit 7 And West End Lobby By Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$218,200	1	$42,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	10%			2029	$60,000	1-3	$14,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : Sprinkler Alarm Panel								
Generic, Digital	90%	Now	$10,800	2039	* *	1-3	$114,500	
Malfunctioning, Extent : Light, Area Affected : 90%								
Location : First Floor Main Entrance								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$224,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Heating								
Distribution								
Steam Piping/Pump	20%	0-2	$74,500	2044	* *			
Obsolete Equipment, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pump, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	80%			2034	$1,489,100			
Terminal Devices								
Air Handler	30%			2029	$1,312,200	1	$42,100	
Convector/Radiator	20%			2047	* *	1	$14,700	
Convector/Radiator	50%			2032	$950,400	1	$36,700	
Controls								
Electrical	100%			2029	$1,292,200			
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	5%	Now	$55,200	2029	$276,000			
Broken, Extent : Severe, Area Affected : 25%								
Location : Room 144								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units. Various Locations								
Window/Wall Unit	80%			2029	$704,400	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2029	$301,400	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Nurses Office								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2029	$28,600	2	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : For Nurses Office								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$126,600	
Exhaust Fans								
Interior	20%			2039	* *	2	$1,400	
Interior	70%			2029	$721,600	2	$4,900	
Roof	10%			2029	$45,100	2	$700	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2034	$2,239,000	1		
Galvanized Steel	25%			2032	$741,900	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$174,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : 1 Unit 400 Gallons In Pool Mechanical Room, I Unit 400 Gallons In Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$46,500	2044	* *	4	$4,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Pool Filter/Treatment								
Sand	100%			2047	* *	4	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : Approximately 1,000 Square Foot Pool								
Sewage Ejector(s)								
Compressed Air	100%			2034	$75,200	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%	4+	$4,800	2034	$96,400	1-2	$1,700	
Corroded, Extent : Light, Area Affected : 10%								
Location : Main Valve								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **FLUSHING HIGH SCHOOL - Q**
Address : **35-01 UNION STREET @NORTHERN BLVD.**
Borough : **QUEENS**
Agency's Number : **Q460**
Program / Asset # : **BOE0881.000 / 2758**
Yr Built/Renovated : **1915 / 2008**
Area Sq Ft : **230,000**
Project Type : **EDUCATION**
Date of Survey : **23-Oct-2024**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **5002** **Lot** : **1**
BIN : **4113172**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,103,500	$297,800
Interior Architecture	$566,300	$644,200
Electrical		$4,988,000
Mechanical	$57,000	$12,877,400
Site Pavements	$140,200	
Total	**$1,867,000**	**$18,807,400**
Importance Code A	$1,103,500	$2,564,400
Importance Code B	$472,600	$16,181,600
Importance Code C	$290,900	$61,300
Total	**$1,867,000**	**$18,807,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,500		$20,000	
Interior Architecture	$215,600		$26,800	$25,700
Electrical	$72,300	$28,600	$29,300	$35,500
Mechanical	$91,200	$36,900	$55,800	$36,900
Site Enclosure	$98,900			
Site Pavements	$49,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$584,400**	**$72,600**	**$139,200**	**$105,300**
Importance Code A	$72,300	$22,800	$42,800	$22,800
Importance Code B	$355,400	$49,900	$69,600	$82,500
Importance Code C	$156,700		$26,800	
Total	**$584,400**	**$72,600**	**$139,200**	**$105,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$298,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	78%	Now	$685,500	LIFE	* *	5	$148,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along 35th Avenue								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2046	* *	5-10	$65,600	
Metal Coiling Doors	1%			2041	* *	5	$6,000	
Granite Panels	2%			LIFE	* *	5	$5,700	
Pre-Cast Concrete	2%			LIFE	* *	5	$24,800	
Stucco Cement	2%			2041	* *	5	$9,500	
Windows								
Aluminum	70%	Now	$56,400	2044	* *	5	$26,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum w/ Guards	28%			2044	* *	5	$21,100	
Metal Louvers	2%			2039	* *	10	$9,400	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	$144,400	
Masonry: Brick Cavity	68%	0-2	$51,900	LIFE	* *	5	$23,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	15%			LIFE	* *	5-10	$62,000	
Metal Rail	2%			2041	* *	5-10	$12,300	
Roof								
Copper/Terne	5%			2051	* *	10	$16,900	
Modified Bitumen	65%	Now	$21,600	2041	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Classrooms, Exit 15 And Reportedly 2nd Floor Fan Rooms								
Slate	30%	Now	$12,700	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 312								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$128,400	
Mosaic Tile	5%	2-4	$30,800	2041	* *	5	$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$22,900	
Vinyl Tile	69%	2-4	$125,200	2041	* *	3	$75,900	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Lobby								
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%			2031	$262,600	3	$1,500	
Wood	5%	Now	$97,900	2051	* *	5	$13,800	
Deflection Evident, Extent : Severe, Area Affected : 10%								
Location : Small Gymnasium								
Wood	5%			2076	* *	5	$27,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 12 Rooms Throughout Building								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$15,300	
Folding Partition	3%			2044	* *	5	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : Not In Use								
Masonry: Brick	5%			LIFE	* *	10	$4,600	
Metal Coiling Doors	1%			2044	* *	5	$15,300	
Marble Panels	3%			LIFE	* *	10	$3,700	
Plaster	53%			LIFE	* *	5-10	$138,100	
SGFT/Glazed Masonry	3%	Now	$18,500	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Cafeteria Pillar								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria Pillar								
SGFT/Glazed Masonry	22%			LIFE	* *	10	$33,700	
Wood	5%			LIFE	* *	5	$122,600	

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2041	* *	5	$73,300	
Exposed Struc: Concrete	40%			LIFE	* *	5-10	$146,700	
Exposed Struc: Steel	5%			LIFE	* *	10	$29,300	
Exposed Struc: Wood	5%			LIFE	* *	10	$22,000	
Fiber Board	5%	Now	$5,100	2036	$256,100			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Small Gymnasium								
Plaster	20%	Now	$39,900	LIFE	* *	5	$36,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Rear Stairs								
Plaster	5%			LIFE	* *	5-10	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor And Cafeteria								
Explanation : Textured Finish								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2046	* *			
Iron Picket	90%	2-4	$46,400	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 70%								
Location : All Locations								
Retaining Walls								
Cast in Place Concrete	85%	0-2	$47,800	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Cheek Wall At Exit 1								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Explanation : Deteriorated Expansion Joint								
Masonry: Brick	5%			2046	* *			
Masonry: Fieldstone	10%	0-2	$4,700	2046	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Along 35th Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2041	* *			
Pavers/Stone	5%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	97%	0-2	$140,200	2041	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Union Street Entrance And East Side Of Building								
Masonry: Granite	3%	2-4	$3,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Granite Steps Throughout								

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Site Pavements								
Parking/Driveway								
Asphalt	90%	Now	$44,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Cast in Place Concrete	10%	Now	$1,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2066	* *	5	$800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Fused Rated 1200 And 1000 Amperes								
Fused Disc Sw	20%			2036	$23,000	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Switch For Automatic Transfer Switch Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$727,700	5	$1,000	
Raceway								
Conduit	10%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Elevator Machine Room, Various Locations								
Conduit	90%			2036	$679,200	1		
Panelboards								
Fused Disc Sw	5%			2035	$35,700	5	$300	
Fused Knife Sw	25%			2035	$178,700	5	$1,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Hallways								
Fused Toggle Switch	30%			2035	$214,400	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Obsolete Equipment And On Extended Life								
Molded Case Bkrs	35%			2035	$250,200	5	$2,100	
Molded Case Bkrs	5%			2061	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Under 600 Volts								
Wiring								
Braided Cloth	85%			2035	$854,700	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2036	$50,300	1		
Thermoplastic	10%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Elevator Machine Room, Various Locations								
Motor Controllers								
Locally Mounted	100%			2034	$406,100	5	$1,600	
Ground								
Grounding Devices								
Generic	66%			LIFE	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Room B33								
Explanation : Location Noted								
Generic	34%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B33								
Explanation : Location Noted And Recent Installation								
Stand-by Power								
Transfer Switches								
Automatic	100%			2056	* *	1	$70,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$202,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	2%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2036	$31,700	1		
Emergency, Battery	30%			2036	$129,600	10	$16,700	
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
HID	10%	Now	$36,000	2036	$120,100			
Damaged Fixtures, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Alarm								
Security System								
Generic	50%			2036	$241,600	1	$43,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$241,600	1	$43,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$664,000	1-3	$146,000	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout The Building								
Explanation : Sensors Requiring Maintenance								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$598,600	5	$71,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Vault								
Explanation : 2 Units, 18,000 Gallon Each Tank								
Conversion Equipment								
Steam Boiler	100%			2034	$2,243,700	1	$227,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2036	$2,061,300			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2031	$968,800	1	$28,500	
On Extended Life, Extent : Light, Area Affected : 20%								
Location : Fan Rooms								
Convector/Radiator	80%			2034	$1,683,900	1	$59,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	60%			2034	$585,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$203,100	
Exhaust Fans								
Interior	95%			2031	$1,084,600	2	$6,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	5%			2036	$25,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$3,306,000	1		
Water Heater With Tanks								
Electric	100%			2035	$26,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : New Heat Pump Type 50 Gallon								
HW Heat Exchanger								
Steam Fired	100%	2-4	$24,900	2066	* *	4	$22,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2031	$51,500	4	$7,300	
Fixtures								
Generic	100%							
Vertical Transport								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Passenger Unit								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Sidewalk Hoist								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$106,800	1-2	$1,900	
Chemical System								
Generic	100%			2031	$130,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 112 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **FOREST HILLS HIGH SCHOOL - Q**
Address : **67-01 110 STREET**
Borough : **QUEENS**
Agency's Number : **Q440**
Program / Asset # : **BOE0876.000 / 1469**
Yr Built/Renovated : **1941 / 2002**
Area Sq Ft : **283,030**
Project Type : **EDUCATION**
Date of Survey : **02-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Att**
Block : **2189** **Lot** : **2** **BIN** : **4052143**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,728,500	$222,000
Interior Architecture	$6,861,200	$348,000
Electrical	$6,298,400	$1,133,500
Mechanical	$11,563,700	$13,217,900
Site Enclosure	$67,700	
Total	**$27,519,400**	**$14,921,500**
Importance Code A	$2,854,800	$2,748,100
Importance Code B	$24,403,400	$12,116,600
Importance Code C	$261,200	$56,800
Total	**$27,519,400**	**$14,921,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,300		$31,100	
Interior Architecture	$45,200		$10,600	$26,500
Electrical	$30,200	$26,400	$152,400	$27,000
Mechanical	$196,400	$51,000	$73,000	$63,900
Site Pavements	$47,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$338,400**	**$84,600**	**$274,300**	**$124,600**
Importance Code A	$12,300	$28,000	$59,700	$28,000
Importance Code B	$315,600	$56,600	$214,600	$96,600
Importance Code C	$10,500			
Total	**$338,400**	**$84,600**	**$274,300**	**$124,600**

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.*

DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	$222,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : All Entrances								
Masonry: Granite	5%			LIFE	* *	5	$10,000	
Masonry: Limestone	10%			LIFE	* *	5	$20,100	
Metal Panel	2%			2054	* *	5-10	$36,800	
Windows								
Aluminum	75%	Now	$2,077,800	2056	* *	5	$35,500	
Air Infiltration, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : All Floors								
Aluminum	20%			2042	* *	5	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And First Floors								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$29,600	
Parapets								
Masonry: Brick	98%			LIFE	* *	5	$23,600	
Metal Rail	2%			2039	* *	5-10	$8,700	
Roof								
Metal Panel	15%	4+	$150,900	2047	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : At All Dormers								
Modified Bitumen	7%			2039	* *	10	$15,700	
Slate	78%	Now	$499,800	LIFE	* *			
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : At All Perimeter Edges								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Chimneys								
Soffits								
Stucco Cement	100%			2047	* *	5	$5,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Interior								
Floors								
Cast in Place Concrete	9%			LIFE	* *	5	$83,400	
Ceramic Tile	5%			2037	* *	5	$21,200	
Marble Panels	2%			LIFE	* *	5	$6,400	
Slate	2%			LIFE	* *	5	$9,000	
Terrazzo	5%			LIFE	* *	5	$16,500	
Vinyl Tile	40%			2039	* *	3	$84,700	
Vinyl Tile 9" X 9"	10%	Now	$173,500	2029	$3,469,100	3	$15,900	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Corridors At 4th Floor								
Wood	27%	Now	$2,794,200	2062	* *	5	$107,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 102, 128								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Floor At Bleachers								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Floor At Bleachers								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Stage								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$21,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,400	
Glass: Special Gauge	3%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	$25,200	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$56,800	
SGFT/Glazed Masonry	25%	4+	$193,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boys Locker Room- Rear Exit								
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$21,200	
AcousTileSusp.Lay-In	2%	4+	$2,900	2047	* *	5	$4,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Mdf Room								
Exposed Struc: Concrete	50%			LIFE	* *	5	$33,100	
Gypsum Board	5%			LIFE	* *	5	$26,500	
Plaster	35%	Now	$230,900	LIFE	* *	5	$92,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Corridor Outside Room 404, Auditorium Column								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Corridor Outside Room 404								
Plaster	3%			LIFE	* *	5	$7,900	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Site Enclosure								
Fence/Gates								
Chain Link	55%			2054	* *			
Iron Picket	45%	4+	$67,700	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Grand Central Parkway								
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$47,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 66th Street								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Pavers/Stone	5%			2043	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	40%			2043	* *			
Cast in Place Concrete	60%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Six Vertical Sections								
Raceway								
Conduit	80%			2034	$552,300	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$700	
Molded Case Bkrs	90%			2042	* *	5	$6,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$736,000	2059	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	$37,200	5	$200	
Locally Mounted	90%			2039	* *	5	$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Stand-by Power								
Transfer Switches								
Manual	100%			2060	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Switchboard Rooms								
Explanation : Once 1,200 Ampere And One 200 Ampere Transfer Switches Key Interlocked With Service Switches For Portable Generator Connection								
Lighting								
Interior Lighting								
Fluorescent	96%			2029	$4,147,400	10	$249,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	1%			2029	$34,300	10	$100	
Incandescent	1%			2029	$80,300	2	$100	
LED	2%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$243,200	10	$34,200	
Exit, LED	10%			2062	* *	1		
Exit, Service	40%			2029	$50,000	1		
Exterior Lighting								
HID	7%			2029	$94,700	10	$100	
LED	3%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$544,000	1	$105,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Front And Rear Of The Building								
Explanation : Intrusion Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$747,600	1-3	$174,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Toilets, Basement And Auditorium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	$33,700	2034	$673,900	5	$43,800	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Building Exterior - 2 Tanks 13,000 Gallons Each								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : From Oil Tanks To Boilers - Fuel System Issues As A Result Of Bad Oil Delivery								
Conversion Equipment								
Steam Boiler	100%	Now	$126,300	2032	$2,526,100	1	$252,300	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Damaged, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room - Boiler No. 1 - Damaged Refractory								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%	Now	$116,000	2034	$2,320,800			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms B25, B49, B70 - Corroded / Deteriorated Steam Condensate Return Systems - 4 Systems								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Leaky / Clamped Boiler Feedwater Lines, Boiler No. 1 Equalizing Line, And Boiler Header Valves Leaking, Mechanical Room B70 - Condensate Return Line Through Wall								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	40%			2029	$2,181,500	1	$70,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Mechanical Rooms								
Convector/Radiator	60%	Now	$28,400	2032	$1,421,900	1	$49,400	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Principal's Secretary Office, Various Exits - 4 Units								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$112,000	2028	$5,601,100			
Broken, Extent : Moderate, Area Affected : 15%								
Location : Various Locations - Defective Thermostats And Radiator Control Valves								
Air Conditioning								
Energy Source								
Electricity	80%			2050	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasiums, Kitchen, Other Locations								
Explanation : Location Noted								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$641,300	2044	* *	1	$17,700	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior - Ground Level - Condenser Coils Damaged, Malfunctioning								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Exterior - Ground Level								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior - Ground Level								
Explanation : 1 Packaged Air Cooled Unit, 60 Tons, Serving 4th Floor Rooms And Corridors								
Split Unit	1%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 336a								
Split Unit	2%			2029	$137,600			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Kitchen Storage Room								
Window/Wall Unit	62%			2033	$680,700	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Except 4th Floor								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2044	* *	4	$3,100	
No Component	85%							
Terminal Devices								
Fan Coil - 4 Pipe	15%	Now	$66,100	2029	$1,322,800	1	$12,300	
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Music Rooms 403, 409, Attic - Air Handling Unit-4								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor - Classrooms, Attic								
Explanation : 6 Classrooms Unit Ventilators And 4 Ducted Fan Coil Units In Attic								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$157,800	
Exhaust Fans								
Interior	98%			2029	$1,259,600	2	$8,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Mechanical Rooms								
Wall Unit	2%			2039	* *	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Black Box Theater 415								
Explanation : 1 Unit								
Plumbing								

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

DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$3,722,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,401,400	4	$28,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room B70								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$400,800	1-2	$7,900	
Chemical System								
Wet	100%			2027	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 110 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **FORT HAMILTON HIGH SCHOOL - BK**
Address : **8301 SHORE ROAD @ 83RD ST.**
Borough : **BROOKLYN**
Agency's Number : **K490**
Program / Asset # : **BOE0639.000 / 1231**
Yr Built/Renovated : **1941 / 2012**
Area Sq Ft : **250,000**
Project Type : **EDUCATION**
Date of Survey : **12-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3,4**
Block : **6013** **Lot** : **1** **BIN** : **3152318**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$415,900	$492,400
Interior Architecture	$1,477,300	$1,841,200
Electrical	$802,300	$6,066,600
Mechanical	$967,100	$6,748,000
Site Pavements	$147,200	$578,600
Total	**$3,809,800**	**$15,726,900**
Importance Code A	$415,900	$597,600
Importance Code B	$3,246,700	$13,960,000
Importance Code C	$147,200	$1,169,200
Total	**$3,809,800**	**$15,726,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400	$6,000	$9,300	
Interior Architecture	$77,800			$23,500
Electrical	$46,000	$54,200	$40,700	$40,700
Mechanical	$99,200	$53,400	$51,800	$51,300
Site Enclosure	$6,800			
Site Pavements	$1,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$276,400**	**$128,000**	**$116,300**	**$129,900**
Importance Code A	$55,100	$31,300	$34,100	$24,800
Importance Code B	$134,900	$96,700	$82,200	$105,100
Importance Code C	$86,300			
Total	**$276,400**	**$128,000**	**$116,300**	**$129,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$12,700	
Masonry: Brick	78%			LIFE	* *	5	$99,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Exterior Brick. Repointing								
Masonry: Granite	2%	4+	$61,600	LIFE	* *	5	$1,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Entrance								
Masonry: Limestone	15%	Now	$154,000	LIFE	* *	5	$14,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Cupola								
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Entrance								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Auditorium Entrance								
Metal Panel	2%			2053	* *	5-10	$17,500	
Slate Panels	1%	2-4	$30,400	LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Courtyard Areas Below Windows								
Explanation : Discoloring								
Windows								
Aluminum	98%			2049	* *	5	$18,600	
Metal Louvers	2%			2042	* *	10	$2,400	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$18,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Repointing And Repair Throughout								
Masonry: Granite	2%			LIFE	* *	5	$500	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	3%			2053	* *	5	$2,400	
Roof								
Built-Up (BUR)	15%			2033	$294,500	10	$24,600	
Copper/Terne	20%			2048	* *	10	$82,100	
IRMA/Protected Membrane	60%			2041	* *	10	$98,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs Except For Pool And Maintenance Sheds								
Skylight, Metal/Glass	5%	Now	$118,200	2053	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Pool Skylight								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$1,600	

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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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$35,500	
Ceramic Tile	5%	Now	$93,600	2036	$936,400	5	$8,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Granite Panels	2%	Now	$110,400	LIFE	* *	5	$4,900	
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Enlosed Exterior Granite Stairs								
Terrazzo	5%			LIFE	* *	5	$12,700	
Vinyl Tile	58%	Now	$532,200	2041	* *	3	$70,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : First And Second Floors, Basement								
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Basement								
Wood	25%			2061	* *	5	$152,000	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Gymnasium, Dance Room								
Interior Walls								
Ceramic Tile	5%	Now	$29,500	2036	$590,600	5	$5,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	8%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$37,700	
SGFT/Glazed Masonry	5%	0-2	$48,200	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$106,900	2038	* *	5	$32,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	25%			2046	* *	5	$101,400	
Exposed Struc: Concrete	3%	Now	$74,700	LIFE	* *	5	$1,500	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Mechanical Room								
Exposed Struc: Concrete	12%			LIFE	* *	5	$6,100	
Exposed Struc: Steel	5%	Now	$498,900	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Attic Structural Framing								
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Attic Structural Framing								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Attic Structural Framing								
Gypsum Board	5%			LIFE	* *	5	$20,300	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Basement								
Plaster	30%	Now	$60,600	LIFE	* *	5	$60,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Generator Room Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	4%	Now	$6,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	1%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	3%	Now	$89,400	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Steps Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Steps Throughout								
Pavers/Stone	7%			2042	* *			

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Site Pavements								
Parking/Driveway								
Asphalt	90%	0-2	$57,900	2036	$578,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Service Drive								
Cast in Place Concrete	10%	2-4	$1,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Delivery Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,100	
Raceway								
Conduit	80%			2033	$552,300	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$300	
Molded Case Bkrs	95%			2041	* *	5	$6,300	
Wiring								
Thermoplastic	100%			2033	$920,000	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$1,200	
Locally Mounted	30%			2031	$111,500	5	$500	
Ground								
Grounding Devices								
Generic	50%	0-2	$5,300	LIFE	* *	5	$1,800	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Generic	50%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	70%			2038	* *	1	$53,800	
Automatic	30%			2050	* *	1	$23,100	
Generators								
Natural Gas	100%			2029	$142,000	1	$96,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 170 Kilowatts								

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$9,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$3,434,400	10	$206,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	45%			2033	$71,000	1		
Emergency, Battery	5%			2033	$21,500	10	$3,000	
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$93,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$660,300	1-3	$154,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Toilets, Basement, Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$247,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units. Gas Valve Of Unit No.1 Need To Be Replaced.								
Distribution								
Steam Piping/Pump	5%	0-2	$5,100	2059	* *			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : And Leaking, Vacuum Pump In Boiler Room								
Steam Piping/Pump	95%			2033	$1,947,400			

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Heating								
Terminal Devices								
Air Handler	15%			2033	$722,600	1	$23,200	
Convector/Radiator	70%			2031	$1,465,300	1	$56,500	
Fan Coil Unit/Heat	15%			2033	$952,000	1	$12,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2033	$566,500	1	$17,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	60%			2028	$581,900	1		
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2033	$558,800	1	$23,200	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2028	$132,200	2	$26,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$55,800	
No Component	60%							
Exhaust Fans								
Interior	25%			2033	$283,800	2	$1,900	
Roof	15%			2033	$74,500	2	$1,200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2043	* *	1		
Galvanized Steel	15%	0-2	$9,800	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main In Coach Room, Basement								
Water Heater With Tanks								
Gas Fired	100%	0-2	$3,500	2031	$35,000	2		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$37,100	

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$16,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up In Boiler Room, Fan Room And Filter Room When It Rains								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	10%	Now	$300	2038	* *	4	$500	
Broken, Extent : Moderate, Area Affected : 5%								
Location : The Motor In Fan Room								
Non-Submersible	90%			2038	* *	4	$4,800	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$900	
Sewage Ejector(s)								
Electric	100%			2028	$134,000	4	$14,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$177,000	1-2	$3,500	
Chemical System								
Generic	100%			2027	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 20 Square Feet								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **FRANCIS LEWIS HIGH SCHOOL - Q**		
Address	: **58-20 UTOPIA PKWY.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q430**
Program / Asset #	: **BOE0874.000 / 2628**	**Yr Built/Renovated**	: **1960 / 2006**
Area Sq Ft	: **299,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6882** **Lot** : **1**	**BIN**	: **4148763**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,042,700	$136,700
Interior Architecture	$10,642,200	$356,300
Electrical	$5,246,800	$4,387,100
Mechanical	$10,626,000	$14,653,900
Site Enclosure	$103,200	
Site Pavements	$1,410,100	
Total	**$30,071,000**	**$19,533,900**
Importance Code A	$2,832,600	$2,874,900
Importance Code B	$26,431,300	$16,515,900
Importance Code C	$807,100	$143,100
Total	**$30,071,000**	**$19,533,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,700		$50,200	
Interior Architecture	$80,600	$17,800	$9,300	$41,400
Electrical	$7,100	$31,500	$41,900	$34,000
Mechanical	$1,907,000	$52,600	$87,100	$74,200
Site Enclosure	$77,500			
Site Pavements	$31,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$2,169,600**	**$109,100**	**$195,800**	**$156,800**
Importance Code A	$58,700	$29,200	$80,100	$29,200
Importance Code B	$1,985,200	$68,700	$115,700	$127,600
Importance Code C	$125,700	$11,200		
Total	**$2,169,600**	**$109,100**	**$195,800**	**$156,800**

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	$1,219,100	LIFE	* *	5	$136,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade Near Loading Dock And Chimney								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$14,200	
Metal Panel	3%			2054	* *	5-10	$31,300	
Granite Panels	2%			LIFE	* *	5	$2,300	
Windows								
Aluminum	77%	Now	$499,300	2050	* *	5	$25,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Aluminum	20%	4+	$324,200	2050	* *	5	$6,600	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Metal Louvers	3%			2037	* *	10	$12,500	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$18,400	
Metal Panel	5%			2054	* *	5	$3,700	
Roof								
Built-Up (BUR)	85%	4+	$46,200	2039	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 304								
Copper/Terne	5%			2049	* *	10	$28,400	
Modified Bitumen	5%			2039	* *	10	$11,400	
Skylight, Plastic	5%			2039	* *	1		
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

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FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$384,600	LIFE	* *	5	$96,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Floor - Boilers 3 And 4								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Mechanical Spaces								
Ceramic Tile	3%			2043	* *	5	$13,200	
Quarry Tile	2%			2047	* *	5	$13,200	
Terrazzo	5%	4+	$42,300	LIFE	* *	5	$17,200	
Deflection Evident, Extent : Moderate, Area Affected : 1%								
Location : Stair Treads At Stair L								
Vinyl Tile	50%	Now	$1,249,000	2039	* *	3	$82,800	
Adhesion Failure, Extent : Severe, Area Affected : 2%								
Location : Room 205								
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Room 205								
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Room 205, Stairs								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Explanation : Vinyl Tile Installed On Top Of Existing 9x9 Vinyl Tile								
Vinyl Tile 9" X 9"	25%	Now	$4,519,900	2044	* *	3	$41,400	
Adhesion Failure, Extent : Severe, Area Affected : 100%								
Location : 2nd And 3rd Floors								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 2nd And 3rd Floors								
Explanation : Tile Covered With 12x12 Tiles Not Adhering To 9x9 Tiles								
Wood	5%	Now	$674,200	2069	* *	5	$20,700	
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Auditorium Stage								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Auditorium Stage								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$22,400	
Concrete Masonry Unit	30%			LIFE	* *	5	$53,700	
Folding Partition	3%			2042	* *	5	$33,500	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$33,500	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$89,500	

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$18,600	
AcousTileSusp.Lay-In	8%			2047	* *	5	$29,800	
Exposed Struc: Concrete	57%	Now	$652,400	LIFE	* *	5	$33,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room Below Loading Dock								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	25%	Now	$3,162,100	LIFE	* *	5	$116,600	
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout Corridors, Cafeteria								
Deteriorated Finish, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : All Corridors								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout All Corridors, Entrance To Rooms 342, 344								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%								
Location : Throughout Corridors								
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	$37,900	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	20%	4+	$103,200	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$39,600	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Handball Courts								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	$250,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Tree Pits At 58th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Tree Pits At 58th Avenue								
Pavers/Stone	20%			2043	* *			
On-Site Walkways								
Asphalt	10%			2043	* *			
Cast in Place Concrete	90%	Now	$565,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$138,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$31,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Parking Lot At Dumpsters								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Rear Parking Lot At Dumpsters								
Activity Yard								
Asphalt	100%	4+	$455,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Tennis Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$105,200	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,000 Ampere And Two 1,500 Ampere Main Switches								
Transformers								
Dry Type	100%			2047	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 30 Kilovolt Amperes, 208/120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$665,800	5	$7,900	
Raceway								
Conduit	100%			2034	$690,400	1		
Panelboards								
Molded Case Bkrs	90%			2033	$588,600	5	$7,100	
Molded Case Bkrs	10%			2050	* *	5	$800	
Wiring								
Braided Cloth	60%			2033	$552,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2034	$368,000	1		

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	91%			2032	$338,100	5	$1,800	
Locally Mounted	5%			2047	* *	5	$100	
Variable Frequency Drive	2%			2032	$7,400			
Variable Frequency Drive	2%			2032	$7,400			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	$4,413,000	10	$265,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	5%			2029	$9,300	1		
Emergency, Battery	45%			2042	* *	10	$32,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	45%			2029	$58,600	1		
Exit, Battery	5%			2034	$21,400	10	$1,000	
Exterior Lighting								
HID	10%			2029	$143,100	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	50%			2034	$287,900	1	$55,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%	Now	$287,900	2044	* *	1	$50,300	
Control Panel Damaged, Extent : Severe, Area Affected : 100%								
Location : Custodian Office								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$79,100	2034	$791,100	1-3	$167,800	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	$70,200	2034	$702,400	5	$45,700	
Abandoned in Place, Extent : Light, Area Affected : 50%								
Location : Basement - Oil Tank Room - Tank No.1 - 20,000 Gallons								
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Basement - Boiler Room - Water Damage To Fuel Pumps Due To Flooding Incident								
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Basement - Oil Tank Room - Tank No.2 - 20,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$789,900	2032	$2,633,000	1	$262,900	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room - Water Damaged Due To Recent Flooding Incident								
Damaged, Extent : Severe, Area Affected : 50%								
Location : Boiler Room - Boilers No.3, 4 - Damaged Refractory; All Burners - Water Damage Due To Flooding Incident								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - Boilers No.1, 4 - Partial Missing Insulation, Boilers Breeching - Damaged Insulation								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - Safety Valves Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 4 Units								
Distribution								
Steam Piping/Pump	100%	Now	$121,000	2034	$2,419,000			
Corroded, Extent : Severe, Area Affected : 1%								
Location : Fan Room Above Gymnasium - Condensate Return Line								
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Boiler Feedwater Pumps, Chemical Treatment System - Damaged Due To Flooding Incident								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%	Now	$22,700	2029	$1,136,900	1	$32,800	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Fan Room Above Gymnasium - Gymnasium Supply - Damaged Flexible Connection								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd And 3rd Floor Fan Rooms								
Convector/Radiator	79%			2032	$1,951,400	1	$75,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	1%			2034	$74,900	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Lobby								
Explanation : Floor Mounted Unit								

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Heating								
Controls								
Digital	5%	Now	$132,100	2027	$440,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Fan Room Above Gymnasium - Cafeteria Air Handling Controller - Not Operational								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room Above Gymnasium								
Explanation : Cafeteria Air Handling Controls - Digital / Pneumatic Hybrid System - Stand Alone Controls								
Digital	5%	Now	$44,000	2027	$440,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium - Front-end Communication Issues								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Fan Room								
Explanation : Auditorium Air Handling Cooling And Pre-heating Controls - Digital Controls With Front-end								
Pneumatic	90%	Now	$1,600,300	2028	$5,334,300			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations - Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	90%			2042		* *	1	
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Other Locations								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	7%			2029	$312,000	1	$9,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Exterior Ground Level - Booth Memorial Avenue Side								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior Ground Level - Booth Memorial Avenue Side								
Explanation : Modular Air Cooled Packaged Chiller For Cafeteria - 4 Chiller Modules And Pump Module - Scroll Compressors								
Exterior Pkg Unit - Cooling	2%			2029	$66,200	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof - Unit Serving Science Laboratory 307								
Split Unit	1%	Now	$3,600	2039	**			
Controller Not Working, Extent : Moderate, Area Affected : 33%								
Location : Room 209a								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Rooms 209a, 235 And Telecom Room 241								
Window/Wall Unit	54%			2032	$618,000	1		
Window/Wall Unit	18%	Now	$206,000	2034	$206,000	1		
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Various Locations - 25 Units Approximately								
No Component	18%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Auditorium, Other Locations								
Explanation : No Air Conditioning For Gymnasium And Other Locations. Auditorium Cooled By Condensing Unit On Roof With Direct Expansion Coils At Blower Unit In 3rd Floor Fan Room								
Distribution								
CW & CHW Wtr Pipe/Pump	7%			2044	**	4	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Chiller To Cafeteria Blower In Fan Room Above Gymnasium								
Explanation : Location Noted								
No Component	93%							
Terminal Devices								
Air Handler/Dir Expansion	8%			2039	**	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Fan Room								
Explanation : Auditorium Blower With Direct Expansion And Steam Coils								
Air Handler/Cool/Ht	7%			2029	$336,400	1	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room Above Gymnasium								
Explanation : Cafeteria Blower With Chilled And Steam Coils								
No Component	85%							

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	8%			2034	$57,400	2	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Air Cooled Condensing Unit For Auditorium, R410a Refrigerant								
No Component	92%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$164,500	
Exhaust Fans								
Interior	79%	Now	$21,200	2029	$1,058,400	2	$5,700	
Damaged, Extent : Light, Area Affected : 2%								
Location : Basement Girls Locker Room Fan Room At Locker Room Exhaust - Damaged Flexible Connection								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Basement, 2nd And 3rd Floor Fan Rooms								
Roof	20%			2029	$117,200	2	$1,800	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Roofs								
Wall Unit	1%	Now	$1,300	2044	* *	2	$100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room, Basement Tunnel By Water Main								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$77,600	2034	$3,879,700	1		
Damaged, Extent : Moderate, Area Affected : 1%								
Location : Boiler Room - Damaged Domestic Water Circulating Pumps - 2 Units								
Leak Evident, Extent : Moderate, Area Affected : 1%								
Location : Basement Tunnel - Water Main Leaking								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,460,700	4	$29,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$21,300	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 1%								
Location : Basement Corridor Above Boiler Room Entrance Door								

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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
Plumbing								
Sump Pump(s)								
Non-Submersible	30%			2034	$18,400	4	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Duplex Sets								
Non-Submersible	20%			2042	* *	4	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : 1 Duplex Set								
Non-Submersible	20%			2029	$12,300	4	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Girls Locker Room Fan Room - 1 Duplex Set								
Submersible	10%	Now	$900	2029	$900	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement - Electrical Room, Boiler Room By Incinerator - 2 Small Capacity Units								
Submersible	20%			2027	$1,900	4	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Within Duplex Set Pit, Basement Fan Room								
Explanation : 3 Units								
Sewage Ejector(s)								
Electric	100%			2034	$160,600	4	$11,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$33,200	2034	$33,200	2	$1,000	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - 1 Unit, Water Damage Due To Flooding Incident								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$417,700	1-2	$8,300	
Chemical System								
Generic	100%			2027	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 165 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **FRANK J. MACCHIAROLA ED. COMPLEX - BX**		
Address	: **3000 AVENUE X @ BATCHELDER ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K495**
Program / Asset #	: **BOE0640.000 / 2817**	**Yr Built/Renovated**	: **1959 / 2003**
Area Sq Ft	: **300,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **7425** **Lot** : **2**	**BIN**	: **3203631**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$200,800	$4,209,700
Interior Architecture	$16,678,800	$5,553,000
Electrical	$2,132,400	$2,065,400
Mechanical	$1,001,100	$13,423,700
Site Pavements	$125,000	$2,262,200
Total	**$20,138,000**	**$27,514,000**
Importance Code A	$253,500	$6,952,400
Importance Code B	$19,884,500	$19,553,100
Importance Code C		$1,008,600
Total	**$20,138,000**	**$27,514,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,600			
Interior Architecture	$78,000		$16,600	$47,000
Electrical	$90,000	$8,400	$9,400	$13,000
Mechanical	$56,900	$44,100	$95,700	$44,100
Site Pavements	$26,900			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$304,100**	**$74,100**	**$143,300**	**$125,700**
Importance Code A	$30,600	$29,300	$29,300	$29,300
Importance Code B	$246,500	$44,800	$114,100	$96,400
Importance Code C	$26,900			
Total	**$304,100**	**$74,100**	**$143,300**	**$125,700**

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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$38,000	
Masonry: Brick	58%	Now	$148,800	LIFE	* *	5	$88,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : B85 Locker Room Above Windows								
Metal/Glass Curt Wall	35%			LIFE	* *	5	$99,800	
Metal Coiling Doors	2%			2036	$332,700	5	$9,500	
Windows								
Aluminum	8%	Now	$52,000	2047	* *	5	$2,700	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	92%			2047	* *	5	$61,200	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$7,800	
Metal Rail	60%			2036	$800,500	5-10	$210,300	
Roof								
Metal Panel	5%			2044	* *	10	$20,900	
Modified Bitumen	93%			2036	$2,372,100	10	$211,900	
Skylight, Metal/Glass	2%			2051	* *	10	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 3 Skylights								
Soffits								
Stucco Cement	100%			2036	$94,100	5	$5,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$96,700	
Ceramic Tile	5%			2040	* *	5	$22,100	
Quarry Tile	5%			2044	* *	5	$33,200	
Terrazzo	5%	4+	$42,300	LIFE	* *	5	$17,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridors								
Vinyl Tile	20%			2036	$2,502,200	3	$44,200	
Vinyl Tile 9" X 9"	45%	Now	$326,000	2027	$16,298,800	3	$74,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Stairwells And Corridors								
Wood	10%	2-4	$54,000	2046	* *	5	$41,500	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Auditorium Stage								

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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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$17,900	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	5%			2051	* *	5	$78,400	
Plaster	50%			LIFE	* *	5	$67,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$24,600	2036	$1,231,100	5	$18,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	25%			2036	$1,538,900	5	$116,700	
Embossed Metal	5%			LIFE	* *	5	$8,400	
Exposed Struc: Concrete	45%			LIFE	* *	5	$26,300	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$23,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2041	* *			
Iron Picket	50%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$125,000	2036	$1,249,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Coyle Street, Avenue X And Batchelder Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Coyle Street, Avenue X And Batchelder Street								
On-Site Walkways								
Cast in Place Concrete	100%			2036	$671,900			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$26,900	2036	$269,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Driveway Located On Batchelder Street								
Activity Yard								
Asphalt	5%			2034	$36,300			
Traffic Topping	20%			2036	$71,200			
No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outdoor Track And Field Area								
Explanation : This Is Actually Artificial Turf								

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

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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$105,200	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	30%			2051	* *	5	$400	
Molded Case Bkrs	70%			2051	* *	5	$5,500	
Raceway								
Conduit	90%			2031	$621,400	1		
Conduit	10%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2047	* *	5	$300	
Fused Disc Sw	5%			2030	$32,700	5	$300	
Molded Case Bkrs	70%			2030	$457,800	5	$5,500	
Molded Case Bkrs	20%			2047	* *	5	$1,600	
Wiring								
Braided Cloth	60%	2-4	$552,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2031	$276,000	1		
Thermoplastic	10%			2051	* *	1		
Motor Controllers								
Locally Mounted	80%			2029	$297,300	5	$1,600	
Locally Mounted	20%			2044	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$243,900	
Motion Sensors in Use, Extent : Light, Area Affected : 70%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2039	* *	10	$8,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Lobby								
LED	7%			2036	$586,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Gymnasium								
Explanation : LEDs Observed								

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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	$254,000	10	$35,700	
Exit, Service	50%	Now	$26,100	2031	$65,200	1		
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Exterior Lighting								
HID	20%			2027	$286,700	10	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Operated Via Photocell								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	98%							
Generic	2%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney								
Explanation : Lightning Arresters Observed								
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	$173,000	1	$33,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Surveillance Cameras Observed								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	$23,800	2036	$237,700	1-3	$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Lobby								
Explanation : System Trouble Daily, Zone Error, Ground Fault								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	* *	5	$91,500	
Conversion Equipment								
Steam Boiler	100%	4+	$52,700	2036	$2,637,400	1	$263,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : 2 Of 3 Boilers								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								

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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Heating								
Distribution								
Steam Piping/Pump	100%			2041	* *			
Terminal Devices								
Air Handler	40%			2031	$2,277,600	1	$73,100	
Convector/Radiator	50%			2036	$1,237,100	1	$47,700	
Fan Coil Unit/Heat	10%			2031	$750,200	1	$9,500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Split Unit	20%			2036	$1,437,000			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Health Clinic And Computer Room								
Explanation : Outdoor Sections Are Located In Side Yard								
Window/Wall Unit	40%			2027	$458,500	1		
No Component	40%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$38,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$265,800	LIFE	* *	2-5	$164,800	
Damaged, Extent : Severe, Area Affected : 5%								
Location : Auditorium Skylight Damper								
Exhaust Fans								
Interior	50%			2031	$671,000	2	$4,500	
Roof	25%			2031	$146,800	2	$2,300	
Roof	25%	Now	$29,400	2027	$146,800	2	$1,800	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$77,300	2036	$3,862,900	1		
Pump(s) Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Basement Hot Water Circulator Pump								
Water Heater With Tanks								
Electric	10%			2029	$2,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Health Clinic								
Explanation : Serves Clinic								
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2041	* *	4	$29,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
FRANK J. MACCHIAROLA ED. COMPLEX - BX
Asset # : 2817

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$61,500	4	$9,500	
Sewage Ejector(s)								
Electric	100%			2031	$160,800	4	$17,900	
Backflow Preventer								
No Component	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Boiler Room								
Explanation : One Of Three Water Mains								
Generic	80%			2031	$108,100	1	$14,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2041	* *	1-2	$4,100	
Chemical System								
No Component	97%							
Generic	3%			2027	$1,800	1-10	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : On Extended Life								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**		
Address	: **35-12 35TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q570**
Program / Asset #	: **BOE1092.000 / 14443**	**Yr Built/Renovated**	: **2009 /**
Area Sq Ft	: **146,900**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **639** **Lot** : **16**	**BIN**	: **4009594**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$550,900	$258,500
Interior Architecture	$52,900	$265,500
Electrical		$3,041,600
Mechanical	$2,426,000	$3,701,700
Total	**$3,029,800**	**$7,267,300**
Importance Code A	$550,900	$845,700
Importance Code B	$2,478,900	$6,267,300
Importance Code C		$154,200
Total	**$3,029,800**	**$7,267,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,900	$15,900	$60,500	$8,500
Interior Architecture	$75,400	$32,100	$11,900	$16,900
Electrical	$55,800	$29,200	$24,600	$28,600
Mechanical	$13,800	$19,200	$86,000	$23,600
Elevators/Escalators	$29,800	$29,800	$29,800	$29,800
Total	**$221,500**	**$126,200**	**$212,700**	**$107,500**
Importance Code A	$47,300	$18,300	$61,100	$10,900
Importance Code B	$174,300	$75,700	$151,500	$96,500
Importance Code C		$32,100		
Total	**$221,500**	**$126,200**	**$212,700**	**$107,500**

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$43,400	LIFE	* *	5	$70,800	
Spalling, Extent : Severe, Area Affected : 1%								
Location : Encased Steel Beams At The Ramp Of Parking Garage								
Vertical Cracks, Extent : Severe, Area Affected : 1%								
Location : Foundation Wall By Parking Garage Ramp								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Foundation Wall By Parking Garage Ramp								
Concrete Masonry Unit	22%			LIFE	* *	5	$19,500	
Fiberglass Panel	6%			2043	* *	5	$31,900	
Masonry: Brick	22%			LIFE	* *	5	$31,100	
Metal/Glass Curt Wall	18%	4+	$439,700	LIFE	* *	5	$47,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 501, 401 And 301								
Metal Panel	18%			2054	* *	5-10	$175,200	
Stucco Cement	2%			2047	* *	5	$7,100	
Window Wall	2%			2060	* *	5	$10,600	
Windows								
Aluminum	100%			2056	* *	5	$66,700	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	$60,300	
Concrete Masonry Unit	35%			LIFE	* *	5	$6,600	
Masonry: Brick	5%			LIFE	* *	5	$800	
Metal/Glass Curt Wall	10%			2060	* *	5	$6,500	
Metal Panel	10%			2054	* *	5	$6,500	
Metal Rail	5%			2051	* *	5-10	$15,100	
Roof								
IRMA/Protected Membrane	50%	4+	$57,300	2039	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
IRMA/Protected Membrane	10%			2039	* *	10	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Above The 4th Floor								
Explanation : Green Roof								
Paver: Asphalt	38%			2047	* *	10	$53,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Fourth Floor								
Explanation : Concrete Pavers								
Sloped Glazing	2%			LIFE	* *	5	$25,200	
Soffits								
Fiberglass Panel	90%			2047	* *	5		
Metal Panel	10%			2060	* *	5-10		

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Interior								
Floors								
Carpet	5%			2033	$204,400	3	$22,600	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Cast in Place Concrete	10%			LIFE	* *	5	$49,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Parking Garage, B-35								
Quarry Tile	3%			2051	* *	5	$10,200	
Sheet Vinyl/Rubber	2%			2039	* *	5	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studios								
Explanation : Thick Rubber Flooring Located In Dance Studios								
Sheet Vinyl/Rubber	5%			2039	* *	5	$16,900	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 50%								
Location : Black Room (Masonite Floor Covering)								
Terrazzo	10%			LIFE	* *	5	$17,600	
Vinyl Tile	40%			2039	* *	3	$45,100	
Wood	25%			2062	* *	5	$105,800	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$64,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,600	
Glass: Single Pane	10%			LIFE	* *	5	$32,100	
Gypsum Board	60%			LIFE	* *	5	$154,200	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2047	* *	5	$27,800	
AcousTileSusp.Lay-In	40%			2047	* *	5	$89,000	
Exposed Struc: Steel	7%			LIFE	* *			
Fiber Board	30%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Fiber Glass Panel								
Gypsum Board	10%			LIFE	* *	5	$27,800	
Wood	3%			LIFE	* *	5	$58,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Pavers/Stone	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2051	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Main Service Switches Four Rated At 3,000 Amperes And One Rated At 1,200 Amperes.								
Transformers								
Dry Type	100%			2047	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Rated At 750 Kilovolt Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	95%			2050	* *	5	$3,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$45,200	
Generators								
Diesel	100%			2043	* *	1	$56,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : Rated At 625 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : No Rated Capacity Available								

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : 250 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$2,018,100	10	$121,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2034	$89,700	10	$5,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Cafeteria								
HID	3%			2034	$53,400	10	$100	
Incandescent	2%			2034	$83,300	2	$100	
LED	1%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	5%			2034	$35,100	10		
LED	5%			2034	$40,300			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,000	
Alarm								
Security System								
Generic	100%			2034	$282,400	1	$54,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$38,800	2034	$388,000	1-3	$82,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	5%			2039	* *	1	$3,600	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Parking Garage Unit Never Been Used								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Garage Mechanical Room								
Explanation : 1 Unit								
Radiant Heater	15%			2034	$587,200	2	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Electric Unit Heaters								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Under Air Conditioning								
Distribution								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Parking Garage Ice Melt System Never Used								
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	$111,900	1	$7,100	
No Component	85%							
Controls								
Digital	100%	0-2	$172,800	2029	$864,000			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : System Does Not Function								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	$1,263,600	2034	$2,527,200	2	$7,200	
Malfunctioning, Extent : Severe, Area Affected : 70%								
Location : Multiple Compressor Failures And Condenser Fan Failures In All Units On The Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 14 Units. 9 Units With R-407a And 5 Units With R-22.								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	$66,100	LIFE	* *	2-5	$16,400	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Defective Fire Dampers Fail Closed								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$65,500	
Exhaust Fans								
Interior	10%			2034	$66,700	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : Serves Garage Area								
Roof	90%			2034	$262,700	2	$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$30,100	4	$3,100	
Sewage Ejector(s)								
Electric	100%			2034	$78,800	4	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Pumps								
Backflow Preventer								
Generic	100%			2034	$67,200	1	$9,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$47,300	1	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Penthouse								
Explanation : 900 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Units From Basement To 5th Floor, One Unit From Basement To 1st Floor								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$74,100	

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Asset # : 14443

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
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$41,100	
Fire Pump								
Generic	100%			2037	* *	1	$27,400	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 75 Square Feet							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **FRANKLIN D. ROOSEVELT H.S - BK**		
Address	: **5800 20TH AVE BTWN: 58 ST., 59 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K505**
Program / Asset #	: **BOE0642.000 / 1219**	**Yr Built/Renovated**	: **1965 / 2002**
Area Sq Ft	: **296,080**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5506** **Lot** : **6**	**BIN**	: **3131537**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,129,300	$460,900
Interior Architecture	$7,193,000	$29,377,800
Electrical	$4,836,000	$3,468,100
Mechanical	$1,875,200	$3,346,200
Site Pavements	$450,700	
Total	**$15,484,200**	**$36,652,900**
Importance Code A	$1,129,300	$555,600
Importance Code B	$13,951,600	$36,007,300
Importance Code C	$403,300	$90,000
Total	**$15,484,200**	**$36,652,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,100		$30,300	
Interior Architecture	$32,100		$22,200	$50,200
Electrical	$75,800	$31,100	$58,200	$33,200
Mechanical	$38,700	$57,800	$112,300	$53,600
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$173,100**	**$103,300**	**$237,300**	**$151,400**
Importance Code A	$41,400	$29,300	$60,200	$29,300
Importance Code B	$131,700	$74,000	$177,100	$122,100
Importance Code C				
Total	**$173,100**	**$103,300**	**$237,300**	**$151,400**

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.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$56,200	
Masonry: Brick	50%	Now	$473,900	LIFE	* *	5	$112,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Near Front Steps								
Pre-Cast Concrete	40%			LIFE	* *	5	$292,300	
Window Wall	5%			2054	* *	5	$42,200	
Windows								
Aluminum	90%	Now	$352,500	2050	* *	5	$18,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	10%			2043	* *	10	$25,100	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$8,400	
Metal Rail	5%			2039	* *	5-10	$15,200	
Metal: Cage/Fence	5%			2047	* *	5-10	$6,500	
Pre-Cast Concrete	40%			LIFE	* *	5	$42,400	
Roof								
Built-Up (BUR)	100%			2039	* *	10	$302,900	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Rooftop								
Explanation : Solar Panels Installed Over Roof.								
Soffits								
Cast in Place Concrete	50%			LIFE	* *	5	$33,300	
Stucco Cement	50%			2047	* *	5	$16,600	
Interior								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Interior								
Floors								
Mosaic Tile	5%	Now	$397,300	2039	* *	5	$29,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%			LIFE	* *	5	$18,500	
Vinyl Tile	15%	2-4	$100,300	2034	$2,005,200	3	$26,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Hallways								
Vinyl Tile 9" X 9"	70%	Now	$5,418,100	2034	$27,090,500	3	$124,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Classrooms And Corridors Throughout								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Classrooms And Corridors Throughout								
Wood	5%			2049	* *	5	$44,300	
Interior Walls								
Concrete Masonry Unit	10%	Now	$115,500	LIFE	* *	5	$24,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor And Near Ductwork								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement Hallway And Near Ductwork								
Explanation : Leak During Heavy Rain.								
Masonry: Brick	10%			LIFE	* *			
Plaster	50%	Now	$149,500	LIFE	* *	5	$90,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Corridor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Corridor								
SGFT/Glazed Masonry	30%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Interior								
Ceilings								
AcousTileConcealSpLn	65%	Now	$1,012,300	2039	* *	5	$192,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	23%			LIFE	* *	5	$17,000	
Metal Panel	2%	Now	$32,100	LIFE	* *	5	$11,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$29,500	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$312,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$50,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$88,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Play Yard								
Explanation : Artificial Turf								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$94,700	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electric Service Room								
Explanation : 2,500 Ampere Fused Disconnect Main Switch								
Photovoltaic Panel(s)	10%			2043	* *	1		
Transformers								
Dry Type	100%			2047	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electric Service Room								
Explanation : One 330 Kilovolt Ampere Transformer For Solar Panel Reverse Feed								
Switchgear / Switchboard								
Fused Disc Sw	10%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electric Service Room								
Explanation : One 1,200 Ampere Switch For Solar Panels								
Fused Disc Sw	90%			2034	$599,200	5	$1,100	
Raceway								
Conduit	100%			2034	$690,400	1		
Panelboards								
Fused Disc Sw	20%			2033	$130,800	5	$1,400	
Fused Toggle Switch	1%			2033	$6,500	5	$100	
Molded Case Bkrs	70%			2033	$457,800	5	$5,500	
Molded Case Bkrs	9%			2042	* *	5	$700	
Wiring								
Braided Cloth	30%			2033	$276,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2034	$644,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$371,600	5	$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Stand-by Power								
Transfer Switches								
Manual	100%			2054	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electric Service Room								
Explanation : Connection For Portable Generator								
Lighting								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$4,067,500	10	$244,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	$226,000	10	$13,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2029	$18,700	1		
Emergency, Battery	40%	Now	$40,700	2034	$203,600			
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
Exit, Battery	50%			2039	* *	10	$10,000	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2029	$284,600	1	$55,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$55,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$188,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$705,000	5	$91,700	
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$293,200	
Distribution								
Central Plant Steam Piping/Pmp	100%			2054	* *	4	$14,600	

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Heating								
Terminal Devices								
Air Handler	30%			2034	$1,711,600	1	$54,900	
Convector/Radiator	50%	Now	$371,900	2047	* *	1	$43,000	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Radiators								
Explanation : Thermostats Need To Be Replaced								
Fan Coil Unit/Heat	20%			2029	$1,503,400	1	$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
Window/Wall Unit	40%			2032	$459,400	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$165,100	
Exhaust Fans								
Interior	25%			2034	$336,200	2	$2,300	
Roof	75%			2039	* *	2	$6,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$43,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units, 600 Gallon Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$60,700	4	$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement To 4th Floor								
Explanation : Two Units But Only One Elevator Is In Use, The Other Elevator Is Not Used								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2054	* *	1-2	$8,300	

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2032	$2,400	1-10	$1,200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 128 Square Feet (32x4).								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**FRANKLIN K. LANE HIGH SCHOOL -BK**			
Address	:	**999 JAMAICA AVE. BTWN: ELDERT LA - DEXTER CT**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K420**
Program / Asset #	:	**BOE0669.000 / 312**	**Yr Built/Renovated**	:	**1937 / 2018**
Area Sq Ft	:	**351,312**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**11-Sep-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,3,5**			
Block	:	**4094** **Lot** : **1**	**BIN**	:	**3090738**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$662,200	$8,778,500
Interior Architecture	$4,067,800	$13,451,100
Electrical		$5,458,500
Mechanical	$8,694,200	$23,564,700
Site Enclosure	$840,000	
Total	**$14,264,200**	**$51,252,800**
Importance Code A	$2,230,000	$12,513,200
Importance Code B	$11,129,600	$38,686,000
Importance Code C	$904,600	$53,600
Total	**$14,264,200**	**$51,252,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,600			$22,600
Interior Architecture	$64,300	$25,600		$36,000
Electrical	$72,100	$32,800	$33,900	$43,500
Mechanical	$61,200	$55,600	$84,500	$55,600
Site Enclosure	$900			
Site Pavements	$147,000			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$389,500**	**$136,300**	**$140,800**	**$180,000**
Importance Code A	$21,600	$34,800	$34,800	$57,400
Importance Code B	$230,000	$101,500	$106,000	$118,200
Importance Code C	$137,900			$4,500
Total	**$389,500**	**$136,300**	**$140,800**	**$180,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$618,400	
Masonry: Granite	7%			LIFE	* *	5	$43,300	
Masonry: Limestone	18%			LIFE	* *	5	$111,300	
Windows								
Aluminum	70%			2035	$5,144,900	5	$105,400	
Aluminum w/ Guards	30%			2035	$2,966,500	5	$45,200	
Parapets								
Masonry: Brick	70%	2-4	$111,000	LIFE	* *	5	$42,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	* *	5-10	$149,100	
Metal Rail	5%			2041	* *	5-10	$55,200	
Metal: Cage/Fence	5%			2041	* *	5-10	$23,700	
Roof								
Copper/Terne	5%			2051	* *	10	$32,800	
Modified Bitumen	95%			2041	* *	10	$249,500	
Soffits								
Exposed Struc: Concrete	50%			LIFE	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard Tunnel Soffits								
Explanation : Location Noted								
Masonry: Limestone	50%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Interior								
Floors								
Cast in Place Concrete	14%	2-4	$128,200	LIFE	* *	5	$161,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Sub-basement Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Floor Drain In Sub-basement								
Mosaic Tile	2%	Now	$101,000	2041	* *	5	$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Pool Deck And Coping								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%								
Location : Pool Deck And Coping								
Mosaic Tile	6%	Now	$1,818,800	2053	* *	5	$39,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area And Original Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Kitchen Area And Original Toilet Rooms								
Quarry Tile	2%			2041	* *	5	$15,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Location Noted								
Terrazzo	3%	4+	$30,200	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Lobby And Entry Vestibule								
Vinyl Tile	28%	2-4	$208,200	2036	$4,164,800	3	$55,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Uneven Substrate, Extent : Moderate, Area Affected : 2%								
Location : Various Corridors And Classrooms								
Vinyl Tile 9" X 9"	20%	Now	$172,200	2031	$8,612,100	3	$39,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Auditorium And Gymnasium Exits								
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Auditorium And Gymnasium Exits								
Wood	25%	Now	$401,400	2039	* *	5	$123,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Various Classrooms Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$111,600	
Ceramic Tile	8%	Now	$402,300	2039	* *	5	$17,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Original Student And Staff Toilet Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Original Student And Staff Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Original Student And Staff Toilet Rooms								
Ceramic Tile	2%			2045	* *	5	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Renovated Student Toilet Rooms								
Explanation : Location Noted								
Glass: Single Pane	1%			LIFE	* *	5	$6,700	
Masonry: Brick	5%	4+	$87,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Metal Panel	5%	4+	$23,600	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Marble Panels	4%			LIFE	* *	10	$7,100	
Plaster	40%			LIFE	* *	5-10	$151,800	
SGFT/Glazed Masonry	25%	2-4	$205,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairwells								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	23%			2041	* *	5	$117,600	
AcousTileSusp.Lay-In	10%			2053	* *	5	$51,100	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$95,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement Below Pool								
Plaster	47%	Now	$149,700	LIFE	* *	5	$150,200	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Library								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Library								
Plaster	5%	Now	$99,500	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2046	* *			
Iron Picket	23%	4+	$600	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	2%	Now	$300	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Gate Posts Along Dexter Court								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Gate Posts Along Dexter Court								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Gate Posts Along Dexter Court								
Retaining Walls								
Cast in Place Concrete	70%	4+	$719,000	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Surrounding North Parking Lot								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Surrounding North Parking Lot								
Masonry: Brick	30%	0-2	$121,000	2056	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Entry Ramp At Dexter Court And Stairs To Athletic Field								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Dexter Court And Jamaica Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Dexter Court Near Jamaica Avenue								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Along Dexter Court								
Explanation : Recent Sidewalk Replacement								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$27,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Walkway								
Masonry: Granite	10%	2-4	$27,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Stairs At Main Entrance And Exits								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Site Pavements								
Parking/Driveway								
Asphalt	80%	2-4	$42,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Parking Area								
Cast in Place Concrete	20%	4+	$5,800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Tunnel Driveways And Courtyards								
Activity Yard								
Asphalt	60%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Locations Noted								
Asphalt	40%	0-2	$31,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Tennis Courts								

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	90%			2036	$599,200	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere, One 3,500 Ampere, One 1,200 And 1,000 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2036	$10,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Disconnect Switches For Kitchen Rated At 150, 250 And 350 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : Two 63 Kilovolt Ampere Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$665,800	5	$1,500	
Raceway								
Conduit	100%			2036	$690,400	1		
Panelboards								
Fused Disc Sw	10%			2035	$65,400	5	$800	
Fused Knife Sw	1%			2035	$6,500	5	$100	
Fused Toggle Switch	1%			2035	$6,500	5	$100	
Molded Case Bkrs	80%			2035	$523,200	5	$7,400	
Molded Case Bkrs	8%			2052	* *	5	$700	

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.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Under 600 Volts								
Wiring								
Braided Cloth	60%			2035	$552,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$368,000	1		
Motor Controllers								
Locally Mounted	90%			2034	$334,400	5	$2,100	
Locally Mounted	10%			2041	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$10,300	
Lighting								
Interior Lighting								
Incandescent	2%			2031	$199,300	2	$200	
LED	98%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$22,200	1		
Emergency, Battery	40%			2036	$241,500	10	$33,900	
Exit, Battery	50%			2041	* *	10	$11,900	
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior Walls								
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$33,800	2031	$337,600	1	$59,000	
Devices Damaged, Extent : Light, Area Affected : 100%								
Location : Room 112								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$65,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building Interior And Exterior								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	95%			2031	$881,500	1-3	$211,900	
Generic, Digital	5%			2036	$46,400	1-3	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Area								
Explanation : Elevator Recall System								

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

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.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$836,500	5	$108,800	
Conversion Equipment								
Steam Boiler	100%	Now	$1,567,700	2034	$3,135,500	1	$313,100	
Broken, Extent : Severe, Area Affected : 30%								
Location : Boiler Number 2								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement, Boilers And Auxiliary Equipment Are Beyond Their Useful Life Cycle Rating								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Three No.4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2036	$2,880,700			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Steam And Condensate Return Piping Are Beyond Useful Life								
Terminal Devices								
Air Handler	30%			2031	$2,030,900	1	$65,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement East And West Fan Rooms, Air Handling Equipment Beyond Useful Life								
Convector/Radiator	40%			2034	$1,176,600	1	$45,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam Radiators Are Beyond Their Useful Life								
Fan Coil Unit/Heat	30%			2031	$2,675,700	1	$34,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Unit Ventilators Are Beyond Their Useful Life Cycle Rating								
Controls								
Pneumatic	100%			2030	$6,952,400			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	20%			2031	$1,708,500			
Window/Wall Unit	65%			2031	$885,800	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$310,200	
Exhaust Fans								
Interior	95%			2031	$1,515,700	2	$10,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement East And West Fan Rooms, Exhaust Fans Are Beyond Their Useful Life								
Roof	5%			2041	* *	2	$500	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	$4,592,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Domestic Hot And Cold Water Piping Beyond Their Useful Life Cycle Rating								
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Gallons								
HW Heat Exchanger								
Steam Fired	100%	Now	$87,000	2036	$1,739,500	4	$34,700	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Pool Equipment Room								
Damaged, Extent : Severe, Area Affected : 25%								
Location : Pool Equipment Room, Defective Hot Water Heat Exchanger								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Pool Equipment Room								
Not Insulated, Extent : Severe, Area Affected : 20%								
Location : Sub-basement, One Of Two Heat Exchanger Tanks Is Devoid Of Insulation								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Pool Equipment Room And Sub-basement Boiler Room, The Hot Water Heat Exchangers Are Beyond Their Useful Life								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$72,000	4	$11,100	
Pool Filter/Treatment								
Sand	100%			2049	* *	4	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool In Basement								
Explanation : 2,250 Square Feet								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Passenger Units From Sub-basement To 4th Floor								
Explanation : Two Passenger								
Fire Suppression								

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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.*

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$9,800	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 160 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE AND TRACK**
Address : **999 JAMAICA AVE. BTWN: ELDERT LA - DEXTER CT**
Borough : **BROOKLYN**
Agency's Number : **K421**
Program / Asset # : **BOE0669.010 / 14769**
Yr Built/Renovated : **1937 /**
Area Sq Ft : **2,235**
Project Type : **EDUCATION**
Date of Survey : **28-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **4094** **Lot** : **1** **BIN** : **3090738**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$67,600	
Total	**$67,600**	
Importance Code A	$67,600	
Total	**$67,600**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$29,500			
Electrical	$200	$17,300	$200	$200
Mechanical	$100	$17,600	$300	$100
Total	**$29,900**	**$34,900**	**$500**	**$300**
Importance Code A	$100	$100	$100	$100
Importance Code B	$19,400	$34,800	$400	$200
Importance Code C	$10,300			
Total	**$29,900**	**$34,900**	**$500**	**$300**

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.*

DEPARTMENT OF EDUCATION - 040

FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE AND TRACK

Asset # : 14769

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$8,000	
Masonry: Limestone	5%			LIFE	* *	5	$300	
Staining/Discoloring, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Windows								
Metal Louvers	100%			2036		10		
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$1,200	
Masonry: Limestone	25%			LIFE	* *	5	$500	
Staining/Discoloring, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	$67,600	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Not Insulated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Roof Penetrations, First Aid Office, Public Female Bathroom								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$1,500	
Ceramic Tile	40%			2042	* *	5	$1,300	
Quarry Tile	40%			2046	* *	5	$2,000	
Interior Walls								
Ceramic Tile	50%			2042	* *	5	$5,900	
Plaster	25%	Now	$7,400	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms And Boiler Room								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
Plaster	100%	Now	$18,500	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Aid Office, Female Bathroom And Boiler Room								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE AND TRACK
Asset # : 14769

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Fieldstone	50%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$30,700	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2028	$3,400	10	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locker Room Showers								
Explanation : T-9 Lamps								
Egress Lighting								
Emergency, Battery	60%			2033	$2,300	10	$300	
Exit, Battery	40%			2033	$1,300	10	$100	
Exterior Lighting								
HID	30%			2028	$3,200	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$4,300	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE AND TRACK

Asset # : 14769

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$5,900	1-3	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$7,100	1	$1,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,200	
Ventilation								
Exhaust Fans								
Roof	50%			2033	$2,200	2		
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$100	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **GEORGE W. WINGATE HIGH SCHOOL-BK**		
Address	: **600 KINGSTON AVE. BTWN: RUTLAND RD., WINTHROP ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K470**
Program / Asset #	: **BOE0635.000 / 2523**	**Yr Built/Renovated**	: **1955 / 2007**
Area Sq Ft	: **438,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4811** **Lot** : **1**	**BIN**	: **3107227**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$555,800	$569,600
Interior Architecture	$28,192,500	$562,700
Electrical	$2,531,700	$1,296,100
Mechanical	$1,641,800	$14,054,300
Site Pavements	$61,800	
Total	**$32,983,500**	**$16,482,700**
Importance Code A	$555,800	$569,600
Importance Code B	$32,058,700	$15,701,900
Importance Code C	$369,000	$211,300
Total	**$32,983,500**	**$16,482,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,300	$24,900	$15,700	$41,800
Interior Architecture	$106,100			$78,300
Electrical	$42,400	$40,900	$77,400	$46,400
Mechanical	$80,800	$67,400	$98,000	$76,200
Site Enclosure	$61,700			
Site Pavements	$55,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$407,600**	**$140,400**	**$198,300**	**$249,900**
Importance Code A	$97,600	$68,300	$60,100	$85,100
Importance Code B	$210,900	$72,200	$138,300	$164,800
Importance Code C	$99,000			
Total	**$407,600**	**$140,400**	**$198,300**	**$249,900**

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

DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$2,300	
Masonry: Brick Cavity	82%			LIFE	* *	5	$301,900	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Gymnasium								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$69,000	
Metal Sect. OHD	1%			2047	* *	5	$11,500	
Mosaic Tile	1%			2054	* *	10	$11,500	
Panel: Limestone	5%			LIFE	* *	5	$13,800	
Windows								
Aluminum	95%			2050	* *	5	$83,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Throughout								
Metal Louvers	5%			2043	* *	10	$27,500	
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$24,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof Parapet								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Upper Roof Parapet								
Metal Panel	15%			2054	* *	5	$31,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$34,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Throughout								
Stucco Cement	30%			2047	* *	5	$42,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof Parapet								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Throughout								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Exterior								
Roof								
IRMA/Protected Membrane	93%			2039	* *	10	$555,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Into 3rd And 2nd Floor								
Roll Roofing	5%			2033	$198,600	5	$49,800	
Skylight, Metal/Glass	2%			2044	* *	10	$39,800	
Soffits								
Stucco Cement	100%	Now	$27,500	2047	* *	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Interior								
Floors								
Carpet	5%			2033	$597,300	3	$66,000	
Cast in Place Concrete	5%			LIFE	* *	5	$72,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement And Mechanical Spaces								
Ceramic Tile	5%	Now	$95,200	2037	* *	5	$16,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%	4+	$63,200	LIFE	* *	5	$25,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance And Corridors								
Vinyl Tile	25%	Now	$93,300	2039	* *	3	$61,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Ground Floor Classrooms								
Vinyl Tile 9" X 9"	50%	Now	$540,200	2029	$27,010,400	3	$123,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd, 3rd Floor Corridors And Classrooms And Library								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : 2nd, 3rd Floor Corridors And Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : 2nd, 3rd Floor Corridors And Classrooms And Library								
Wood	5%			2062	* *	5	$61,800	

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$59,500	2043	* *	5	$26,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	50%			LIFE	* *	5	$211,300	
Glazed Ceramic Panel	5%			LIFE	* *			
Operable Wall	2%	Now	$50,400	2054	* *	5	$37,000	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Explanation : Wall Damaged, Vinyl Cover Ripped And Torn.								
Plaster	15%	Now	$197,400	LIFE	* *	5	$47,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Ground Floor, Girls Bathroom								
SGFT/Glazed Masonry	23%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$83,000	2054	* *	5	$62,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd, 3rd Floor Corridors And Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria								
AcousTileConcealSpLn	10%			2047	* *	5	$78,700	
Exposed Struc: Concrete	9%			LIFE	* *	5	$8,800	
Exposed Struc: Concrete	1%	Now	$19,300	LIFE	* *	5	$1,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Coal Hatch								
Metal Panel	5%			LIFE	* *	5	$39,300	
Plaster	55%			LIFE	* *	5	$216,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Iron Picket	60%	Now	$41,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : At Gates Winthrope And Rutland								
Free Standing Walls								
Masonry: Brick	100%	Now	$20,600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Planters In Parking Lot								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Planters In Parking Lot								
Retaining Walls								
Concrete Masonry Unit	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	45%	Now	$17,900	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Kingston Avenue								
Cast in Place Concrete	55%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	35%	Now	$37,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	65%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	50%	Now	$61,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Dumpsters And Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Into Basement								
Explanation : Water Penetration								
Cast in Place Concrete	50%			2047	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$1,900	
Raceway								
Conduit	70%			2034	$725,000	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	30%			2050	* *	5	$3,000	
Molded Case Bkrs	70%			2050	* *	5	$8,100	
Wiring								
Braided Cloth	30%	2-4	$414,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,400	
Lighting								
Interior Lighting								
Fluorescent	97%			2039	* *	10	$389,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2034	$69,100	1		
Emergency, Service	25%			2029	$69,100	1		
Emergency, Battery	25%			2034	$188,200	10	$26,400	
Emergency, Battery	25%			2029	$188,200	10	$26,400	
Exterior Lighting								
HID	15%			2034	$313,900	10	$200	
HID	15%	Now	$313,900	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$163,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$1,156,900	1-3	$269,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$433,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Steam Boilers								
Distribution								
Steam Piping/Pump	5%	Now	$3,600	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Leaks From Inside The Wall Of Ground Floor Girls Bathroom Ag 22								
Steam Piping/Pump	95%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$1,688,000	1	$54,200	
Convector/Radiator	75%			2039	* *	1	$106,100	
Fan Coil Unit/Heat	5%			2029	$556,000	1	$7,100	
Controls								
Pneumatic	100%			2032	$8,667,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2034	$1,130,300	2	$4,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit On Roof								
Window/Wall Unit	60%			2029	$1,019,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$244,200	

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Ventilation								
Exhaust Fans								
Interior	80%			2034	$1,591,300	2	$10,700	
Roof	20%			2034	$174,000	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	2%	Now	$5,700	2039	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Corroded Water Main Valve At A Wing Tunnel								
Galvanized Steel	18%			2039	* *	1		
Sanitary Piping								
Cast Iron	5%	Now	$5,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Clogged Floor Drain In Ground Floor And At Wing A Tunnel Exit 3								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,800	2034	$89,800	4	$9,300	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Set Unit In Basement								
Sewage Ejector(s)								
Electric	100%			2034	$234,800	4	$17,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit With Two 300 Gallon Tanks								
Hot Water Storage Tank								
Generic	100%			2034	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 300 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$310,100	1-2	$6,100	

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Installed In Room C105 And Not In The Kitchen.								
Explanation : 1 Set Unit Covers 80 Square Feet. It Is Not In Service.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**GEORGE WASHINGTON EDU. CAMPUS**			
Address	:	**549 AUDUBON AVE BTWN: WEST 192 ST., WEST 193 S**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M465**
Program / Asset #	:	**BOE0127.000 / 1621**	**Yr Built/Renovated**	:	**1925 / 2006**
Area Sq Ft	:	**323,098**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**22-Feb-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**2160** **Lot** : **18**	**BIN**	:	**1076751**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$456,500	$596,200
Interior Architecture	$1,449,200	$4,013,500
Electrical	$1,905,900	$2,317,800
Mechanical	$5,934,400	$15,056,200
Site Enclosure	$142,400	
Site Pavements		$925,100
Total	**$9,888,300**	**$22,908,800**
Importance Code A	$744,800	$3,558,900
Importance Code B	$8,966,700	$19,350,000
Importance Code C	$176,800	
Total	**$9,888,300**	**$22,908,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,400		$17,700	
Interior Architecture	$94,200		$24,000	$15,100
Electrical	$53,400	$15,100	$44,900	$12,100
Mechanical	$64,900	$50,700	$181,300	$50,700
Site Enclosure	$23,000			
Site Pavements	$148,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$429,800**	**$80,200**	**$282,300**	**$92,200**
Importance Code A	$31,400	$32,000	$50,400	$32,000
Importance Code B	$265,000	$48,200	$231,900	$60,200
Importance Code C	$133,300			
Total	**$429,800**	**$80,200**	**$282,300**	**$92,200**

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$382,300	LIFE	* *	5	$226,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 45%								
Location : All Facades								
Masonry: Fieldstone	5%	0-2	$74,200	LIFE	* *	5	$10,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$92,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Stucco Cement	5%			2039	* *	5	$35,400	
Windows								
Aluminum	100%			2056	* *	5	$102,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Windows New								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$56,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Parapets								
Pre-Cast Concrete	25%	Now	$31,400	LIFE	* *	5	$118,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Coping At Parapet Over Main Entrance								
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Coping At Parapet Over Main Entrance								
Roof								
Copper/Terne	5%			2062	* *	10	$29,600	
Skylight, Metal/Glass	3%			2044	* *	10	$23,700	
Under Construction	92%							
Soffits								
Masonry: Brick	100%			LIFE	* *	5		
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Interior								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Interior								
Floors								
Cast in Place Concrete	20%	4+	$168,500	LIFE	* *	5	$211,600	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$139,600	2037	* *	5	$12,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Bathrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boys Pool								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Boys Pool								
Mosaic Tile	1%			2047	* *	5	$12,100	
Marble Panels	2%			LIFE	* *	5	$7,300	
Quarry Tile	2%			2039	* *	5	$14,500	
Vinyl Tile	25%	4+	$171,000	2034	$3,419,900	3	$45,300	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Wood	45%	4+	$265,800	2049	* *	5	$204,000	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	3%	Now	$98,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Pool Wall								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room B15								
Ceramic Tile	10%			2037	* *	5	$42,300	
Glass: Single Pane	3%	Now	$39,400	LIFE	* *	5	$9,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Gypsum Board	10%			LIFE	* *	5	$25,400	
Masonry: Brick	12%			LIFE	* *			
Plaster	37%	Now	$78,000	LIFE	* *	5	$47,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Corridor Wall								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$27,600	2039	* *	5	$20,900	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
AcousTileSusp.Lay-In	8%			2039	* *	5	$33,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	2%			2051	* *	5	$8,400	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Lunchroom								
Exposed Struc: Concrete	5%	Now	$64,200	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 55%								
Location : Boys Pool Area In Sub-basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Spalling, Extent : Moderate, Area Affected : 55%								
Location : Boys Pool Area In Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Boys Pool Area In Sub-basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Sub-basement								
Explanation : Temporary Supports Installed Below Ceiling								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	2%	Now	$284,000	LIFE	* *	5	$10,500	
Bent/Warped Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen Area								
Plaster	65%	Now	$169,500	LIFE	* *	5	$170,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Along Windows At 5th Floor Classrooms								
Plaster	3%	Now	$9,800	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Main Entrance								
Explanation : Decorative Plaster								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Athletic Field								
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout Athletic Field								
Iron Picket	35%	Now	$12,300	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance And Throughout								
Masonry: Brick	5%	Now	$10,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Along Audubon Avenue								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Along Audubon Avenue								
Retaining Walls								
Cast in Place Concrete	20%			2054	* *			
Masonry: Fieldstone	80%	Now	$142,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Around Athletic Field								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Around Athletic Field								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$41,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$23,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northwest Entrance And Throughout								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	75%	Now	$26,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout North Lot								
Cast in Place Concrete	25%			2039	* *			
Activity Yard								
Asphalt	50%	Now	$39,100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Athletic Field								
Rubber Matting	50%	Now	$18,500	2034	$925,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Athletic Field								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2034	$78,900	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 6,000 Ampere Main Disconnect Switch For The Building								
Fused Disc Sw	20%			2044	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch For Air Condition								
Fused Disc Sw	5%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	69%			2034	$459,400	5	$1,000	
Fused Disc Sw	30%			2044	* *	5	$400	
Fused Disc Sw	1%	Now	$6,700	2064	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Switch Gear Room Basement								
Explanation : Broken Handle								
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	3%			2042	* *	5	$200	
Fused Disc Sw	7%			2033	$45,800	5	$500	
Fused Knife Sw	5%	2-4	$32,700	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement And Basement								
Molded Case Bkrs	20%			2042	* *	5	$1,700	
Molded Case Bkrs	65%			2033	$425,100	5	$5,500	
Wiring								
Braided Cloth	75%	2-4	$690,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	5%			2034	$46,000	1		
Motor Controllers								
Locally Mounted	89%			2032	$330,700	5	$1,900	
Locally Mounted	10%			2039	* *	5	$200	
Variable Frequency Drive	1%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,700	
Lighting								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$266,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	35%			2029	$194,400	10	$27,300	
Emergency, Battery	5%			2039	* *	10	$3,900	
Emergency, Battery	10%	Now	$55,500	2044	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : First, Second, Third And Fourth Floors								
Explanation : Broken Batteries								
Exit, Service	40%			2029	$57,100	1		
Exit, Service	10%			2039	* *	1		
Exterior Lighting								
HID	10%			2029	$154,400	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : Controlled Via Timer								
Incandescent	10%			2029	$177,300	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Entry								
Explanation : Controlled Via Timer								
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$310,500	1	$60,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2029	$310,500	1	$60,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Heating								
Energy Source								
Fuel Oil	100%			2044	* *	5	$100,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 15,000 Gallon Tanks For No. 4 Fuel								
Conversion Equipment								
Steam Boiler	100%	Now	$288,400	2032	$2,883,700	1	$288,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Oiler Room. Feed Water Valve Operated Manually. No. 4 Burner Defective								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations, Defective Low Pressure Steam Regulator								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Sub-basement Mezzanine Level								
Explanation : Two No. 4 Oil Burning Medium Pressure Steam Boilers, Two Coal Fired Boilers Abandoned In Place								
Distribution								
Steam Piping/Pump	100%	Now	$529,900	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout, Leaky Steam Supply And Condensate Return Lines.								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump, Consensate Pump								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Fuel Oil Pump Set								
Terminal Devices								
Air Handler	50%	Now	$1,245,200	2034	$3,113,000	1	$89,900	
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Defective Damper And Control Problem								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Pool Equipment Room, Third Floor Fan Rooms, And Auditorium Fan Room								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Air Handling Units								
Explanation : Thermostatic Control Of Valves Faulty Due To Pneumatic System								
Convector/Radiator	50%	Now	$67,600	2032	$1,352,700	1	$47,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 5 Percent Radiator Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout, Defective Climate Controls, Leaky Radiator Traps.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Heating								
Controls								
Pneumatic	100%	2-4	$639,400	2032	$6,394,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Air In The System								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%	Now	$24,400	2034	$244,000	1	$6,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Third Floor Roof, Defective Controls								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Third Floor Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Third Floor Roof								
Explanation : Packaged Air Cooled Chiller, Serves Cafeteria								
Split Unit	5%			2034	$392,800			
Window/Wall Unit	80%	0-2	$100,300	2029	$1,002,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Are Not Working								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2054	* *	4	$800	
Ductwork/Diffusers	95%			LIFE	* *	2	$399,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : North And South Pool Ductwork.								
Terminal Devices								
Air Handler/Cool/Ht	5%			2034	$288,900	1	$10,000	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2039	* *	2	$11,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Unit Serves Chiller								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$290,600	LIFE	* *	2-5	$180,200	
Damaged, Extent : Severe, Area Affected : 30%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Ventilation								
Exhaust Fans								
Interior	50%	Now	$733,700	2044	* *	2	$4,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Pools Equipment Rooms, Third Floor, Fifth Floor Fan Rooms And Auditorium Fan Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Pool								
Explanation : Under Construction								
Roof	50%	4+	$321,000	2044	* *	2	$4,000	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$422,400	2039	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump Is Not Working								
Corroded, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : No Backflow Preventer. Water Service Valve Corroded.								
HW Heat Exchanger								
Steam Fired	100%	0-2	$160,000	2044	* *	4	$31,900	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Domestic Hot Water Tank Lining. Basement								
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Basement Pool Equipment Room								
Sanitary Piping								
Cast Iron	100%	Now	$83,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Room B15, Pool Equipment Room And Various Other Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$23,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : West Central Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$13,200	2034	$66,200	4	$6,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement, Defective Sump Pump								
Pool Filter/Treatment								
Activated Carbon	100%			2032	$190,700	4	$1,300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Two Pools, One Not In Service. South Pool Isolation Valve Corroded.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$9,000	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Partial Sprinkler								
Chemical System								
No Component	98%							
Generic	2%			2029	$2,400	1-10	$1,200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Explanation : One Set Kitchen Fire Suppression System Covers 156 Square Feet (26x6).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**GEORGE WESTINGHOUSE H.S. - BK**			
Address	:	**105 JOHNSON ST. @TILLARY AND BRIDGE STREETS**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K580**
Program / Asset #	:	**BOE0646.000 / 1209**	**Yr Built/Renovated**	:	**1908 / 2000**
Area Sq Ft	:	**244,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**09-Aug-2022**	**Landmark Status**	:	**EXTERIOR LANDMARK**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4**			
Block	:	**131** **Lot** : **1**	**BIN**	:	**3348044**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$805,800	$282,500
Interior Architecture	$3,662,000	$10,585,600
Electrical	$340,000	$3,512,300
Mechanical	$3,837,600	$11,158,900
Site Pavements	$78,300	
Total	**$8,723,800**	**$25,539,300**
Importance Code A	$805,800	$2,658,800
Importance Code B	$7,526,700	$22,880,500
Importance Code C	$391,300	
Total	**$8,723,800**	**$25,539,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$104,700			
Interior Architecture	$85,200	$7,700		$29,700
Electrical	$41,500	$25,800	$34,700	$27,500
Mechanical	$99,600	$43,700	$109,300	$53,200
Site Enclosure	$17,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$362,600**	**$91,600**	**$158,400**	**$124,800**
Importance Code A	$150,600	$23,600	$24,100	$23,600
Importance Code B	$194,900	$60,400	$134,300	$101,300
Importance Code C	$17,200	$7,700		
Total	**$362,600**	**$91,600**	**$158,400**	**$124,800**

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$149,000	
Masonry: Brick	70%			LIFE	* *	5	$133,500	
Granite Panels	5%	4+	$26,300	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1962 Addition								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : 1962 Addition								
Stucco Cement	15%	0-2	$90,700	2047	* *	5	$35,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Inner Courtyard Walls Of Original Building								
Windows								
Aluminum	100%	Now	$402,800	2042	* *	5	$37,800	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Clerestory								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1962 Addition								
Parapets								
Cast Stone/Terra Cotta	13%			LIFE	* *	5	$34,100	
Masonry: Brick	65%	2-4	$312,300	LIFE	* *	5	$22,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Roof At 1962 Addition								
Metal Rail	5%	4+	$38,200	2047	* *	5	$12,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : All Parapets On 1962 Addition								
Pre-Cast Concrete	2%			LIFE	* *	5	$4,300	
Stucco Cement	15%			2047	* *	5	$13,100	
Roof								
Built-Up (BUR)	95%	Now	$33,700	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Room 456								
Copper/Terne	5%			2062	* *	10	$16,900	
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Interior								
Floors								
Ceramic Tile	5%			2047	* *	5	$14,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1962 Wing Toilet Rooms								
Explanation : Location Noted								
Ceramic Tile	5%	4+	$46,300	2043	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms Throughout Original Building								
Poured Epoxy/Resin	2%			2033	$367,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	5%	2-4	$76,800	LIFE	* *	5	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : First Floor Corridor Near Main Entrance								
Vinyl Tile	1%			2042	* *	3	$1,500	
Vinyl Tile	10%	Now	$181,400	2034	$907,100	3	$11,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 1908 Wing Stairs Tread Nosings								
Vinyl Tile 9" X 9"	35%	0-2	$1,838,300	2034	$9,191,300	3	$38,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Original Building								
Vinyl Tile 9" X 9"	35%			2039	* *	3	$51,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout 1962 Addition								
Explanation : Location Noted								
Wood	2%	4+	$117,500	2049	* *	5	$5,500	
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	2-4	$391,300	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Basement Foundation Walls								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement Foundation Walls								
Ceramic Tile	5%			2043	* *	5	$15,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,300	
Glass: Single Pane	5%			LIFE	* *	5	$11,500	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$41,400	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	$1,056,800	2054	* *	5	$36,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement Corridor In 1962 Wing								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement Corridor In 1962 Wing								
AcousTileConcealSpLn	10%			2047	* *	5	$36,700	
Exposed Struc: Concrete	25%			LIFE	* *	5	$11,500	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2039	* *			
Plaster	35%			LIFE	* *	5	$64,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$17,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Black Iron Fencing Requires Painting								
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Bridge Street Near Tillary Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$78,300	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Johnson Street And Near Main Entrance								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Johnson Street								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$115,000	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B18								
Explanation : Six Main Disconnect Switches With A Fuse Rating Of 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	5%			2044	* *	5	$100	
Molded Case Bkrs	95%			2034	$691,300	5	$6,100	
Raceway								
Conduit	90%			2034	$679,200	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Toggle Switch	5%			2033	$35,700	5	$300	
Molded Case Bkrs	90%			2033	$643,300	5	$5,800	
Molded Case Bkrs	5%			2050	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Under 600 Volts								
Wiring								
Braided Cloth	30%			2033	$301,700	1		
Thermoplastic	10%			2054	* *	1		
Thermoplastic	60%			2044	* *	1		
Motor Controllers								
Locally Mounted	95%			2032	$385,800	5	$1,600	
Locally Mounted	5%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	Now	$5,800	LIFE	* *	5	$3,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Room B12 In Basement								
Explanation : Main Ground Conductor Is Completely Detached From Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$201,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$11,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Spaces And At Exits								
LED	5%	Now	$7,600	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2034	$183,400	10	$23,600	
Exit, Battery	50%			2039	* *	10	$8,200	
Exterior Lighting								
HID	10%	Now	$127,400	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2034	$256,300	1	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$256,300	1	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$154,900	

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Heating								
Energy Source								
Fuel Oil No 2	95%			2044	* *	5	$71,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 20,000 Gallons Each								
Natural Gas	5%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Roof								
Explanation : For Gas Fired Furnace								
Conversion Equipment								
Furnace	5%			2039	* *	1	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Roof								
Explanation : Rooftop Furnace For Culinary Art Room								
Steam Boiler	95%	Now	$45,200	2032	$2,261,200	1	$206,600	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room: Malfunctioning Smoke Opacity Controls								
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room: Safety Valves								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement - Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%			2034	$2,186,800			
On Extended Life, Extent : Light, Area Affected : 40%								
Location : Original Building - Various Locations								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room Area: Vacuum Pumps Set, Steam Traps, Radiator Valves And Partial Piping Replaced								
Terminal Devices								
Air Handler	30%			2029	$1,541,700	1	$45,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	60%			2032	$1,339,800	1	$47,300	
Fan Coil Unit/Heat	5%			2034	$338,500	1	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Rooms								
Explanation : Location Noted								
Unit Heater - Steam	5%			2029	$77,600	4	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Other Locations								
Explanation : Unit Heater / Cabinet Heaters								

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Heating								
Controls								
Pneumatic	100%			2038	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%	Now	$3,200	2034	$64,800			
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Telecom Room 167a								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 167a								
Split Unit	1%	Now	$64,800	2044	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Telecom Room 167a								
Window/Wall Unit	84%	Now	$86,900	2029	$869,000	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	14%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$136,100	
Exhaust Fans								
Interior	50%			2029	$605,600	2	$3,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	35%			2029	$185,500	2	$2,600	
Abandoned in Place, Extent : Light, Area Affected : 5%								
Location : Lower Roof - 1 Unit								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Roof	15%			2034	$79,500	2	$1,100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$70,100	2034	$3,507,300	1		
On Extended Life, Extent : Light, Area Affected : 70%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Science Rooms								
Explanation : Insufficient Water Pressure At Emergency Eye Wash And Showers								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,320,500	4	$24,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$68,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Riser By Janitor Closet 227								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2044	* *	4	$7,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Temporary Submersible Pumps Installed, Duplex Non-permanent Sump Pump Installation Pending.								
Sewage Ejector(s)								
Electric	100%			2029	$143,000	4	$9,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Pump Room Inside Locker Room, Room B20								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room Inside Locker Room, Room B20								
Explanation : 2 Duplex Sets								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$36,300	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 500 Mbh Output								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	$20,500	
Chemical System								
Wet	100%			2029	$121,400	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 185 Sqft Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **GRACE H. DODGE HIGH SCHOOL - BX**		
Address	: **2474 CROTONA AVE. @ E.189 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X660**
Program / Asset #	: **BOE0336.000 / 2604**	**Yr Built/Renovated**	: **1925 / 2010**
Area Sq Ft	: **139,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3104** **Lot** : **7**	**BIN**	: **2012887**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,554,600	$55,200
Interior Architecture	$4,561,400	$170,600
Electrical	$123,700	$203,600
Mechanical	$1,853,000	$1,754,500
Site Pavements	$174,800	$1,309,100
Total	**$8,267,500**	**$3,493,000**
Importance Code A	$1,554,600	$55,200
Importance Code B	$6,656,700	$2,208,300
Importance Code C	$56,200	$1,229,400
Total	**$8,267,500**	**$3,493,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$9,700		
Interior Architecture	$96,100	$29,200	$13,100	
Electrical	$46,200	$24,000	$17,400	$13,200
Mechanical	$87,300	$54,000	$36,200	$24,400
Site Enclosure	$3,500			
Site Pavements	$2,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$242,500**	**$124,300**	**$74,100**	**$45,100**
Importance Code A	$13,800	$23,800	$13,800	$13,800
Importance Code B	$217,700	$87,800	$60,400	$31,300
Importance Code C	$11,100	$12,800		
Total	**$242,500**	**$124,300**	**$74,100**	**$45,100**

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.*

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$39,200	
Masonry: Brick	55%	Now	$465,800	LIFE	* *	5	$55,200	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : At Window Heads In Various Locations								
Masonry: Brick Cavity	25%			LIFE	* *	5	$25,100	
Masonry: Granite	5%			LIFE	* *	5	$3,800	
Masonry: Limestone	5%			LIFE	* *	5	$3,800	
Metal Panel	5%			2053	* *	5-10	$34,500	
Windows								
Aluminum	98%	4+	$174,000	2049	* *	5	$8,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	2%			2036	$20,700	10	$2,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,600	
Masonry: Brick	55%			LIFE	* *	5	$6,800	
Masonry: Brick Cavity	25%			LIFE	* *	5	$3,100	
Masonry: Limestone	5%			LIFE	* *	5	$800	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Roof								
Built-Up (BUR)	95%			2028	$844,200	10	$70,600	
Metal Panel	5%			2046	* *	10	$6,800	
Soffits								
Stucco Cement	100%			2038	* *	5	$600	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$36,600	LIFE	* *	5	$45,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall At Boiler Room								
Ceramic Tile	5%	Now	$30,300	2042	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Boys And Girls Toilet Room, Kitchen								
Terrazzo	5%	4+	$20,100	LIFE	* *	5	$8,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Lobby Area								
Vinyl Tile	50%			2038	* *	3	$39,400	
Vinyl Tile 9" X 9"	25%			2028	$4,299,800	3	$19,700	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor Classrooms								
Wood	5%			2048	* *	5	$19,700	

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.*

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$18,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,600	
Masonry: Brick	6%			LIFE	* *			
Operable Wall	2%			2053	* *	5	$25,500	
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$65,600	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2046	* *	5	$13,100	
AcousTileSusp.Lay-In	5%			2046	* *	5	$10,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Protected By Netting Against Impacts								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *	5	$13,100	
Plaster	80%	Now	$261,600	LIFE	* *	5	$105,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Window Heads At Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Window Heads At Exterior Walls								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2043	* *			
Iron Picket	30%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$3,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North Parking Area At West Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$118,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations At Rear Or East Side Of Property								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%	4+	$2,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Entry Steps To Building Addition								
Parking/Driveway								
Asphalt	85%			2036	$1,163,800			
Cast in Place Concrete	15%	Now	$56,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock Area								

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

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Site Pavements								
Activity Yard								
Asphalt	100%			2036	$145,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,200 Amperes Each								
Fused Disc Sw	30%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	50%			2033	$147,900	1		
Conduit	50%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$3,300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2050	* *	5	$500	
Locally Mounted	30%			2031	$55,700	5	$300	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,000	
Generic	50%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$121,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor								
LED	3%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Lighting								
Egress Lighting								
Emergency, Service	20%			2041	* *	1		
Emergency, Battery	30%			2038	* *	10	$10,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%	Now	$33,200	2038	* *			
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$800	
Alarm								
Security System								
Generic	100%			2038	* *	1	$51,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$85,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$43,100	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$137,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%	0-2	$569,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : Basement. Condensate Pump Leaking And Condensate Return Piping								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Heating								
Terminal Devices								
Air Handler	15%	0-2	$40,200	2033	$401,800	1	$11,600	
Controller Not Working, Extent : Moderate, Area Affected : 15%								
Location : Defective Controller Of Auditorium Air Handler								
Convector/Radiator	85%			2031	$989,300	1	$38,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%	0-2	$107,800	2028	$215,700	1		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,500	
Exhaust Fans								
Interior	100%	0-2	$63,100	2028	$631,300	2	$3,400	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria Supply Fan Broken								
Plumbing								
H/C Water Piping								
Brass/Copper	80%	0-2	$146,200	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Domestic Water Tank Leaking								
Galvanized Steel	20%	Now	$18,200	2031	$363,400	1		
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Booster Pumps								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 175 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$5,700	2033	$28,500	4	$2,900	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Basement. One Pump Is Broken								
Backflow Preventer								
No Component	50%							
Generic	50%			2038	* *	1	$4,300	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : 1st To 5th Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit. Elevator Is Not Working.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$2,000	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 135 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **GRAND ST. EDUCATIONAL CAMPUS -BK**		
Address	: **850 GRAND STREET @BUSHWICK AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K450**
Program / Asset #	: **BOE0630.000 / 1227**	**Yr Built/Renovated**	: **1981 / 2022**
Area Sq Ft	: **476,798**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **3016** **Lot** : **1**	**BIN**	: **3325733**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,749,800
Interior Architecture	$1,345,200	$551,900
Electrical	$8,900,200	$5,090,800
Mechanical	$12,186,100	$18,506,600
Site Pavements	$922,700	
Total	**$23,354,200**	**$25,899,100**
Importance Code A	$85,100	$6,163,200
Importance Code B	$22,931,400	$19,610,100
Importance Code C	$337,700	$125,900
Total	**$23,354,200**	**$25,899,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,700			$4,100
Interior Architecture	$80,000	$66,000		$35,700
Electrical	$115,700	$81,900	$94,300	$105,400
Mechanical	$152,600	$83,400	$124,000	$97,400
Site Enclosure	$91,100			
Site Pavements	$40,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$552,400**	**$245,800**	**$232,700**	**$256,900**
Importance Code A	$58,700	$47,200	$47,200	$52,300
Importance Code B	$409,700	$198,600	$185,500	$204,600
Importance Code C	$84,000			
Total	**$552,400**	**$245,800**	**$232,700**	**$256,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	3%			LIFE	* *	5	$14,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Building								
Metal Panel	47%			2061	* *	5-10	$838,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Cladding At Brick Walls Throughout								
Explanation : Recent Installation								
Metal Coiling Doors	1%			2040	* *	5	$8,100	
Pre-Cast Concrete	49%			LIFE	* *	5	$413,200	
Windows								
Aluminum	78%			2057	* *	5	$53,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2057	* *	5	$13,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Metal Louvers	2%			2044	* *	10	$8,600	
Parapets								
Metal Panel	60%			2061	* *	5	$81,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Cladding At Brick Walls Throughout								
Metal Rail	10%			2052	* *	5-10	$63,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Central Roof								
Pre-Cast Concrete	30%			LIFE	* *	5	$66,100	
Roof								
Modified Bitumen	100%			2043	* *	10	$432,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$109,300	
Mosaic Tile	5%	2-4	$1,028,500	2048	* *	5	$44,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Toilet Rooms And Kitchen Area								
Panel/Paver: Cer/Brk	4%			2051	* *	5	$64,200	
Vinyl Tile	74%			2040	* *	3	$198,000	
Wood	10%			2050	* *	5	$133,800	

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Basement Corridors								
Concrete Masonry Unit	30%			LIFE	* *	5	$53,000	
Glass: Single Pane	2%			LIFE	* *	5	$6,600	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	3%	Now	$31,600	2055	* *	5	$23,200	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Auditorium And Gymnasiums 1/3 And 2/4								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Cafeteria And Gymnasiums								
Explanation : Locations Noted								
Plaster	55%			LIFE	* *	5	$72,900	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$71,400	
AcousTileSusp.Lay-In	70%			2048	* *	5	$499,500	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Material Clarification: Fiber Board Lay In Panels								
Exposed Struc: Concrete	10%			LIFE	* *	5	$11,200	
Exposed Struc: Steel	3%			LIFE	* *			
Metal Panel	2%	0-2	$48,400	LIFE	* *	5	$17,800	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Plaster	5%			LIFE	* *	5	$22,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$30,600	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : At Waterbury Street And At Bushwick Avenue								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Various Locations								
Explanation : Broken Gate Hinges								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	60%	Now	$29,500	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : North Wall Of Bushwick Avenue Parking Area								
Exposed Reinforcement, Extent : Severe, Area Affected : 1%								
Location : North Wall Of Bushwick Avenue Parking Area								
Spalling, Extent : Light, Area Affected : 2%								
Location : Along South Steps From Bushwick Avenue								
Masonry: Brick	35%	0-2	$27,000	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Entrance Plaza								
Masonry: Granite	5%	Now	$4,000	LIFE	* *	5	$31,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Copings At Main Entrance Plaza								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Plaza								
Explanation : Material Clarification: Slate Copings								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$260,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Various Locations Throughout								
Pavers/Stone	10%	Now	$324,800	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Tree Pits								
On-Site Walkways								
Asphalt	50%	2-4	$8,500	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Building								
Cast in Place Concrete	50%	0-2	$13,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Main Entrance Plaza And Various Exits								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : South Facade At West Exit								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : West Facade At Exit 7								
Explanation : Exposed Reinforcing								

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$337,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Parking Areas At Waterbury Street And Bushwick Avenue								
Ponding, Extent : Severe, Area Affected : 2%								
Location : Parking Area At Bushwick Avenue								
Activity Yard								
Asphalt	30%	0-2	$18,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Handball Court								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball And Tennis Courts								
Explanation : Location Noted								
Under Construction	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Football Field And Running Track								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$157,900	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 5,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	20%			2048	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Above Auditorium								
Explanation : One 30 Kilovolt Ampere								
Dry Type	80%			2040	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 150 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$998,700	5	$2,000	
Raceway								
Conduit	70%			2035	$725,000	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$1,100	
Molded Case Bkrs	85%			2034	$851,200	5	$10,700	
Molded Case Bkrs	5%			2051	* *	5	$600	

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Under 600 Volts								
Wiring								
Thermoplastic	70%			2035	$966,000	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$111,500	5	$600	
Motor Control Center	50%			2033	$1,116,700	5	$6,500	
Variable Frequency Drive	30%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$146,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two Automatic Transfer Switches								
Generators								
Diesel	100%			2044	* *	1	$184,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Generator Enclosure								
Explanation : One 365 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$17,700	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	79%			2030	$5,749,600	10	$345,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%	Now	$29,100	2030	$1,455,600			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors, Gymnasiums								
Malfunctioning, Extent : Light, Area Affected : 1%								
Location : Gymnasiums								
LED	1%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums And Auditorium								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Service	30%			2030	$90,200	1		
Emergency, Battery	20%			2035	$163,900	10	$23,000	
Exit, Battery	50%			2040	* *	10	$16,100	

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Lighting								
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$89,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$89,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$1,259,400	1-3	$302,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$1,135,300	5	$147,700	
Conversion Equipment								
Steam Boiler	100%	Now	$85,100	2033	$4,255,500	1	$425,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boilers Go Off On Low Pressure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$78,200	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement Fan Room								
Terminal Devices								
Air Handler	20%			2035	$1,837,500	1	$59,000	
Convector/Radiator	40%			2033	$1,596,900	1	$61,600	
Fan Coil Unit/Heat	10%			2030	$1,210,500	1	$15,400	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Heating								
Controls								
Pneumatic	15%	Now	$70,800	2029	$1,415,400			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Thermostats In Classrooms								
Pneumatic	85%			2029	$8,020,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2035	$410,100	2	$1,500	
Split Unit	35%			2040	* *			
Window/Wall Unit	55%			2030	$1,017,300	1		
Under Construction	5%							
Terminal Devices								
Air Handler/Cool/Ht	45%			2035	$4,263,000	1	$132,700	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$265,900	
Exhaust Fans								
Interior	70%			2035	$1,515,700	2	$10,200	
Roof	30%			2035	$284,200	2	$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$125,400	2045	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Booster Pump In Basement Room No.85								
HW Heat Exchanger								
Steam Fired	100%			2035	$2,360,800	4	$70,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$97,700	4	$10,100	
Sewage Ejector(s)								
Electric	100%			2035	$255,600	4	$28,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$249,300	
Sprinkler								
No Component	95%							
Generic	5%			2035	$337,600	1-2	$6,700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **GREGORIO LUPERON H.S. - M**		
Address	: **501 WEST 165 STREET @ W.165 ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M876**
Program / Asset #	: **BOE1067.000 / 14413**	**Yr Built/Renovated**	: **2008 /**
Area Sq Ft	: **52,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,Ph**		
Block	: **2123** **Lot** : **45**	**BIN**	: **1085733**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$1,045,400
Mechanical		$1,676,200
Total		**$2,721,600**
Importance Code B		$2,086,900
Importance Code C		$634,700
Total		**$2,721,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,500	$13,700	$900	
Interior Architecture	$24,000	$14,000	$27,500	$2,700
Electrical	$4,900	$60,000	$6,500	$4,900
Mechanical	$8,300	$8,200	$12,300	$8,200
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$86,100**	**$110,300**	**$61,600**	**$30,100**
Importance Code A	$37,100	$16,400	$3,500	$2,600
Importance Code B	$36,300	$94,000	$58,100	$27,600
Importance Code C	$12,700			
Total	**$86,100**	**$110,300**	**$61,600**	**$30,100**

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	$22,100	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : South West Corner								
Metal Panel	15%			2053	* *	5-10	$35,100	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : South And East Sides								
Pre-Cast Concrete	15%			LIFE	* *	5	$16,600	
Window Wall	5%			2043	* *	5	$6,400	
Windows								
Aluminum	100%			2049	* *	5	$1,800	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Third Floor Classrooms								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$500	
Metal Panel	15%			2043	* *	5	$700	
Pre-Cast Concrete	5%			LIFE	* *	5	$400	
Stucco Cement	40%			2038	* *	5	$1,200	
Roof								
IRMA/Protected Membrane	100%	Now	$34,500	2038	* *			
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Insul Miss/Displaced, Extent : Light, Area Affected : 2%								
Location : At Roof Drain								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Upper Roof								
Soffits								
Cement - Fiber Panel	25%			2033		10		
Metal Panel	75%			2043	* *	5-10		
Interior								
Floors								
Carpet	5%	4+	$2,700	2029	$27,500	3	$2,300	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$6,600	
Ceramic Tile	15%			2036	$262,600	5	$4,500	
Traffic Topping	10%			2033	$148,200	5	$3,800	
Vinyl Tile	50%	4+	$8,600	2038	* *	3	$5,700	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Discoloration And Staining								
Wood	10%			2061	* *	5	$5,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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
Interior								
Interior Walls								
Ceramic Tile	15%	4+	$12,700	2036	$634,700	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,000	
Gypsum Board	75%			LIFE	* *	5	$33,800	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : 3rd Floor Classrooms								
Ceilings								
AcousTileSusp.Lay-In	80%			2038	* *	5	$24,300	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout 4th Floor								
Exposed Struc: Steel	10%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Gypsum Board	10%			LIFE	* *	5	$3,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Fused Disc Sw	25%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch For Emergency								
Fused Disc Sw	25%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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
Under 600 Volts								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	78%			2038	* *	10	$37,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2038	* *	10	$9,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors, Stairs, Lobby, Gymnasium, Multipurpose Room								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$6,300	
Exit, Battery	50%			2038	* *	10	$1,800	
Exterior Lighting								
Fluorescent	3%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
LED	7%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$300	
Alarm								
Security System								
Generic	50%			2038	* *	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$32,000	

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2038	* *	1	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units								
Controls								
Digital	100%			2031	$1,529,300			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2038	* *	2	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Split Unit	10%			2038	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : Two 180 Gallon Tanks. Quantity 5								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Fourth Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$14,600	
Fire Pump								
Generic	100%			2042	* *	1	$9,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Hood Is 60 Square Feet							

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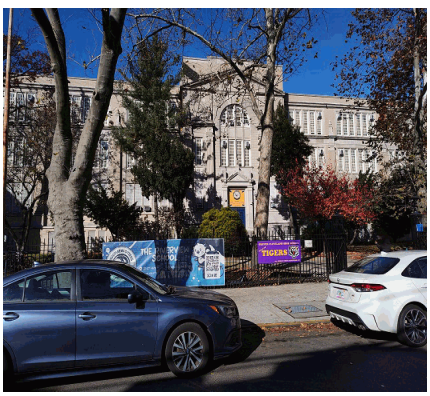
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **GROVER CLEVELAND HIGH SCHOOL - Q**
Address : **21-27 HIMROD STREET @GRANDVIEW AVE.**
Borough : **QUEENS**
Agency's Number : **Q485**
Program / Asset # : **BOE0886.000 / 1478**
Yr Built/Renovated : **1931 / 2010**
Area Sq Ft : **276,150**
Project Type : **EDUCATION**
Date of Survey : **25-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3363** **Lot** : **1**
BIN : **4080227**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,181,100	$1,003,300
Interior Architecture	$1,784,800	$11,094,300
Electrical	$227,900	$6,901,400
Mechanical	$5,512,800	$11,821,800
Total	**$8,706,700**	**$30,820,800**
Importance Code A	$1,181,100	$1,003,300
Importance Code B	$7,039,900	$29,745,600
Importance Code C	$485,700	$71,900
Total	**$8,706,700**	**$30,820,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,500			
Interior Architecture	$158,400		$16,800	$27,500
Electrical	$57,500	$26,300	$32,500	$28,300
Mechanical	$238,700	$40,800	$59,400	$40,100
Site Enclosure	$48,600			
Site Pavements	$94,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$609,200**	**$74,300**	**$116,000**	**$103,100**
Importance Code A	$54,300	$27,300	$27,300	$27,300
Importance Code B	$434,700	$46,900	$71,800	$75,800
Importance Code C	$120,200		$16,800	
Total	**$609,200**	**$74,300**	**$116,000**	**$103,100**



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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$1,253,900	
Copper/Terne	3%			2056	* *	10	$18,800	
Masonry: Brick	65%			LIFE	* *	5	$347,800	
Metal Panel	2%			2046	* *	5-10	$36,800	
Windows								
Aluminum	80%	Now	$184,700	2044	* *	5	$37,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum w/ Guards	20%	Now	$62,100	2044	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	Now	$4,500	LIFE	* *	5	$9,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Throughout								
Masonry: Brick Cavity	95%			LIFE	* *	5-10	$156,400	
Roof								
Built-Up (BUR)	90%			2041	* *	10	$202,400	
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Roofs								
Explanation : Solar Panels Installed								
Copper/Terne	5%			2064	* *	10	$28,100	
Skylight, Plastic	5%			2053	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Pool								
Interior								

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$185,300	
Mosaic Tile	5%			2041	* *	5	$53,000	
Quarry Tile	3%	Now	$47,900	2041	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Sheet Vinyl/Rubber	3%	Now	$510,800	2044	* *	5	$9,500	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium Elevated Track								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Gymnasium Elevated Track								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Rooms 235 And 241								
Explanation : Installation Evident								
Terrazzo	5%			LIFE	* *	5	$33,100	
Vinyl Tile	33%	0-2	$197,700	2036	$3,954,500	3	$52,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Offices								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors								
Vinyl Tile 9" X 9"	19%	Now	$131,800	2031	$6,591,300	3	$30,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Administration Offices								
Wood	22%			2051	* *	5	$174,700	

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$81,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Pool Filter Room								
Ceramic Tile	8%			2039	* *	5	$33,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Showers And Pool								
Masonry: Brick	5%	Now	$82,000	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler And Furnace Room								
Metal: Cage/Fence	5%	Now	$10,800	LIFE	* *			
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 1%								
Location : Basement Landing								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Around Stairwells								
Explanation : Wire Metal Cages And Metal Panels								
Marble Panels	5%	Now	$190,000	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boys Locker Room								
Plaster	57%			LIFE	* *	5-10	$203,800	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$31,500	
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$53,000	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$53,000	
Metal Panel	1%			LIFE	* *	5	$10,600	
Plaster	79%			LIFE	* *	5-10	$575,200	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2046	* *			
Iron Picket	30%	Now	$45,100	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gates By Exit 15, 6 And 7, And 19 And 20								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$3,500	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Softball Outfield								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$47,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	$29,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Parking Lot And Driveway								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Activity Yard								
Asphalt	100%	0-2	$18,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Tennis Court								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2062	* *	5	$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated At 2500, 1600, 400, 600 And 800 Amperes For Solar System								
Photovoltaic Panel(s)	10%			2049	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Transformers								
Dry Type	100%			2053	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Area Next To Electrical Room B50								
Explanation : One 500 Kilo-volt Ampere Transformer For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$665,800	5	$1,200	
Raceway								
Conduit	70%			2036	$483,300	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	9%			2035	$58,900	5	$600	
Fused Toggle Switch	1%			2035	$6,500	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room B50								
Molded Case Bkrs	30%			2044	* *	5	$2,200	
Molded Case Bkrs	60%			2035	$392,400	5	$4,400	

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Under 600 Volts								
Wiring								
Thermoplastic	30%			2046	* *	1		
Thermoplastic	70%			2036	$644,000	1		
Motor Controllers								
Locally Mounted	50%			2034	$185,800	5	$900	
Locally Mounted	50%			2041	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$8,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2031	$3,793,700	10	$227,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2031	$167,400	10	$400	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2031	$17,400	1		
Emergency, Battery	40%			2031	$189,900	10	$26,700	
Exit/Emergency Light Combo	1%			2041	* *			
Exit, Service	45%			2031	$54,900	1		
Exit, Battery	4%			2036	$16,000	10	$700	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$265,400	1	$51,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$51,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Outdoor Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$170,200	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	0-2	$49,300	2041	* *	1	$246,100	
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Boiler 2 In Basement								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler 4 In Basement								
Distribution								
Steam Piping/Pump	100%	0-2	$45,300	2036	$2,264,400			
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Vacuum Pump Leaks On Startup								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building, Newly Installed, Condensate Return Pumps, Stream Trap And Thermostat								
Terminal Devices								
Air Handler	20%			2031	$1,064,200	1	$34,200	
Convector/Radiator	45%			2034	$1,040,500	1	$40,100	
On Extended Life, Extent : Light, Area Affected : 55%								
Location : Classrooms								
Fan Coil Unit/Heat	20%			2031	$1,402,200	1	$17,800	
Unit Heater - Steam	15%			2031	$241,000	4	$5,700	
Controls								
Pneumatic	100%	Now	$109,300	2030	$5,464,900			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	65%			2034	$696,300	1		
Window/Wall Unit	15%			2031	$160,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$170,700	
No Component	30%							
Exhaust Fans								
Interior	95%			2031	$1,191,400	2	$8,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Interior Mechanical Room								
Roof	5%			2041	* *	2	$400	

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$3,631,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Water Heater With Tanks								
Gas Fired	100%			2034	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Fire Hot Water Heater								
Explanation : 1 Unit 266 Gallons								
HW Heat Exchanger								
Steam Fired	5%			2056	* *	4	$2,000	
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$5,800	
Pool Filter/Treatment								
Sand	100%			2049	* *	4	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 2,250 Square Feet								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Gear Traction Elevator Serving Basement To 3rd Floor								
Explanation : Gear Traction Elevator								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$7,700	

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q**
Address : **116-25 GUY R. BREWER BOULEVARD**
Borough : **QUEENS** | **Agency's Number** : **Q690**
Program / Asset # : **BOE1039.000 / 13592** | **Yr Built/Renovated** : **2003 /**
Area Sq Ft : **197,248** | **Project Type** : **EDUCATION**
Date of Survey : **18-Dec-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,Ph**
Block : **12335** **Lot** : **49** | **BIN** : **4464077**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,015,100	$393,200
Interior Architecture	$539,200	$250,200
Electrical	$156,300	$1,053,800
Mechanical	$192,800	$10,809,600
Site Enclosure	$247,700	
Site Pavements	$111,200	
Total	**$5,262,200**	**$12,506,800**
Importance Code A	$4,015,100	$918,800
Importance Code B	$1,021,500	$11,533,400
Importance Code C	$225,600	$54,600
Total	**$5,262,200**	**$12,506,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$131,600		$42,500	
Interior Architecture	$216,200		$18,500	$27,700
Electrical	$133,800	$32,100	$37,200	$35,800
Mechanical	$118,400	$122,400	$83,000	$118,700
Site Enclosure	$27,700			
Site Pavements	$46,900			
Elevators/Escalators	$30,700	$30,700	$30,700	$30,700
Total	**$705,200**	**$185,300**	**$211,900**	**$213,000**
Importance Code A	$149,200	$19,400	$60,100	$19,400
Importance Code B	$448,400	$165,900	$151,800	$193,500
Importance Code C	$107,600			
Total	**$705,200**	**$185,300**	**$211,900**	**$213,000**

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	83%	Now	$3,724,700	LIFE	* *	5	$288,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Efflorescence, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Glazed Brick Throughout								
Explanation : Material Clarification								
Metal Panel	3%			2056	* *	5-10	$71,600	
Metal: Cage/Fence	7%			2049	* *	5	$106,300	
Window Wall	7%	Now	$151,000	2056	* *	5	$45,500	
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Windows								
Aluminum	85%	Now	$86,300	2044	* *	5	$17,700	
Hardware Missing, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Aluminum w/ Guards	12%			2044	* *	5	$5,000	
Metal Louvers	3%			2045	* *	10	$7,800	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$9,100	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Coping Locations								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Coping Bed Joints With Missing Mortar								
Masonry: Brick Cavity	80%	0-2	$46,900	LIFE	* *	5	$15,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Roof Plaza Deck								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Glazed Brick Throughout								
Explanation : Material Clarification								
Metal Rail	15%			2049	* *	5-10	$53,200	

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Exterior								
Roof								
Cast in Place Concrete	2%	2-4	$3,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rooftop Walkways								
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Cage								
Explanation : Location Noted								
IRMA/Protected Membrane	65%	0-2	$44,100	2041	* *			
Expansion Joint Failure, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Stairway Roof Smoke Hatches								
Metal Panel	3%			2049	* *	10	$7,700	
Panel/Paver: Cer/Brk	5%	Now	$9,700	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Plaza Deck								
Drains Clogged, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Plaza Deck								
Traffic Topping	15%	Now	$18,500	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Roof Gymnasium								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Roof Gymnasium								
Soffits								
Metal Panel	100%			2056	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$64,600	
Mosaic Tile	5%			2049	* *	5	$36,900	
Quarry Tile	5%	2-4	$111,200	2049	* *	5	$11,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$23,100	
Vinyl Tile	75%	0-2	$125,300	2041	* *	3	$83,000	
Adhesion Failure, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Corridor								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Wood	5%	0-2	$90,200	2064	* *	5	$13,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : 1st And 3rd Floor Gymnasiums								

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$14,000	2045	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Locker Rooms And Various Toilet Rooms								
Concrete Masonry Unit	55%			LIFE	* *	5	$109,300	
Glass: Single Pane	2%			LIFE	* *	5	$7,500	
Gypsum Board	10%			LIFE	* *	5-10	$42,200	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$31,000	
Wood	3%			LIFE	* *	5	$59,600	
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	$80,400	2049	* *	5	$118,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Locker Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *	10	$29,500	
Gypsum Board	7%	0-2	$18,500	LIFE	* *	5	$25,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Stair C And Cafeteria								
Metal Panel	5%			LIFE	* *	5	$36,900	
Wood	3%			LIFE	* *	5	$155,000	
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$59,700	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Base Of Chain Link Fencing And Along Railroad Tracks								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Along Railroad Tracks								
Explanation : Holes In The Fence								
Metal: Cage/Fence	25%			LIFE	* *	10	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fencing At Main And North Plazas								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	40%	Now	$27,500	2071	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Coping Stones Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock Ramp And Stair Cheek Walls								
Masonry: Brick	60%	Now	$187,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Mortar And Efflorescence Throughout								
Spalling, Extent : Light, Area Affected : 2%								
Location : North Rear Driveway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Glazed Brick Throughout								
Explanation : Material Clarification								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	4+	$35,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%	2-4	$10,300	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$60,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Plaza And North Plaza								
Parking/Driveway								
Asphalt	90%	2-4	$51,100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Driveway And Parking Area								
Cast in Place Concrete	10%	2-4	$1,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Area								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Loading Dock Area								
Explanation : Exposed Rebar								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Transformers								
Dry Type	100%			2041	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Generator Room								
Explanation : One 500 Kilovolt Amperes, One 300 Kilovolt Amperes, Two150 Kilovolt Amperes, 480 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$800	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$500	
Molded Case Bkrs	90%			2044	* *	5	$4,700	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	5%			2041	* *	5	$100	
Motor Control Center	90%			2041	* *	5	$4,800	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$60,700	
Generators								
Diesel	100%	Now	$42,600	2039	* *	1	$68,800	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Generator Room 650 D								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room 650 D								
Explanation : Emergency Generator Rated At 625 Kilovolt Amperes, 500 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$44,000	

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Stand-by Power								
Fuel Storage								
Day Tank	20%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	30%			2036	$37,300	1		
Emergency, Battery	20%	Now	$27,100	2036	$67,800			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, LED	20%			2051	* *	1		
Exit, Battery	30%	Now	$25,800	2036	$85,800			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,500	
Alarm								
Security System								
Generic	50%			2036	$189,600	1	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$189,600	1	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$156,300	2036	$521,000	1-3	$110,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Lobby								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q

Asset # : 13592

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
Heating								
Energy Source								
Electricity	10%			2046	* *	1		
Interruptible Gas/Dual Fuel	90%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Oil Tank Room								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Radiant Heater	10%			2036	$525,700	2	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room, Fire Pump Room, Elevator Machine Room, Boiler Room, Penthouses								
Explanation : Electric Unit Heaters								
Steam Boiler	90%			2041	* *	1	$175,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Penthouse - Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	$14,600	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : 6th Floor Penthouse - Boiler Room								
Terminal Devices								
Convector/Radiator	35%			2041	* *	1	$22,300	
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2034	$3,903,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	88%			2039	* *	1	$187,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6th Floor Penthouse - Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Penthouse - Chiller Room								
Explanation : Two Units								
Split Unit	10%	Now	$143,900	2036	$479,600			
Broken, Extent : Severe, Area Affected : 100%								
Location : Paint Storage Room, Computer Labs, Dry Storage Room, Elevator Machine Rooms								
Split Unit	2%			2036	$95,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								

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DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$9,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$3,919,000	1	$122,000	
Heat Rejection								
Water Cooling Tower	100%			2034	$1,020,200	2	$198,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$174,100	
Exhaust Fans								
Interior	90%			2036	$806,200	2	$5,400	
Roof	10%			2036	$39,200	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	20%	Now	$25,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Penthouse - Chiller Room								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$12,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Boiler Room								
Explanation : One Unit, 199mbh								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Boiler Room								
Explanation : One Unit, 200 Gallons								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q

Asset # : 13592

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
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : Three Passenger Units								
Hydraulic	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$99,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$55,200	
Fire Pump								
Generic	100%	Now	$9,600	2039	* *	1	$33,100	
Corroded, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Fire Pump Room								
Chemical System								
Dry	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 50 Square Foot Units								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q**
Address : **74-20 COMMONWEALTH BOULEVARD**
Borough : **QUEENS** | **Agency's Number** : **Q566**
Program / Asset # : **BOE1038.000 / 13591** | **Yr Built/Renovated** : **2003 /**
Area Sq Ft : **272,866** | **Project Type** : **EDUCATION**
Date of Survey : **20-Nov-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,5,Ph**
Block : **7870** **Lot** : **72** **BIN** : **4529899**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,068,600	$183,400
Interior Architecture	$913,200	$333,300
Electrical		$5,263,000
Mechanical	$67,600	$13,067,400
Site Pavements	$217,700	
Total	**$2,267,100**	**$18,847,100**
Importance Code A	$1,068,600	$183,400
Importance Code B	$571,200	$18,580,600
Importance Code C	$627,300	$83,100
Total	**$2,267,100**	**$18,847,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$129,600		$13,400	
Interior Architecture	$193,800		$446,700	$10,200
Electrical	$83,900	$44,400	$50,500	$49,500
Mechanical	$188,600	$131,800	$121,600	$138,500
Site Pavements	$22,600			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$633,800**	**$191,600**	**$647,500**	**$213,600**
Importance Code A	$156,600	$27,000	$40,400	$27,000
Importance Code B	$379,100	$164,600	$607,100	$186,600
Importance Code C	$98,100			
Total	**$633,800**	**$191,600**	**$647,500**	**$213,600**

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.*

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	2-4	$818,000	LIFE	* *	5	$183,400	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$39,100	
Pre-Cast Concrete	7%			LIFE	* *	5	$94,800	
Windows								
Aluminum	75%			2044	* *	5	$21,200	
Aluminum w/ Guards	20%			2044	* *	5	$5,600	
Metal Louvers	5%			2045	* *	10	$8,800	
Parapets								
Cast Stone/Terra Cotta	7%	0-2	$22,700	LIFE	* *	5	$18,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Transverse Joints								
Masonry: Brick Cavity	93%	0-2	$167,000	LIFE	* *	5	$32,400	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	84%	Now	$83,500	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 530 And Stair C								
Metal Panel	15%	Now	$22,900	2049	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Skylight, Plastic	1%			2049	* *	1		
Soffits								
Exposed Struc: Steel	30%			LIFE	* *	5	$25,100	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Structure For Canopies								
Fiberglass Panel	70%	Now	$4,400	2045	* *	5	$17,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Panel At Southeast End Of Entry Canopy								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Interior								
Floors								
Carpet	5%	2-4	$37,000	2029	$369,800	3	$30,600	
Worn/Erode, Extent : Light, Area Affected : 40%								
Location : 2nd Floor College Office								
Cast in Place Concrete	12%			LIFE	* *	5	$214,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Mechanical Areas								
Mosaic Tile	3%	4+	$23,500	2049	* *	5	$15,300	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Toilet Rooms								
Quarry Tile	2%			2041	* *	5	$12,300	
Quarry Tile	2%			2049	* *	5	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Tiles In Science Laboratories								
Explanation : Location Noted								
Terrazzo	3%			LIFE	* *	5	$19,100	
Vinyl Tile	66%			2041	* *	3	$101,100	
Wood	7%			2064	* *	5	$53,600	
Interior Walls								
Cast in Place Concrete	5%	Now	$67,400	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Electrical Panel Room								
Concrete Masonry Unit	60%	4+	$400,000	LIFE	* *	5	$83,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Mechanical Areas Throughout								
Glass: Single Pane	2%			LIFE	* *	5	$10,400	
Gypsum Board	8%			LIFE	* *	5-10	$47,100	
Masonry: Brick	5%			LIFE	* *	10	$5,200	
SGFT/Glazed Masonry	20%			LIFE	* *	10	$34,600	

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.*

DEPARTMENT OF EDUCATION - 040

H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q

Asset # : 13591

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2049	* *	5	$20,400	
AcousTileSusp.Lay-In	70%	0-2	$97,300	2049	* *	5	$142,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Room 530								
Exposed Struc: Steel	12%	Now	$241,200	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Metal Decking								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Metal Decking								
Gypsum Board	5%	Now	$7,300	LIFE	* *	5	$25,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stairwell C Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Stairwell C Bulkhead								
Metal Panel	8%			LIFE	* *	5	$81,700	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2056	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Dumpster Area								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$57,800	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Sidewalks And Curbs Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Near Exit 9								
On-Site Walkways								
Cast in Place Concrete	40%	0-2	$19,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	60%			2045	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Site Pavements								
Parking/Driveway								
Asphalt	70%	2-4	$89,900	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Throughout Parking Area And Access Road								
Cast in Place Concrete	10%	4+	$3,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Dumpster Area								
Pavers/Stone	20%	2-4	$70,000	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Aprons At Entry And Throughout Main Parking Area								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Aprons At Entry And Throughout Main Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2046	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C19								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes								
Fused Disc Sw	5%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C19								
Explanation : Fire Pump Main Disconnect Switch Rated At 400 Amperes								
Transformers								
Dry Type	100%			2041	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C19 And A T S Room C16								
Explanation : One 1,000 Kilovolt-ampere, 480/208/120v And One 225 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$1,200	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$300	
Molded Case Bkrs	95%			2044	* *	5	$6,800	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2041	* *	5	$400	
Motor Control Center	80%			2041	* *	5	$5,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$8,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$84,000	
Generators								
Diesel	100%			2039	* *	1	$105,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Roof Enclosure								
Explanation : Emergency Generator Rated At 600 Kilowatts, 750 Kilovolt-amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$60,800	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$3,332,100	10	$200,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	20%			2036	$661,800	10	$1,800	
Egress Lighting								
Emergency, Service	50%			2036	$86,100	1		
Exit, Battery	50%			2041	* *	10	$9,200	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$2,200	
Alarm								
Security System								
Generic	50%			2036	$262,300	1	$51,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2044	* *	1	$51,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$720,700	1-3	$173,200	

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Estimates are rounded to the nearest hundred dollars.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$270,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$44,700	2046	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2036	$1,051,600	1	$33,800	
Convector/Radiator	80%			2041	* *	1	$70,500	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2031	$3,503,700	1	$107,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units In Penthouse								
Split Unit	15%			2036	$995,200			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$13,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$5,421,500	1	$168,700	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$808,900	2	$190,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$240,900	
Exhaust Fans								
Interior	80%			2036	$991,400	2	$6,700	
Roof	20%			2036	$108,400	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$5,800	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$10,900	
Backflow Preventer								
Generic	100%			2041	* *	1	$16,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 5th Floor, 1 Unit From Basement To 6th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2062	* *	1-5	$137,600	
Sprinkler								
Generic	100%			2056	* *	1-2	$76,400	
Fire Pump								
Generic	100%			2045	* *	1	$51,000	
Chemical System								
Generic	100%			2034	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 48 Square Foot Hood And One 84 Square Foot Hood.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **H. S. OF ARTS AND BUSINESS - Q**		
Address	: **105-25 HORACE HARDING EXPRESSWAY @ WESTSIDE AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q456**
Program / Asset #	: **BOE0880.000 / 1473**	**Yr Built/Renovated**	: **1973 / 2011**
Area Sq Ft	: **98,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1963** **Lot** : **5**	**BIN**	: **4048306**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,687,000	$2,026,100
Interior Architecture	$2,053,000	$61,600
Electrical	$258,800	$2,659,800
Mechanical	$1,160,000	$1,841,300
Total	**$8,158,900**	**$6,588,900**
Importance Code A	$4,687,000	$2,338,300
Importance Code B	$2,461,900	$4,250,600
Importance Code C	$1,010,000	
Total	**$8,158,900**	**$6,588,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$81,500			$9,900
Interior Architecture	$104,300			$25,500
Electrical	$11,000	$9,700	$10,200	$11,500
Mechanical	$71,700	$23,100	$32,200	$51,100
Site Pavements	$14,100			
Total	**$282,500**	**$32,800**	**$42,500**	**$98,000**
Importance Code A	$97,100	$4,800	$4,800	$14,900
Importance Code B	$138,100	$28,000	$37,600	$83,100
Importance Code C	$47,300			
Total	**$282,500**	**$32,800**	**$42,500**	**$98,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$39,400	LIFE	* *	5	$32,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Horace Harding Expressway								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Masonry: Brick Cavity	10%	2-4	$83,100	LIFE	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Horace Harding Expressway								
Metal Sect. OHD	5%	Now	$71,600	2040	* *	5	$10,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Second Overhead Door								
Stucco Cement	5%			2040	* *	5	$16,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Granger Street								
Explanation : Painted Mural								
Stucco Cement	75%	Now	$3,352,800	2052	* *	5	$120,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Various Locations								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Granger Street And Westside Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : At Base Perimeter								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Granger Street And Westside Avenue								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : At Base Perimeter								
Windows								
Aluminum	95%	Now	$2,900	2043	* *	5	$1,500	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Metal Clad	5%			2051	* *	5	$1,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Exterior									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *		5	$7,300	
Metal Panel	5%			2045	* *		5	$3,700	
Metal Rail	20%	Now	$25,900	2040	* *		5	$26,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Lower Roof And Ladders									
Stucco Cement	70%	Now	$417,200	2052	* *		5	$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Perimeter									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Perimeter									
Vertical Cracks, Extent : Severe, Area Affected : 20%									
Location : Perimeter									
Roof									
Built-Up (BUR)	95%	Now	$762,300	2035		$1,905,700			1
Drains Inad/Misposn, Extent : Severe, Area Affected : 25%									
Location : Lower Roofs And Main Roof									
Ponding, Extent : Severe, Area Affected : 25%									
Location : Lower Roofs And Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 40%									
Location : Main Roof									
Not Accessible	5%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Bulkhead Roofs									
Explanation : Not Accessible									
Soffits									
Cast in Place Concrete	100%	Now	$13,300	LIFE	* *		5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Garage Entry And At Roof Overhang									
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : At Garage Entry									
Interior									

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DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Interior								
Floors								
Cast in Place Concrete	20%	Now	$49,100	LIFE	* *	5	$61,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Garage Basement Level								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Garage								
Mosaic Tile	5%			2040	* *	5	$17,600	
Quarry Tile	2%			2040	* *	5	$4,200	
Terrazzo	3%			LIFE	* *	5	$3,300	
Vinyl Tile	68%	Now	$813,100	2043	* *	3	$35,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Uneven Surface, Extent : Moderate, Area Affected : 30%								
Location : Corridors, Second Floor								
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : Corridors And Classrooms								
Wood	2%			2050	* *	5	$5,300	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	5%	Now	$34,300	2038	* *	5	$3,000	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Boys Bathroom								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,900	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stairwell F								
Fiberglass Panel	45%	Now	$1,010,000	LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Plastic Panels								
Gypsum Board	25%	Now	$8,700	LIFE	* *	5	$18,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Boys Bathroom								
Explanation : Uneven Substrate								

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DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	$12,200	2040	* *	5	$23,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Corridors								
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,800	
Plaster	50%	Now	$229,900	LIFE	* *	5	$46,100	
Paint Peeling, Extent : Severe, Area Affected : 25%								
Location : Second Floor Classrooms, Near Room 201								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Second Floor Classrooms, Near Room 201								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above Garage Entrance At Roof								
Explanation : Corrugated Metal Panels								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Garage Corner Of Westside Avenue And Xenia Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$200	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Entry And Exit Steps								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$4,000	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Driveway								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Driveway								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	

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DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$206,600	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	85%			2034	$208,500	5	$2,200	
Molded Case Bkrs	10%			2043	* *	5	$300	
Wiring								
Thermoplastic	100%			2035	$298,700	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,421,100	10	$85,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2035	$84,200	10	$11,800	
Exit, Service	50%			2035	$21,600	1		
Exterior Lighting								
HID	20%			2040	* *	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$258,800	1-3	$62,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Alarm Bells And Manual Pull Stations								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Furnace	100%	0-2	$15,600	2035	$312,200	1	$43,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof. 1 Unit With Broken Compressor								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Roof. One Rooftop Unit Is Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. Rooftop Unit. No. 4 Defective Relay								
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Unit No.2 And 2 Reheat Coils For Partial Of 2nd Floor.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 9 Rooftop Units. Front Entrance And Exit 5 Are Lack Of Heat Due To Heavy Traffic.								
Controls								
Electrical	100%			2030	$557,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2035	$843,000	2	$3,000	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : 6 Package Units. Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Thermostat Of Unit No.3 Is In Wrong Place. One Condemn Unit Remains On Roof For Long Time.								
Ext Pkg Unit - Heating/Cooling	20%			2040	* *	2	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. R-410a								
Split Unit	5%			2040	* *			
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$11,000	LIFE	* *	2-5	$2,700	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor								
Explanation : Water Leaks To Class Room 201, 224 And 226.								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	30%			2035	$133,500	2	$900	
Roof	70%			2035	$136,300	2	$2,100	

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DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$64,400	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corroded Water Main								
Water Heater With Tanks								
Electric	100%			2030	$121,100	4		
Sanitary Piping								
Cast Iron	100%	0-2	$25,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Garage. During Heavy Rain. Water Gets In The Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement. Leaking Domestic Water Piping								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2035	$416,300	1-2	$8,200	
Chemical System								
Generic	100%			2030	$416,600	1-10	$203,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Only								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**H.S. FOR SPORTS MANAGEMENT - BK**			
Address	:	**2865 W. 19TH STREET @ MERMAID AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**LEASE-K728**
Program / Asset #	:	**BOE1079.000 / 14425**	**Yr Built/Renovated**	:	**1916 / 2010**
Area Sq Ft	:	**18,324**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**28-Feb-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,3,Att**			
Block	:	**7020** **Lot** : **39**	**BIN**	:	**3329331**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$365,300	
Electrical	$55,900	$218,200
Mechanical	$104,300	$363,600
Total	**$525,600**	**$581,800**
Importance Code A	$365,300	
Importance Code B	$160,300	$581,800
Total	**$525,600**	**$581,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,900			$46,300
Interior Architecture	$122,100	$3,400		$1,400
Electrical	$2,000	$1,700	$2,100	$5,100
Mechanical	$4,200	$1,800	$2,600	$4,600
Total	**$143,100**	**$6,900**	**$4,600**	**$57,400**
Importance Code A	$15,800	$900	$900	$47,200
Importance Code B	$90,600	$6,000	$3,700	$10,200
Importance Code C	$36,700			
Total	**$143,100**	**$6,900**	**$4,600**	**$57,400**

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DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2070	* *	10	$5,600	
Masonry: Brick	90%	Now	$365,300	LIFE	* *	5	$43,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms And Stairs								
Masonry: Limestone	2%			LIFE	* *	5	$700	
Masonry: Limestone	3%			LIFE	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Facade								
Explanation : Decorative Elements								
Windows								
Aluminum	100%	Now	$14,900	2060	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Classroom								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Upper Roof Over Gymnasium								
Explanation : Low Slope At Upper Roof								
Masonry: Brick	60%			LIFE	* *	5	$2,900	
Metal Panel	30%			2055	* *	5	$5,600	
Roof								
Modified Bitumen	100%			2040	* *	10	$37,900	
Interior								

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DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$12,000	
Ceramic Tile	5%	0-2	$1,600	2044	* *	5	$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Marble Panels	3%	4+	$3,700	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Lobby Stairs								
Terrazzo	5%	0-2	$6,600	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Lobby								
Traffic Topping	10%			2043	* *	5	$3,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Combined Gymnasium, Auditorium								
Vinyl Tile	10%			2040	* *	3	$1,000	
Wood	47%	0-2	$39,400	2063	* *	5	$12,100	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Classrooms								
Interior Walls								
Ceramic Tile	5%	Now	$1,400	2038	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Janitor Closet								
Masonry: Brick	10%	Now	$9,900	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 3%								
Location : Cafeteria								
Spalling, Extent : Moderate, Area Affected : 3%								
Location : Cafeteria								
Plaster	80%	Now	$25,400	LIFE	* *	5	$6,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathroom, 3rd Floor And Attic								
Wood	5%			LIFE	* *	5	$5,100	
Ceilings								
AcousTile,Adhered	10%			2048	* *	5	$2,700	
AcousTileSusp.Lay-In	10%			2040	* *	5	$2,700	
Plaster	80%	Now	$34,200	LIFE	* *	5	$13,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2052	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2061	* *	5	$500	
Raceway								
Conduit	50%			2035	$13,200	1		
Conduit	50%			2061	* *	1		
Panelboards								
Molded Case Bkrs	100%			2057	* *	5	$500	
Wiring								
Thermoplastic	50%			2035	$14,700	1		
Thermoplastic	50%			2061	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	78%			2035	$218,200	10	$13,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2030	$42,000	10	$2,500	
T-12 Lamps And Fixtures, Extent : Severe, Area Affected : 100%								
Location : Attic								
Fluorescent	5%			2030	$14,000	10	$800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Attic								
LED	2%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$15,700	10	$2,200	
Exit, Battery	50%			2035	$13,300	10	$600	
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$35,200	1	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$48,400	1-3	$11,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Next To Boiler Room								
Explanation : One Oil Tank								
Conversion Equipment								
Hot Water Boiler	100%			2040	* *	1	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Boiler Room								
Explanation : One Hot Water Boiler. Maintained By Church.								
Distribution								
Hot Wtr Piping/Pump	10%	Now	$1,200	2043	* *	4	$100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Room 303								
Hot Wtr Piping/Pump	90%			2043	* *	4	$1,200	
Terminal Devices								
Convector/Radiator	100%			2033	$153,400	1	$5,900	
Controls								
Electrical	100%			2030	$104,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	30%			2043	* *			
Window/Wall Unit	50%			2033	$35,500	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	30%			2043	* *	1	$1,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2043	* *	2	$3,800	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$119,800	1		
Water Heater With Tanks								
Oil Fired	100%			2034	$90,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Boiler Room								
Explanation : One 50 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Plastic/PVC	100%			2048	* *	1		
Backflow Preventer								
Generic	100%			2043	* *	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Office 110								
Explanation : Recent Installation Of Water Service With Backflow Preventer In 2017.								
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **H.S. OF ECONOMICS AND FINANCE -M**		
Address	: **100 TRINITY PLACE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **LEASE-M833**
Program / Asset #	: **BOE1076.000 / 14422**	**Yr Built/Renovated**	: **1957 /**
Area Sq Ft	: **107,252**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,6,8,10,Ph**		
Block	: **52** **Lot** : **1**	**BIN**	: **1001037**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$710,600	$122,500
Interior Architecture	$131,500	$3,122,700
Electrical	$643,900	$1,707,000
Mechanical	$6,037,100	$1,650,500
Total	**$7,523,100**	**$6,602,600**
Importance Code A	$710,600	$175,100
Importance Code B	$6,812,500	$6,347,300
Importance Code C		$80,200
Total	**$7,523,100**	**$6,602,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,400	$12,200		
Interior Architecture	$83,000	$12,500	$24,600	$6,200
Electrical	$47,000	$12,100	$10,800	$75,200
Mechanical	$122,000	$27,800	$61,800	$50,400
Site Enclosure				$13,400
Elevators/Escalators	$43,200	$43,200	$43,200	$43,200
Total	**$344,600**	**$107,800**	**$140,400**	**$188,400**
Importance Code A	$56,000	$12,200		$200
Importance Code B	$266,300	$95,600	$133,200	$174,800
Importance Code C	$22,300		$7,200	$13,400
Total	**$344,600**	**$107,800**	**$140,400**	**$188,400**

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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Exterior								
Exterior Walls								
Masonry: Brick	69%			LIFE	* *	5	$115,800	
Masonry: Brick	4%	Now	$11,300	LIFE	* *	5	$6,700	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Around Exits								
Metal, Corrugated	10%			2045	* *	1		
Metal Panel	5%	0-2	$28,500	2055	* *	5	$15,700	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Front Entry Spandrels								
Marble Panels	2%	Now	$9,600	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exterior Walls Base								
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Exterior Walls Base								
Pre-Cast Concrete	5%			LIFE	* *	5	$27,300	
Stucco Cement	5%			2048	* *	5	$21,000	
Windows								
Aluminum	98%	Now	$641,100	2060	* *	5	$6,600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Louvers	2%			2038	* *	10	$1,700	
Roof								
Modified Bitumen	98%	Now	$69,400	2040	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : At Machine Room								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Library								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Roof Dunnage								
Explanation : Chiller Dunnage Severe Corrosion								
Skylight, Metal/Glass	2%			2045	* *	10	$2,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Interior								
Floors								
Carpet	2%			2031	$58,100	3	$4,800	
Cast in Place Concrete	10%			LIFE	* *	5	$35,100	
Ceramic Tile	5%			2044	* *	5	$8,000	
Quarry Tile	5%			2048	* *	5	$12,000	
Sheet Vinyl/Rubber	5%			2040	* *	5	$12,000	
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	67%			2035	$3,042,400	3	$40,300	
Vinyl Tile 9" X 9"	1%			2030	$131,500	3	$800	
Interior Walls								
Cast in Place Concrete	5%	Now	$22,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Gymnasium								
Ceramic Tile	5%			2044	* *	5	$14,300	
Concrete Masonry Unit	70%			LIFE	* *	5	$80,200	
Gypsum Board	15%			LIFE	* *	5	$25,800	
Marble Panels	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Lobby								
Explanation : This Is Actually Travertine								
Ceilings								
AcousTileConcealSpLn	5%			2048	* *	5	$9,800	
AcousTileSusp.Lay-In	40%	Now	$21,400	2048	* *	5	$31,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$19,600	
Metal Panel	5%			LIFE	* *	5	$9,800	
Plaster	40%	Now	$39,100	LIFE	* *	5	$39,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Steel Pipe Rail	100%			2045	* *	5	$26,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail, Inadequate Height								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Fused Disc Sw	20%			2035	$53,300	5	$100	
Molded Case Bkrs	80%			2035	$213,100	5	$2,300	
Raceway								
Conduit	100%			2035	$249,600	1		
Panelboards								
Fused Disc Sw	5%			2034	$12,300	5	$100	
Molded Case Bkrs	50%			2034	$122,600	5	$1,400	
Molded Case Bkrs	45%			2043	* *	5	$1,300	
Wiring								
Braided Cloth	50%	2-4	$175,000	2060	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Thermoplastic	10%	2-4	$35,000	2065	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Motor Control Center								
Explanation : Overheating Of Roof Motor Control Center Conductors								
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	5%			2033	$9,300	5		
Motor Control Center	95%			2033	$707,300	5	$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Connected To The Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$88,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2040	* *	10	$4,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby And Hallways								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$92,200	10	$12,900	
Exit, LED	20%			2063	* *	1		
Exit, Battery	30%			2030	$46,700	10	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Lighting								
Exterior Lighting								
HID	20%			2035	$102,500	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$206,200	1	$40,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways Only								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$283,300	1-3	$68,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Utility Steam	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Con Edison Steam								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	$6,600	2038	* *	5	$3,200	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Control Valve And Elbow After Con Edison Steam Trap								
Distribution								
Hot Wtr Piping/Pump	15%			2034	$36,000	4	$800	
Steam Piping/Pump	85%	Now	$37,400	2035	$747,500			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Flash Tank At Penthouse								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Penthouse								
Explanation : Pressure Reducing Valves For House Tank Frost Protection And Absorption Chiller Are Out Of Service.								
Terminal Devices								
Air Handler	85%			2030	$1,756,700	1	$56,400	
Convector/Radiator	15%			2040	* *	1	$5,200	
Controls								
Electrical	100%			2030	$610,500			
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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Air Conditioning								
Energy Source								
Electricity	10%			2043	* *	1		
Steam/HW System	90%			2045	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%	0-2	$962,100	2038	* *	1	$94,000	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Explanation : Unit Uses Lithium Bromide And Water As Refrigerant. Refrigerant Pump Leaks.								
Interior Pkg Unit - Cooling	5%			2029	$86,800	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement. Supplies Gymnasium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 2 Units								
Interior Pkg Unit - Cooling	5%	0-2	$4,300	2029	$86,800	2	$300	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Seventh Floor Mechanical Room. Refregerant Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Seventh Floor Mechanical Room								
Explanation : 1 Unit								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2035	$159,800	4	$7,100	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2030	$1,917,900	1	$59,700	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%	2-4	$49,900	2029	$499,300	2	$77,700	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Cooling Tower, Roof								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,800	
Exhaust Fans								
Interior	95%			2035	$462,700	2	$3,100	
Roof	5%			2035	$10,700	2	$200	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$280,400	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$10,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 500 Gallon Tank With Asbestos Insulation								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$22,000	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2030	$57,500	4	$4,300	
Backflow Preventer								
Generic	100%			2040	* *	1	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 10th Floor, 3 Units From 1st To 10th Floor, Basement To 1st Floor								
Explanation : 4 Units Plus Side Walk Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$56,100	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 4 Feet X 12 Feet Which Equals 48 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **H.S. OF FASHION INDUSTRIES - M**		
Address	: **225 W. 24 STREET BTWN: 7 AVE., 8 AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M600**
Program / Asset #	: **BOE0142.000 / 1632**	**Yr Built/Renovated**	: **1940 / 2014**
Area Sq Ft	: **302,400**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Nov-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,5,9,10,11**		
Block	: **774** **Lot** : **19**	**BIN**	: **1014174**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$291,400	$854,600
Interior Architecture	$9,530,100	$5,745,600
Electrical	$1,906,100	$4,053,700
Mechanical	$8,137,000	$2,178,100
Site Pavements		$268,900
Total	**$19,864,600**	**$13,100,800**
Importance Code A	$291,400	$854,600
Importance Code B	$19,573,200	$10,492,400
Importance Code C		$1,753,800
Total	**$19,864,600**	**$13,100,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$300
Interior Architecture		$17,300	$4,400	$22,400
Electrical	$10,400	$9,500	$9,500	$14,800
Mechanical	$24,000	$25,900	$47,200	$61,400
Site Pavements	$13,400			
Elevators/Escalators	$54,700	$54,700	$54,700	$54,700
Total	**$102,600**	**$107,400**	**$115,800**	**$153,700**
Importance Code A			$7,000	$1,000
Importance Code B	$102,600	$92,700	$108,800	$152,700
Importance Code C		$14,600		
Total	**$102,600**	**$107,400**	**$115,800**	**$153,700**

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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$388,100	
Masonry: Granite	2%			LIFE	* *	5	$6,600	
Masonry: Limestone	10%			LIFE	* *	5	$33,100	
Windows								
Aluminum	98%			2046	* *	5	$70,600	
Metal Louvers	2%			2033	$81,800	10	$9,000	
Parapets								
Copper/Terne	2%			2050	* *	5	$600	
Masonry: Brick	73%			LIFE	* *	5	$4,700	
Masonry: Limestone	5%			LIFE	* *	5	$400	
Metal Security Bars	20%			2058	* *			
Roof								
Modified Bitumen	35%	Now	$115,400	2035	$384,700			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof Areas								
Panel/Paver: Cer/Brk	65%	4+	$175,900	2050	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%								
Location : Lower Roof Areas								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Lower Roof Areas								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Asphalt Poured	3%			2028	$398,700	5	$5,300	
Cast in Place Concrete	9%			LIFE	* *	5	$69,000	
Mosaic Tile	6%	2-4	$101,100	2035	$2,021,400	5	$26,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Quarry Tile	2%			2035	$528,300	5	$10,500	
Terrazzo	5%			LIFE	* *	5	$13,700	
Vinyl Tile	10%			2035	$991,900	3	$13,100	
Vinyl Tile 9" X 9"	30%	Now	$172,300	2027	$8,614,300	3	$39,400	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Wood	35%			2045	* *	5	$230,100	
Interior Walls								
Ceramic Tile	5%			2033	$1,648,400	5	$29,300	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$105,300	
SGFT/Glazed Masonry	20%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	3%			2035	$137,000	5	$8,000	
Exposed Struc: Concrete	20%			LIFE	* *	5	$8,400	
Plaster	77%	4+	$128,600	LIFE	* *	5	$129,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Corridor								
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : Basement Work Shop								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$13,400	2035	$268,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 25th Street Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2035				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 2,500 Ampere Main Switches								
Transformers								
Dry Type	10%			2035	$2,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : Four 100 Kilovolt-ampere								
No Component	90%							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	$8,000	
Raceway								
Conduit	70%			2030	$483,300	1		
Conduit	30%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5	$300	
Molded Case Bkrs	25%			2029	$163,500	5	$2,000	
Molded Case Bkrs	70%			2046	* *	5	$5,600	

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$644,000	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$2,000	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$2,200	
Generic	50%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$3,218,300	10	$193,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2035	$178,800	10	$10,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2027	$56,800	10	$200	
LED	3%			2035	$199,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2035	$201,300	10	$28,300	
Exit, Service	50%			2035	$51,700	1		
Exterior Lighting								
HID	10%			2027	$144,500	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$174,400	1	$33,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	$239,600	1-3	$57,600	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

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
Heating								
Energy Source								
Utility Steam	100%			2040	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	* *	5	$13,900	
Distribution								
Steam Piping/Pump	100%	Now	$96,000	2040	* *			
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement Piping								
Terminal Devices								
Air Handler	40%			2030	$1,805,700	1	$58,000	
Air Handler	10%	Now	$225,700	2030	$451,400	1	$13,000	
Broken, Extent : Severe, Area Affected : 20%								
Location : Fan Rooms 2 Per Floor								
Convector/Radiator	50%			2035	$980,800	1	$37,800	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	20%	Now	$57,000	2035	$1,139,300			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria Units								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Auditorium Air Handler								
Explanation : Has Cooling Coil Retrofit								
Window/Wall Unit	60%			2027	$545,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$130,600	
Exhaust Fans								
Interior	100%	Now	$106,400	2027	$1,063,900	2	$5,700	
Broken, Extent : Severe, Area Affected : 20%								
Location : 11th Floor Fan Room								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	$3,062,400	1		
Water Heater With Tanks								
Electric	20%			2027	$4,800	4		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen And Medical Clinic								
Explanation : Point Of Use In New Bathrooms								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%	Now	$348,000	2060	* *	4	$23,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Three Tanks, All Not In Service, No Hot Water In Most Bathrooms								
Sanitary Piping								
Cast Iron	100%	Now	$151,100	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$62,000	4	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Sewage Ejector(s)								
Electric	100%			2030	$162,100	4	$12,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Basement To 9th Floor, Four Units From 1st To 9th Floor								
Explanation : 6 Units								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$118,100	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$13,100	
Fire Pump								
Generic	100%			2039	* *	1	$43,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **H.S. OF GRAPHIC COMMUN. ART - M**
Address : **439 W. 49 ST @9TH - 10TH AVES**
Borough : **MANHATTAN**
Agency's Number : **M625**
Program / Asset # : **BOE0145.000 / 540**
Yr Built/Renovated : **1958 / 2012**
Area Sq Ft : **254,500**
Project Type : **EDUCATION**
Date of Survey : **29-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6,7**
Block : **1059** **Lot** : **15** **BIN** : **1026646**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$517,700	$450,700
Interior Architecture	$2,845,800	$5,987,100
Electrical	$638,100	$3,900,300
Mechanical	$2,929,700	$4,901,000
Site Pavements	$69,700	
Total	**$7,001,000**	**$15,239,200**
Importance Code A	$517,700	$1,116,500
Importance Code B	$5,081,100	$13,954,100
Importance Code C	$1,402,300	$168,500
Total	**$7,001,000**	**$15,239,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,500	$28,100	$48,600	
Interior Architecture	$80,900	$44,900	$22,500	$30,900
Electrical	$63,400	$30,500	$23,900	$28,500
Mechanical	$89,200	$79,000	$93,800	$45,800
Site Pavements	$55,800			
Elevators/Escalators	$123,100	$123,100	$123,100	$123,100
Total	**$416,000**	**$305,700**	**$311,900**	**$228,300**
Importance Code A	$55,200	$56,700	$73,800	$25,200
Importance Code B	$305,000	$249,000	$238,200	$203,100
Importance Code C	$55,800			
Total	**$416,000**	**$305,700**	**$311,900**	**$228,300**

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$49,200	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : 1st Floor Of Main Building Horizontal Band								
Fiberglass Panel	60%			2042	* *	5	$737,600	
Masonry: Brick	4%			LIFE	* *	5	$13,100	
Masonry: Brick Cavity	25%			LIFE	* *	5	$82,000	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$30,700	
Metal Panel	1%			2053	* *	5-10	$22,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Gravity Water Tank								
Metal Sect. OHD	1%			2046	* *	5	$10,200	
Mosaic Tile	1%			2053	* *	10	$10,200	
Windows								
Aluminum	100%			2049	* *	5	$86,700	
Parapets								
Masonry: Brick Cavity	45%			LIFE	* *	5	$11,400	
Metal Panel	45%			2053	* *	5	$44,000	
Metal Rail	10%	4+	$3,500	2046	* *	5	$17,900	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Roof								
Copper/Terne	4%			2061	* *	10	$15,700	
Modified Bitumen	95%			2038	* *	10	$148,900	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Main Roof At East Side								
Skylight, Metal/Glass	1%			2059	* *	10	$5,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Interior								
Floors								
Carpet	10%			2032	$813,800	3	$67,400	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : 2nd And 3rd Floor								
Explanation : Classrooms Under Charter Schools Have Carpet Tiles								
Cast in Place Concrete	10%			LIFE	* *	5	$98,300	
Ceramic Tile	5%			2042	* *	5	$22,500	
Sheet Vinyl/Rubber	5%			2038	* *	5	$33,700	
Terrazzo	5%			LIFE	* *	5	$17,600	
Traffic Topping	10%			2041	* *	5	$56,200	
Vinyl Tile	45%			2033	$5,720,300	3	$101,100	
Vinyl Tile	10%	0-2	$1,271,200	2043	* *	3	$16,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement And Stairwells								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : 9x9 Tiles Below New Vinyl Tiles, Cracking Pattern 9x9								
Interior Walls								
Ceramic Tile	5%			2046	* *	5	$46,800	
Concrete Masonry Unit	30%	0-2	$540,600	LIFE	* *	5	$112,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : East Stair Bulkhead								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : 7th Floor Mechanical Room								
Glass Block	30%			LIFE	* *			
Glass: Single Pane	1%			LIFE	* *	5	$7,000	
Gypsum Board	10%			LIFE	* *	5	$56,200	
Recent Repair Evident, Extent : N/A, Area Affected : 1%								
Location : 4th Floor								
Metal Panel	4%			LIFE	* *			
SGFT/Glazed Masonry	20%	0-2	$861,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Corridors And Stairwells Throughout								

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$44,400	2046	* *	5	$33,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Basement Near Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Basement Near Gymnasium								
AcousTileConcealSpLn	10%			2038	* *	5	$56,200	
AcousTileSusp.Lay-In	10%			2046	* *	5	$44,900	
Exposed Struc: Concrete	50%			LIFE	* *	5	$35,100	
Exposed Struc: Concrete	5%	Now	$172,400	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 7th Floor Mechanical Rooms								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : 7th Floor Mechanical Rooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : 7th Floor Mechanical Rooms								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Basement East Electric Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Repair To Roof Has Stopped Water Penetration. Damage On 7th Floor Is Old.								
Metal Panel	5%			LIFE	* *	5	$28,100	
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor Corridor								
Explanation : Ceiling Removed For Gasoline Piping Work								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$69,700	2038	* *			
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : West 49th Street								
On-Site Walkways								
Cast in Place Concrete	15%	0-2	$24,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Pavers/Stone	85%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$30,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$665,800	5	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$665,800	5	$6,700	
Raceway								
Conduit	70%			2033	$483,300	1		
Conduit	20%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Knife Sw	15%	2-4	$98,100	2058	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Fused Toggle Switch	5%	2-4	$32,700	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Gymnasium								
Molded Case Bkrs	65%			2032	$425,100	5	$4,400	
Molded Case Bkrs	10%			2041	* *	5	$700	
Molded Case Bkrs	5%			2049	* *	5	$300	
Wiring								
Braided Cloth	10%	2-4	$92,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	30%			2033	$276,000	1		
Thermoplastic	55%			2043	* *	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$222,900	5	$1,000	
Locally Mounted	19%	2-4	$70,600	2053	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Locally Mounted	20%			2046	* *	5	$300	
Variable Frequency Drive	1%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Lighting								
Interior Lighting								
Fluorescent	68%			2038	* *	10	$158,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	32%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Lighting								
Egress Lighting								
Emergency, Battery	50%	Now	$218,700	2043	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$489,200	1	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$672,200	1-3	$161,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Cafeteria, Gymnasium, Bathrooms								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	70%			2050	* *	1	$176,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. New Steam Traps Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Basement								
Explanation : Three Gas Fired Steam Boilers								
Steam Boiler	30%	0-2	$34,100	2050	* *	1	$68,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. One Tube Leaking In No.1 Boiler								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$56,800	
Steam Piping/Pump	60%	0-2	$250,400	2043	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Steam Pipes And The Two Condensate Pumps Leaking At Basement								
Terminal Devices								
Air Handler	40%			2033	$1,961,600	1	$63,000	
Convector/Radiator	60%			2038	* *	1	$49,300	

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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%	0-2	$61,900	2033	$618,800			
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Loading Duck. One Compressor For The Split Unit Is Not Working.								
Window/Wall Unit	80%			2028	$789,800	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2	$16,600	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$910,200	1	$31,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium Mechanical Room								
Explanation : 2 Units Serve Only Gymnasium								
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$67,900	2	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : 2 Units For The Air Handlers In The Gymnasium Mechanical Room								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$141,900	
Exhaust Fans								
Interior	90%			2033	$1,040,200	2	$7,000	
Roof	10%			2033	$50,600	2	$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$1,663,400	2038	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Booster Pump Leaking At Basement								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$164,100	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Sanitary Piping Traps Missing Cover At Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	0-2	$10,400	2033	$52,200	4	$5,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : One Sump Pump Is Not Working At Basement								
Sewage Ejector(s)								
Electric	100%			2033	$136,400	4	$10,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 7th Floor								
Explanation : 1 Unit								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 7th Floor								
Explanation : 12 Units. Presently Not Reliable. Constantly Breaking Down								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$128,300	
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$21,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**HARLEM PROMISE ACADEMY CHARTER-M**			
Address	:	**245 WEST 129TH STREET**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M908**
Program / Asset #	:	**BOE1147.000 / 14893**	**Yr Built/Renovated**	:	**2014 /**
Area Sq Ft	:	**132,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**12-May-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**1933** **Lot** : **20**	**BIN**	:	**1089330**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$374,600	$355,200
Interior Architecture	$79,300	$257,200
Mechanical		$3,937,500
Total	**$453,800**	**$4,549,800**
Importance Code A	$374,600	$355,200
Importance Code B	$79,300	$4,016,800
Importance Code C		$177,900
Total	**$453,800**	**$4,549,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$16,600	$22,500
Interior Architecture		$14,200	$17,300	$3,300
Electrical	$26,500	$25,800	$25,700	$21,500
Mechanical	$22,400	$23,900	$51,700	$26,600
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$63,700**	**$78,800**	**$126,100**	**$88,600**
Importance Code A	$6,500	$6,800	$23,100	$29,000
Importance Code B	$57,200	$72,000	$103,000	$56,400
Importance Code C				$3,300
Total	**$63,700**	**$78,800**	**$126,100**	**$88,600**

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.*

DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,500	
Masonry: Brick Cavity	34%			LIFE	* *	5	$50,900	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$14,000	
Metal Panel	50%			2059	* *	5-10	$515,000	
Metal Coiling Doors	1%			2050	* *	5	$4,700	
Window Wall	5%			2059	* *	5	$28,100	
Windows								
Aluminum	100%			2055	* *	5	$28,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,100	
Concrete Masonry Unit	75%			LIFE	* *	5	$11,100	
Metal Panel	10%			2059	* *	5	$5,100	
Metal: Cage/Fence	10%			2050	* *	5-10	$10,200	
Roof								
IRMA/Protected Membrane	80%			2041	* *	10	$105,200	
Vegetation Growth, Extent : Light, Area Affected : 1% Location : Upper Roof								
Plaza Roof: Stone Panels	10%			2053	* *			
Play Surface	10%			2043	* *	10	$13,200	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : 2nd Floor								
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								
Floors								
Carpet	5%			2034	$179,500	3	$14,900	
Cast in Place Concrete	5%			LIFE	* *	5	$21,700	
Ceramic Tile	10%			2046	* *	5	$19,800	
Sheet Vinyl/Rubber	5%			2041	* *	5	$14,900	
Vinyl Tile	70%			2041	* *	3	$52,000	
Wood	5%			2073	* *	5	$18,600	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Gymnasium								
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$104,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,400	
Folding Partition	1%			2055	* *	5	$6,500	
Glass: Single Pane	2%			LIFE	* *	5	$3,900	
Gypsum Board	47%			LIFE	* *	5	$73,600	
Ceilings								
AcousTileSusp.Lay-In	80%			2050	* *	5	$158,500	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$24,800	
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$400	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$40,600	
Generators								
Diesel	100%			2042	* *	1	$51,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,900	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

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
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : T-8 Lamps								
LED	98%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	10%			2038	* *	10	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Compact Fluorescent Lights								
HID	20%			2038	* *	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2038	* *	1	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$81,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$52,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								

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

DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2055	* *	4	$2,000	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$8,500	
No Component	80%							
Controls								
Digital	100%			2032	$3,881,900			
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	85%			2038	* *	2	$6,900	
Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 5 Package Units. R-410a								
Split Unit	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Various Locations Explanation : 12 Units. R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$6,400	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2038	* *	2	$13,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,600	
Exhaust Fans								
Interior	10%			2038	* *	2	$400	
Roof	90%			2038	* *	2	$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$5,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$8,100	
Fixtures								
Generic	100%							

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

DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 230 Gallon Unit								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$66,600	
Sprinkler								
Generic	100%			2053	* *	1-2	$37,000	
Fire Pump								
Generic	100%			2042	* *	1	$24,700	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 25 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**HARRY S. TRUMAN HIGH SCHOOL - BX**			
Address	:	**750 BAYCHESTER AVE. BTWN: BARTOW AVE., DONIZETTI PL.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X455**
Program / Asset #	:	**BOE0330.000 / 348**	**Yr Built/Renovated**	:	**1973 / 2019**
Area Sq Ft	:	**562,247**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**21-Aug-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,5,7,Ph**			
Block	:	**5141** **Lot** : **150**	**BIN**	:	**2097470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$9,405,600	$1,724,500
Interior Architecture	$8,180,500	$22,998,700
Electrical	$9,785,700	$3,531,600
Mechanical	$26,992,000	$18,064,900
Site Pavements	$900,300	
Total	**$55,264,100**	**$46,319,700**
Importance Code A	$10,154,800	$2,026,500
Importance Code B	$39,205,100	$43,890,500
Importance Code C	$5,904,200	$402,700
Total	**$55,264,100**	**$46,319,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$45,500
Interior Architecture	$27,900	$8,400		$95,700
Electrical	$65,400	$105,000	$95,600	$165,900
Mechanical	$1,346,300	$207,500	$157,000	$235,400
Site Enclosure	$35,000			
Site Pavements	$28,900			
Elevators/Escalators	$47,500	$47,500	$47,500	$47,500
Total	**$1,551,100**	**$368,400**	**$300,100**	**$590,000**
Importance Code A	$6,500	$2,600	$6,500	$49,300
Importance Code B	$1,544,500	$365,800	$293,600	$540,700
Importance Code C				
Total	**$1,551,100**	**$368,400**	**$300,100**	**$590,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$148,500	LIFE	* *	5	$121,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Roof Equipment Enclosure Columns								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Roof Equipment Enclosure Columns								
Masonry: Brick	35%			LIFE	* *	5	$169,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Southeast And Northeast Corners								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%								
Location : West And South Facades								
Metal Panel	5%			2055	* *	5-10	$166,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Location Noted								
Pre-Cast Concrete	55%			LIFE	* *	5	$866,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Southeast And Northeast Corners								
Windows								
Aluminum	88%	Now	$4,708,800	2060	* *	5	$48,200	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Scheduled For Replacement								
Aluminum	10%	Now	$615,400	2060	* *	5	$5,500	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Scheduled For Replacement								
Metal Louvers	2%			2044	* *	10	$13,700	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$56,400	
Metal Panel	35%	2-4	$164,700	2045	* *	5	$76,400	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Horizontal Support Members								
Metal Rail	10%			2048	* *	5-10	$203,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$35,500	

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DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Exterior								
Roof								
Built-Up (BUR)	50%	Now	$71,500	2030	$3,573,000			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Courtyard Roof								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : 7th Floor At North Elevators								
Cast in Place Concrete	50%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : South Half Of Main Plaza Deck And Terrace								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : North Half Of Main Plaza Deck And Terrace								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$179,100	
Interior								

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HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Interior								
Floors								
Carpet	2%			2031	$304,800	3	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Planetarium								
Explanation : Location Noted								
Cast in Place Concrete	7%	2-4	$256,500	LIFE	* *	5	$128,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Shop Room B02 And Various Basement Maintenance Rooms								
Mosaic Tile	8%	2-4	$646,900	2033	$6,468,600	5	$84,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchens								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchens And Toilet Rooms								
Poured Epoxy/Resin	2%			2033	$965,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Science Laboratories								
Explanation : Location Noted								
Sheet Vinyl/Rubber	5%			2040	* *	5	$63,100	
Terrazzo	5%			LIFE	* *	5	$32,900	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Various Locations On 1st Floor								
Vinyl Tile	61%	0-2	$1,452,100	2035	$14,521,100	3	$192,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	10%			2063	* *	5	$157,800	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Gymnasium No.1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums, Dance Rooms And Auditorium								
Explanation : Locations Noted								

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Asset # : 348

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$77,600	2038	* *	5	$34,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Areas								
Ceramic Tile	2%	Now	$2,094,100	2050	* *	5	$13,800	
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Competition Swimming Pool								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Competition Swimming Pool								
Explanation : Temporary Shoring In Place								
Concrete Masonry Unit	25%	Now	$662,600	LIFE	* *	5	$137,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse, Gymnasium, And Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse And Basement								
Folding Partition	3%	Now	$585,700	2043	* *	5	$51,600	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium 1								
Masonry: Brick	8%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$103,300	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Pool Office And Dance Studio								
SGFT/Glazed Masonry	25%	0-2	$1,583,900	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$110,100	

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HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$27,900	2040	* *	5	$21,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
AcousTileConcealSpLn	30%	0-2	$418,200	2040	* *	5	$158,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout 1st Foor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout First Floor								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout First Floor								
AcousTileSusp.Lay-In	45%	Now	$324,000	2040	* *	5	$190,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement, Fifth And Seventh Floors								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Basement And 7th Floor At North Elevators								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pools								
Explanation : Location Noted								
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	8%			2040	* *			
Gypsum Board	2%			LIFE	* *	5	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Office And Various Rooms								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$35,000	2055	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Parking Area At Baychester Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$28,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along West Facade And Baychester Avenue								

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HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Site Pavements								
On-Site Walkways								
Masonry: Granite	25%	0-2	$476,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Stairs At Main Entrance And Plaza Decks								
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stairs At Main Entrance And Plaza Decks								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairs At Main Entrance And Plaza Decks								
Pavers/Stone	20%	0-2	$167,500	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Near Planetarium Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Concrete On Site Walkways Are Reported As Public Sidewalks								
Parking/Driveway								
Asphalt	100%	Now	$256,300	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Potholes, Extent : Severe, Area Affected : 2%								
Location : North And South Sides								
Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
Location : North And South Sides								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$157,900	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Main Switches: One 1,300 Amperes, Two 4,000 Amperes, One 5,000 Amperes								
Transformers								
Dry Type	100%			2040	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms C537, C109								
Explanation : Over 36 Transformers Of Various Capacities, Largest Observed Is 500 Kilovoltamperes								

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Asset # : 348

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$998,700	5	$2,400	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	1%			2034	$10,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Fused Disconnect Type Panel Board								
Fused Toggle Switch	1%			2034	$10,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Toggle Type Panel Board								
Molded Case Bkrs	45%			2051	* *	5	$6,700	
Molded Case Bkrs	53%			2034	$530,700	5	$7,800	
Wiring								
Braided Cloth	65%	2-4	$897,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2035	$483,000	1		
Motor Controllers								
Locally Mounted	20%			2033	$111,500	5	$800	
Motor Control Center	80%	Now	$536,000	2040	* *	5	$6,100	
Not in Service, Extent : Moderate, Area Affected : 70%								
Location : Penthouse - (Mechanical Room, North, South), Pool - Mechanical Room, Rooms Cb-06 And Cb-34								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$5,500	2040	* *	1	$155,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Electrical Room Cb01								
Explanation : One Of Five Transfer Switches Does Not Return To Normal Mode After Test								
Generators								
Diesel	100%	2-4	$7,100	2044	* *	1	$196,000	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Room Cb56								
Explanation : 2 Diesel Generators At 500 Kilovoltamperes/400 Kilowatts Each- Defective Engine Lubrication, Cooling Systems Reported By Custodial Staff (there Is Presence Of Water And Oil Leaks)								

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Asset # : 348

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$125,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room Cb56								
Explanation : Location Noted								
Fuel Storage								
Main Tank	100%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Diesel Fuel Storage Tank								
Explanation : 4,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	85%			2030	$7,294,900	10	$438,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	5%			2030	$340,900	10	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Swimming Pool, Pool - Mechanical Room								
Explanation : HID Lights								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium 1a/1b/1c								
Explanation : Location Noted								
LED	5%			2035	$797,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium 2a/2b, Gymnasium 3a/3b								
Explanation : Retrofitted LED Lighting								
Egress Lighting								
Emergency, Service	20%			2030	$70,900	1		
Emergency, Battery	15%			2030	$145,000	10	$20,400	
Emergency, Battery	15%			2035	$145,000	10	$20,400	
Exit, Service	20%			2030	$49,600	1		
Exit, Battery	30%			2035	$244,700	10	$11,400	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Alarm								

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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
Alarm								
Security System								
Generic	50%			2040	* *	1	$105,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Generic	50%	2-4	$10,800	2040	* *	1	$94,500	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Various Zones Disconnected At The Upper Floors (System Defective)								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$346,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bells, Horns, Smoke Detectors, Manual Pull Stations								

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
Heating								
Energy Source								
Electricity	5%			2035		1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exits, Penthouse Mechanical Rooms, Elevator Machine Rooms								
Explanation : Electric Unit Heaters / Cabinet Heaters								
HTHW/HW	95%			2035	$1,225,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Provided From Nearby Co-op City Development								
Conversion Equipment								
HTHW/HW Exchanger	95%			2031	$144,100	2	$32,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Cb52								
Explanation : Four Units								
Radiant Heater	5%			2030	$749,200	2	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exits, Penthouse Mechanical Rooms, Elevator Machine Rooms								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Distribution								
Hot Wtr Piping/Pump	5%	Now	$31,500	2043	* *	4	$1,400	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Hot Wtr Piping/Pump	95%			2034	$1,196,000	4	$26,300	

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Asset # : 348

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
Heating								
Terminal Devices								
Air Handler	7%			2030	$758,400	1	$24,300	
Convector/Radiator	40%			2033	$1,883,100	1	$72,600	
Unit Heater - Hot Water	3%			2030	$102,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock, Mechanical Room Cb44b, Basement Workshops								
Explanation : Location Noted								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%	0-2	$1,112,700	2029	$11,126,700			
Maintenance Required, Extent : Light, Area Affected : 100%								
Location : Classrooms, Mechanical Rooms								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	37%	Now	$1,303,000	2038	* *	1	$202,600	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 1 Unit, Refrigerant Type - R123								
Centrifugal, Elec Chiller	37%			2031	$4,343,200	1	$225,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 1 Unit, Refrigerant Type - R123								
Interior Pkg Unit - Cooling	6%			2033	$546,300	2	$2,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	3%			2035	$410,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Room Cb01, Gymnasium, Telecom Room 748a								
Window/Wall Unit	17%			2033	$370,800	1		

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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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	64%			2035	$595,800	4	$26,600	
CW & CHW Wtr Pipe/Pump	10%	Now	$46,500	2045	* *	4	$2,800	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Projection Booth, Corridors Near Rooms 504, 511b, 533a, 547								
No Component	26%							
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	$1,117,100	2030	$5,585,500	1	$156,500	
Broken, Extent : Severe, Area Affected : 90%								
Location : Mechanical Rooms, Roof								
Fan Coil - 2 Pipe	4%	Now	$70,300	2030	$702,500	1	$6,500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Various								
Fan Coil - 2 Pipe	20%			2030	$3,512,700	1	$36,300	
No Component	26%							
Heat Rejection								
Air Cooled Condenser Unit	21%			2030	$350,000	2	$82,200	
Dry Cooler	5%			2030	$132,100	2	$19,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not In Use								
Water Cooling Tower	74%			2036	$2,151,900	2	$418,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Units								
Dehumidifier								
Generic	100%			2029	$697,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	2%	Now	$202,300	LIFE	* *	2-5	$6,300	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sub-basement Pool Mechanical Room								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$307,200	

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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
Ventilation								
Exhaust Fans								
Interior	60%	Now	$153,200	2035	$1,532,000	2	$8,300	
Broken, Extent : Light, Area Affected : 1%								
Location : Mechanical Rooms Cb52, Ef-21e-1								
Controller Not Working, Extent : Light, Area Affected : 80%								
Location : Mechanical Rooms								
Roof	40%	Now	$44,700	2035	$446,800	2	$5,500	
Controller Not Working, Extent : Light, Area Affected : 80%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	2%	Now	$59,200	2045	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Corridor Near Room Cb05b								
Brass/Copper	98%			2045	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2035	$1,613,600			
Sanitary Piping								
Cast Iron	5%	Now	$181,300	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Pool Mechanical Room								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 1%								
Location : Front Of The Building								
Sump Pump(s)								
Non-Submersible	30%	Now	$6,900	2030	$34,600	4	$3,600	
Broken, Extent : Light, Area Affected : 100%								
Location : Service Tunnel, Mechanical Room Cb06								
Non-Submersible	70%			2030	$80,700	4	$8,300	
Pool Filter/Treatment								
Sand	100%			2033	$935,600	4	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 13,500 Square Feet								
Backflow Preventer								
No Component	90%							
Generic	10%			2040	* *	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Heating Cooling Systems								
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 15%								
Location : Unit 3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Units From Basement To 7th Floor, 2 Units From Sub-basement To 7th Floor								
Explanation : 6 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$294,000	
Sprinkler								
No Component	95%							
Generic	5%			2035	$398,100	1-2	$7,900	
Fire Pump								
Generic	100%	0-2	$27,500	2038	* *	1	$94,500	
Corroded, Extent : Light, Area Affected : 5%								
Location : Fire Pump Room Cb44c								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchens On 1st, 3rd, 4th, 7th Floors								
Explanation : 60 Square Foot Hoods								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **HEALTH PROFESSIONS HIGH SCHOOL-M**
Address : **345 EAST 15 STREET NEAR SECOND AVENUE**
Borough : **MANHATTAN** | **Agency's Number** : **M475**
Program / Asset # : **BOE0129.000 / 1622** | **Yr Built/Renovated** : **1906 / 2008**
Area Sq Ft : **177,869** | **Project Type** : **EDUCATION**
Date of Survey : **14-Sep-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5**
Block : **922** **Lot** : **8** **BIN** : **1020419**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,413,800	$232,600
Interior Architecture	$2,012,600	$338,200
Electrical	$444,400	$2,371,900
Mechanical	$1,118,100	$8,763,100
Total	**$5,989,000**	**$11,705,700**
Importance Code A	$2,413,800	$232,600
Importance Code B	$2,501,700	$11,331,100
Importance Code C	$1,073,500	$142,100
Total	**$5,989,000**	**$11,705,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,300	$10,900		
Interior Architecture	$67,400			$15,000
Electrical	$11,900	$7,200	$6,600	$28,900
Mechanical	$139,900	$18,000	$16,500	$12,700
Site Enclosure	$6,100			
Site Pavements	$17,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$316,900**	**$50,900**	**$38,000**	**$71,400**
Importance Code A	$59,300	$16,100		$400
Importance Code B	$239,200	$34,700	$38,000	$71,000
Importance Code C	$18,500			
Total	**$316,900**	**$50,900**	**$38,000**	**$71,400**

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.*

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$367,700	LIFE	* *	5	$87,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Side And Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : North Side And Throughout								
Masonry: Limestone	20%			LIFE	* *	5	$21,800	
Metal Panel	20%			2055	* *	5-10	$199,900	
Windows								
Aluminum	100%	Now	$694,500	2051	* *	5	$35,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	2-4	$23,800	LIFE	* *	5	$9,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$1,300	
Roof								
Built-Up (BUR)	86%	Now	$1,217,000	2045	* *			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
Location : North Side Upper Roof								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Throughout Upper Roof								
Cast in Place Concrete	5%	0-2	$1,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2048	* *	10	$10,900	
Skylight, Metal/Glass	1%	Now	$34,100	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Over Stair And Auditorium								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Over Stair And Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Stair And Auditorium								
Skylight, Plastic	3%	Now	$80,000	2048	* *	1		
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : Lower Roofs								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Interior								
Floors								
Ceramic Tile	15%	Now	$230,600	2044	* *	5	$20,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Mosaic Tile	10%	Now	$127,900	2040	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout Main Entry Lobby								
Vinyl Tile	45%	Now	$67,800	2040	* *	3	$44,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Library, Classrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor Library, Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Library								
Wood	30%	Now	$243,900	2050	* *	5	$74,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium West Wall								
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	$18,900	
Masonry: Brick	15%	Now	$369,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Gymnasium West Wall								
Marble Panels	5%	2-4	$114,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	75%	Now	$590,000	LIFE	* *	5	$142,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Basement								

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DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$43,800	2040	* *	5	$16,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Lunch Room And Gymnasium								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Lunch Room And Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,200	
Masonry: Infill Arch	5%	0-2	$20,000	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 20%								
Location : At Vault								
Explanation : Corroded Steel Members								
Metal Panel	2%	4+	$3,600	LIFE	* *	5	$6,600	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	65%	Now	$269,100	LIFE	* *	5	$108,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	8%			LIFE	* *	5	$13,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$6,100	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North And South Side								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$5,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	50%			2040	* *			
Masonry: Granite	50%	Now	$12,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rear And Front Entrance								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$800	
Raceway								
Conduit	90%			2035	$310,700	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$400	
Molded Case Bkrs	90%			2051	* *	5	$4,200	
Wiring								
Braided Cloth	80%	2-4	$368,000	2060	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	25%			2033	$46,400	5	$300	
Locally Mounted	65%			2048	* *	5	$800	
Variable Frequency Drive	10%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement At Sprinkler Control Valve Room								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	70%			2035	$1,900,500	10	$114,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium, Hallways And Staircases								
Explanation : LED Fixtures Installed Five Years Ago.								
Egress Lighting								
Emergency, Battery	25%			2030	$76,400	10	$10,700	
Emergency, Battery	25%			2040	* *	10	$10,700	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Alarm								
Security System								
Generic	50%			2040	* *	1	$33,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Cameras Security System								
Generic	50%	2-4	$8,500	2040	* *	1	$29,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Utility Steam	100%			2045	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	* *	5	$10,600	
Distribution								
Steam Piping/Pump	100%	Now	$145,800	2035	$1,458,500			
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : Faulty Radiator Actuators Throughout								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Pump In Basement								
Terminal Devices								
Air Handler	20%			2035	$685,500	1	$22,000	
Convector/Radiator	80%	2-4	$119,100	2033	$1,191,500	1	$41,400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Controls								
Pneumatic	100%			2033	$3,520,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	2%			2035	$86,500			
Window/Wall Unit	70%	0-2	$24,100	2030	$483,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Is Not Working								
No Component	28%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$29,800	
No Component	70%							
Exhaust Fans								
Interior	20%			2035	$161,600	2	$1,100	
Roof	80%			2030	$282,700	2	$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	Now	$14,000	2033	$697,500	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 20%								
Location : Basement. 1 Pump Is Not Working								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main And Piping, Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Cold Water Supply								
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 150 Gallon Units For General Purpose One 50 Gallon Unit For Kitchen								
HW Heat Exchanger								
Steam Fired	100%			2035	$880,700	4	$26,400	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$45,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Drains								
Storm Drain Piping								
Cast Iron	100%	Now	$32,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Roof Drains								
Sump Pump(s)								
Non-Submersible	100%	2-4	$7,300	2035	$36,500	4	$3,800	
Broken, Extent : Moderate, Area Affected : 80%								
Location : Basement. Four Pumps Are Not Working								
Backflow Preventer								
Generic	100%			2035	$81,300	1	$10,900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From 1st To 5th Floor, 1 Unit From Basement To 5th Floor								
Explanation : Two Units.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$5,000	
Fire Pump								
Generic	100%			2050	* *	1	$33,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Installation In Progress								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**HERBERT H. LEHMAN H.S. - BX**			
Address	:	**3000 E. TREMONT AVENUE @HUTCHINSON RIVER PKWY.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X405**
Program / Asset #	:	**BOE0320.000 / 364**	**Yr Built/Renovated**	:	**1973 / 2023**
Area Sq Ft	:	**398,365**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**16-Aug-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,4,Ph**			
Block	:	**5368** **Lot** : **1**	**BIN**	:	**2074045**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$2,501,900
Interior Architecture	$4,211,300	$420,000
Electrical	$3,811,500	$2,108,300
Mechanical	$6,950,400	$26,534,700
Site Pavements	$462,800	
Total	**$15,436,000**	**$31,564,900**
Importance Code A	$560,800	$2,575,600
Importance Code B	$13,671,600	$28,929,800
Importance Code C	$1,203,700	$59,500
Total	**$15,436,000**	**$31,564,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,700	$53,900		$45,400
Interior Architecture	$19,600	$37,300		$76,400
Electrical	$92,000	$74,600	$76,000	$72,100
Mechanical	$125,200	$94,300	$150,000	$86,400
Site Pavements	$34,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$350,000**	**$274,400**	**$240,400**	**$294,600**
Importance Code A	$84,000	$93,300	$38,700	$85,600
Importance Code B	$265,900	$181,100	$201,700	$209,000
Importance Code C				
Total	**$350,000**	**$274,400**	**$240,400**	**$294,600**

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.*

DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Exterior								
Exterior Walls								
Cast in Place Concrete	95%			LIFE	* *	5	$1,746,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Stair Towers And Throughout								
Metal Coiling Doors	5%			2048	* *	5	$57,400	
Windows								
Aluminum	20%			2060	* *	5	$8,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Windows Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Aluminum	75%			2060	* *	5	$33,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Windows Throughout								
Metal Louvers	5%			2044	* *	10	$13,800	
Parapets								
Cast in Place Concrete	75%			LIFE	* *	5	$172,500	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	25%			2048	* *	5-10	$43,100	
Roof								
Built-Up (BUR)	20%			2035	$583,100	10	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouses And Small Roofs								
Explanation : Location Noted								
IRMA/Protected Membrane	40%	2-4	$47,300	2040	* *			
Insul Miss/Displaced, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Modified Bitumen	5%			2045	* *	10	$12,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Bulkheads								
Paver: Asphalt	25%	Now	$17,400	2044	* *			
Drains Clogged, Extent : Severe, Area Affected : 1%								
Location : Main Entrance Plaza								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Main Entrance Plaza								
Single Ply Membrane	10%			2040	* *	10	$24,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$65,200	
Ceramic Tile	5%	0-2	$172,100	2038	* *	5	$14,900	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Mosaic Tile	5%			2048	* *	5	$74,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Location Noted								
Terrazzo	25%	2-4	$285,400	LIFE	* *	5	$116,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Vinyl Tile	40%	2-4	$1,349,300	2040	* *	3	$89,400	
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Various Corridor Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	10%	Now	$843,300	2040	* *	3	$22,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Basement Corridor								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Basement Corridor								
Wood	3%	Now	$109,200	2050	* *	5	$16,800	
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Auditorium Stage								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Auditorium Stage								
Wood	7%			2075	* *	5	$78,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$179,500	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Pit								
Ceramic Tile	5%	Now	$65,000	2044	* *	5	$11,500	
Adhesion Failure, Extent : Moderate, Area Affected : 1%								
Location : Kitchen Area								
Concrete Masonry Unit	5%	2-4	$111,000	LIFE	* *	5	$9,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout Penthouse A								
Folding Partition	2%	Now	$130,800	2051	* *	5	$11,500	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : Location Noted								
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	43%			LIFE	* *	5	$59,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	30%	2-4	$254,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Main Entrance Area And Various Corridor Locations								
Ceilings								
AcousTile,Adhered	5%	2-4	$19,600	2040	* *	5	$14,900	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Various Offices								
AcousTileSusp.Lay-In	35%			2055	* *	5	$208,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Corridors And Various Classrooms								
Exposed Struc: Concrete	40%			LIFE	* *	5	$37,300	
Metal Panel	10%	2-4	$606,600	LIFE	* *	5	$74,500	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area, Toilet Rooms And Various Offices								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Kitchen Area, Toilet Rooms And Various Offices								
Plaster	10%			LIFE	* *	5	$37,300	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2055	* *			
Iron Picket	10%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$17,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 1%								
Location : East Tremont Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$206,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Exit Stairs								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium Exit 11 At East Tremont Avenue								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$256,200	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Parking Areas								
Activity Yard								
Asphalt	20%	0-2	$16,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : South Play Yard								
Rubber Matting	80%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1600 Ampere Main Disconnect Switch								
Fused Disc Sw	70%			2035	$73,700	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4000 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	10%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 400 Ampere And One 200 Ampere Disconnects For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$532,600	5	$1,400	
Fused Disc Sw	20%			2055	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Under 600 Volts								
Raceway								
Conduit	80%			2035	$552,300	1		
Conduit	10%			2055	* *	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$500	
Fused Disc Sw	15%			2034	$98,100	5	$1,400	
Fused Toggle Switch	1%			2034	$6,500	5	$100	
Molded Case Bkrs	70%			2051	* *	5	$7,300	
Molded Case Bkrs	9%			2034	$58,900	5	$900	
Wiring								
Thermoplastic	20%			2055	* *	1		
Thermoplastic	70%			2035	$644,000	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$148,600	5	$1,100	
Locally Mounted	20%			2048	* *	5	$500	
Variable Frequency Drive	40%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$122,600	
Generators								
Diesel	100%	Now	$42,600	2044	* *	1	$138,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : Generator Overheats And Shuts Down After About 10 Minutes Due To No Ventilation Within The Enclosure. Generator Rated At 500 Kilowatts, 625 Kilovolt-amperes								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$14,800	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Below Generator								
Explanation : Approximately 800 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	40%			2030	$2,432,300	10	$146,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2030	$1,130,100	2	$900	
LED	50%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Lighting								
Egress Lighting								
Emergency, Service	20%			2030	$50,300	1		
Emergency, Service	20%			2043	* *	1		
Emergency, Battery	10%			2043	* *	10	$9,600	
Exit, Service	30%			2030	$52,800	1		
Exit, Battery	20%			2040	* *	10	$5,400	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$2,600	
Alarm								
Security System								
Generic	50%			2040	* *	1	$74,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$74,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$245,500	

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
Heating								
Energy Source								
Electricity	2%			2035		1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors On 2nd And 3rd Floors								
Explanation : Electric Unit Heaters/ Cabinet Heaters								
Natural Gas	98%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2030	$212,300	2	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors On 2nd And 3rd Floors								
Explanation : Electric Unit Heaters/ Cabinet Heaters								
Steam Boiler	49%			2048	* *	1	$193,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, Numbers 1 And 2								
Steam Boiler	49%	Now	$348,400	2048	* *	1	$174,000	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, No.3, No.4								
Distribution								
Steam Piping/Pump	100%			2035	$3,266,500			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Terminal Devices								
Air Handler	30%			2030	$2,302,900	1	$73,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Rooms								
Air Handler	5%	Now	$76,800	2030	$383,800	1	$11,100	
Noisy/Vibrating, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room A - HV #5								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room A								
Convector/Radiator	60%			2033	$2,001,400	1	$77,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Penthouse Mechanical Room A								
Explanation : Two Heating And Ventilation Units								
Controls								
Digital	60%			2034	$7,029,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Building Management System (BMS)								
Pneumatic	40%			2033	$3,153,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Forced Air System								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

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
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	40%			2031	$5,294,200	1	$172,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Split Unit	15%			2035	$1,453,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Library, Telecom Rooms, 137, 151a, 153, 155, Various Offices								
Window/Wall Unit	35%			2033	$540,900	1		
Window/Wall Unit	5%			2028	$77,300	1		
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Locker Rooms								
Explanation : 3 Multi-split Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	$659,600	4	$29,500	
Terminal Devices								
Air Handler/Cool/Ht	40%			2030	$3,166,000	1	$98,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Rooms, Penthouse Mechanical Rooms A, B, C								
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%			2033	$824,200	2	$160,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$222,100	
Exhaust Fans								
Interior	60%			2035	$1,085,500	2	$7,300	
Roof	40%			2030	$316,600	2	$4,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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Asset # : 364

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2027	$12,600	4	$12,600	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$23,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 225 Gallons Each								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2035	$1,128,200	1-2	$22,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **HIGH SCHOOL OF ART AND DESIGN -M**
Address : **245 EAST 56TH STREET**
Borough : **MANHATTAN** **Agency's Number** : **M488**
Program / Asset # : **BOE1128.000 / 14811** **Yr Built/Renovated** : **2012 /**
Area Sq Ft : **306,128** **Project Type** : **EDUCATION**
Date of Survey : **06-Dec-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,5,7,11,12**
Block : **1330** **Lot** : **13** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$557,800	$1,304,900
Interior Architecture	$2,431,700	$2,360,800
Electrical	$266,700	
Mechanical	$931,800	$17,258,000
Total	**$4,188,000**	**$20,923,700**
Importance Code A	$557,800	$1,304,900
Importance Code B	$1,565,400	$18,964,400
Importance Code C	$2,064,800	$654,400
Total	**$4,188,000**	**$20,923,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,400	$32,800	$28,200	
Interior Architecture	$11,500	$17,200	$28,600	
Electrical	$58,000	$61,000	$59,600	$49,900
Mechanical	$162,200	$95,200	$238,500	$55,200
Site Pavements	$2,700			
Elevators/Escalators	$49,200	$49,200	$49,200	$49,200
Total	**$328,900**	**$255,400**	**$404,200**	**$154,300**
Importance Code A	$59,700	$49,300	$42,600	$15,800
Importance Code B	$269,200	$206,200	$361,600	$138,500
Importance Code C				
Total	**$328,900**	**$255,400**	**$404,200**	**$154,300**

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$18,400	
Metal Panel	80%			2053	* *	5-10	$1,622,700	
Window Wall	10%			2053	* *	5	$110,600	
Windows								
Aluminum	95%			2049	* *	5	$56,500	
Metal Louvers	5%			2042	* *	10	$18,600	
Parapets								
Metal Panel	80%	Now	$59,900	2053	* *	5	$69,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Above Room 1120								
Metal Rail	10%			2046	* *	5-10	$81,000	
Metal: Cage/Fence	10%			2046	* *	5-10	$34,700	
Roof								
IRMA/Protected Membrane	50%	0-2	$28,300	2038	* *			
Ponding, Extent : Light, Area Affected : 2%								
Location : Upper Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof Levels								
Explanation : Gravel Ballast								
IRMA/Protected Membrane	30%	4+	$17,000	2038	* *			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : 5th Floor Playground And Terrace								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Playground And Terraces								
Explanation : Precast Concrete Pavers								
IRMA/Protected Membrane	20%			2038	* *	10	$23,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 12th Floor Outdoor Terrace								
Explanation : Rubber Pavers								
Soffits								
Metal Panel	100%			2053	* *	5-10	$34,600	
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Interior								
Floors								
Cast in Place Concrete	15%	4+	$119,700	LIFE	* *	5	$150,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Sub-basement And Level 2								
Ceramic Tile	5%			2042	* *	5	$22,900	
Poured Epoxy/Resin	5%			2031	$1,314,200			
Quarry Tile	5%			2046	* *	5	$34,400	
Sheet Vinyl/Rubber	5%			2038	* *	5	$34,400	
Vinyl Tile	50%			2038	* *	3	$85,900	
Wood	15%	Now	$84,000	2061	* *	5	$64,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2042	* *	5	$351,800	
Concrete Masonry Unit	10%	4+	$225,800	LIFE	* *	5	$46,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwells								
Folding Partition	2%	Now	$1,663,100	2049	* *	5	$29,300	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor Gymnasium								
Gypsum Board	48%			LIFE	* *	5	$337,800	
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Steel Cage Partitions								
Wood	3%			LIFE	* *	5	$140,700	
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	$163,300	2046	* *	5	$95,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Fifth Floor Cafeteria And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	3%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	30%			LIFE	* *			
Gypsum Board	17%			LIFE	* *	5	$81,500	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Free Standing Walls								
Cast in Place Concrete	80%			2068	* *			
Concrete Masonry Unit	20%			2053	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five 1,200 Ampere Service Switches								
Transformers								
Dry Type	100%			2046	* *	5	$1,100	
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$8,100	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	60%			2046	* *	5	$1,200	
Variable Frequency Drive	40%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$94,200	
Generators								
Diesel	100%			2042	* *	1	$118,600	
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$266,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Incandescent	5%			2038	* *	2	$300	

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Lighting								
Egress Lighting								
Exit, LED	50%			2061	* *	1		
Exit, Battery	50%			2038	* *	10	$10,300	
Exterior Lighting								
HID	10%			2038	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Area								
Explanation : Fixtures Illuminate Playground And Equipment Areas								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Lightning Arrester On Roof Edge And Equipment								
Alarm								
Security System								
Generic	100%			2038	* *	1	$114,300	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : CCTV Cameras Throughout The Building								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$188,700	

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
Heating								
Energy Source								
Electricity	2%			2053	* *	1		
Natural Gas	98%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	95%			2038	* *	1	$143,800	
Radiant Heater	5%			2038	* *	2	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Vestibules								
Explanation : Electric Heaters For Vestibules Near Elementary School Play Area								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$15,100	
Terminal Devices								
Air Handler	40%			2033	$2,359,600	1	$75,700	
Convector/Radiator	60%			2046	* *	1	$59,300	
Controls								
Digital	40%	Now	$360,100	2031	$3,601,100			
Software Issue Suspected, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pneumatic	60%			2034	$3,634,900			

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Heat Pump Water Sourced	30%	0-2	$163,900	2034	$1,639,300			
Damaged, Extent : Moderate, Area Affected : 20%								
Location : All Units Have Issues With The Coils Being Clogged Due To Untreated Condenser Water In The Past								
Int Pkg Unit - Heating/Cooling	70%	0-2	$357,500	2031	$3,575,100	2	$10,500	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : All Units Have Clogged Coils From Untreated Condenser Water In The Past								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room On Each Floor								
Explanation : 15 Units								
Distribution								
CW & CHW Wtr Pipe/Pump	20%	0-2	$30,400	2053	* *	4	$3,000	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Sub-basement Mechanical Room Piping								
Damaged, Extent : Severe, Area Affected : 10%								
Location : Manual Valves In Basement Mechanical Room Do Not Hold								
Ductwork/Diffusers	80%			LIFE	* *	2	$318,600	
Heat Rejection								
Water Cooling Tower	100%			2031	$1,583,300	2	$308,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$170,700	
Exhaust Fans								
Interior	50%			2038	* *	2	$4,700	
Roof	50%			2038	* *	2	$4,700	
Heat Recovery Ventilator								
Generic	100%	0-2	$50,200	2031	$502,000			
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Cooling Coils In 2 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 12th Floor								
Explanation : 4 Units								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 15th Floor								
Explanation : Two 250 Gallons. Quantity 6								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$12,600	2033	$62,800	4	$6,500	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Sub-basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 1st Floor								
Explanation : Two Water Mains								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : 3 Units From Sub-basement To 15th Floor And 2 Units From Sub-basement To 5th Floor And 7th Floor, Skipping 6th Floor								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$154,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$85,800	
Fire Pump								
Generic	100%			2042	* *	1	$57,200	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Kitchen								
Explanation : Hood Is 180 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX**		
Address	: **200 WEST 167TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X361**
Program / Asset #	: **BOE1170.000 / 14916**	**Yr Built/Renovated**	: **2016 /**
Area Sq Ft	: **59,895**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2527** **Lot** : **58**	**BIN**	: **2117349**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$227,600	$90,100
Interior Architecture	$91,100	$225,200
Electrical	$54,900	
Mechanical	$253,400	$1,820,900
Total	**$627,100**	**$2,136,200**
Importance Code A	$227,600	$90,100
Importance Code B	$308,300	$1,975,200
Importance Code C	$91,100	$71,000
Total	**$627,100**	**$2,136,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,200	$6,800	
Interior Architecture	$29,400		$14,700	
Electrical	$13,400	$10,500	$11,700	$9,800
Mechanical	$32,900	$22,900	$22,600	$15,100
Site Pavements	$8,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$98,600**	**$55,500**	**$70,600**	**$39,700**
Importance Code A	$3,000	$10,300	$9,800	$3,000
Importance Code B	$60,500	$45,200	$54,900	$36,700
Importance Code C	$35,200		$5,900	
Total	**$98,600**	**$55,500**	**$70,600**	**$39,700**

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	4+	$160,600	LIFE	* *	5	$90,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : By Stair B								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$8,900	
Windows								
Aluminum	95%			2049	* *	5	$13,600	
Metal Louvers	5%			2042	* *	10	$4,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$3,900	
Concrete Masonry Unit	90%			LIFE	* *	5	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rubber Membrane Flashed Over Parapet Throughout								
Metal Rail	2%			2046	* *	5-10	$3,700	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	3%			2046	* *	5-10	$2,300	
Roof								
Plaza Roof: Stone Panels	100%	4+	$67,000	2053	* *			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Throughout								
Explanation : Cracked Pavers								
Soffits								
Exposed Struc: Steel	5%			LIFE	* *	5	$600	
Metal Panel	95%			2053	* *	5-10	$26,400	
Interior								
Floors								
Carpet	2%			2032	$32,500	3	$2,700	
Cast in Place Concrete	2%			LIFE	* *	5	$3,900	
Ceramic Tile	5%			2042	* *	5	$4,500	
Poured Epoxy/Resin	3%			2031	$154,300			
Terrazzo	13%			LIFE	* *	5	$9,100	
Vinyl Tile	70%			2038	* *	3	$23,500	
Wood	5%			2061	* *	5	$8,400	
Interior Walls								
Ceramic Tile	23%			2042	* *	5	$54,400	
Concrete Masonry Unit	20%	4+	$91,100	LIFE	* *	5	$18,900	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
Folding Partition	2%			2049	* *	5	$11,800	
Gypsum Board	50%			LIFE	* *	5	$71,000	
Masonry: Brick	3%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2046	* *	5	$74,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$11,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2043	* *			
Iron Picket	80%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$8,000	2046	* *			
Ponding, Extent : Moderate, Area Affected : 2%								
Location : South Stair								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : South Stair								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Fused Disc Sw	15%			2059	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Photovoltaic Panel(s)	5%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Solar Equipment Closet								
Explanation : 60 Ampere Solar Array Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 6 - Vertical Sections								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,600	

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	2%			2046	* *	5		
Variable Frequency Drive	98%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Boiler Room								
Explanation : Variable Frequency Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$18,400	
Generators								
Diesel	100%			2042	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,200	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$52,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$2,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	10%			2038	* *	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Front, Back, Sides Of The Building								
No Component	90%							

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	100%			2038	* *	1	$22,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Courtyard								
Explanation : CCTV Surveillance Cameras, Intrusion Alarms And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$29,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$3,000	
Terminal Devices								
Convector/Radiator	50%			2046	* *	1	$9,700	
No Component	50%							
Controls								
Digital	100%	Now	$176,100	2031	$1,761,400			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Software Is Obsolete, Unit Runs On Manual								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2038	* *	2	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
Split Unit	5%			2038	* *			

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2038	* *	1	$33,300	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,400	
Exhaust Fans								
Interior	10%			2038	* *	2	$200	
Roof	90%			2038	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$15,800	2053	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : 4th Floor Boiler Room Hot Water Pipe								
Sanitary Piping								
Cast Iron	100%	0-2	$77,300	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 10%								
Location : Basement In Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$3,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Boiler Room								
Explanation : 600 Gallon								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units, 1 Out Of Service								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$30,200	
Sprinkler								
Generic	100%			2053	* *	1-2	$16,800	

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

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
Fire Suppression								
Fire Pump								
Generic	100%	Now	$2,900	2042	* *	1	$10,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Fire Pump Due To Leak								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **HILLCREST HIGH SCHOOL - Q**		
Address	: **160-05 HIGHLAND AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q505**
Program / Asset #	: **BOE0888.000 / 1480**	**Yr Built/Renovated**	: **1971 / 2009**
Area Sq Ft	: **343,884**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,Ph**		
Block	: **9774** **Lot** : **1**	**BIN**	: **4448767**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,309,700	$3,175,500
Interior Architecture	$29,380,400	$1,243,700
Electrical		$8,644,700
Mechanical	$902,400	$16,999,500
Site Enclosure	$207,300	
Site Pavements	$292,600	
Total	**$32,092,400**	**$30,063,400**
Importance Code A	$1,309,700	$6,334,100
Importance Code B	$27,768,300	$23,401,300
Importance Code C	$3,014,400	$328,000
Total	**$32,092,400**	**$30,063,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,500	$41,400		$73,500
Interior Architecture	$129,100	$16,100	$3,200	$77,400
Electrical	$56,600	$104,300	$59,800	$57,600
Mechanical	$103,000	$78,500	$99,100	$85,000
Site Enclosure	$64,000			
Site Pavements	$19,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$410,800**	**$254,700**	**$176,500**	**$307,800**
Importance Code A	$58,500	$75,400	$34,100	$108,200
Importance Code B	$314,500	$179,300	$142,500	$199,700
Importance Code C	$37,800			
Total	**$410,800**	**$254,700**	**$176,500**	**$307,800**

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	40%	Now	$779,300	LIFE	* *	5	$87,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Chimney								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Interior Courtyard And South Elevation								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Penthouse, Bulkheads, Chimney And Other Areas								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Lower Level								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair Halls And Exits								
Metal Sect. OHD	2%			2040	* *	5	$13,700	
Pre-Cast Concrete	57%	Now	$462,400	LIFE	* *	5	$404,700	
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Window Wall	1%	Now	$67,900	2065	* *	5	$4,100	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Front Entrance								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : South Facade Towards Entrance								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : First Floor Upper Glass Facing South Towards Entrance								
Windows								
Aluminum	50%	Now	$24,500	2043	* *	5	$12,500	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Classroom 220 And Others								
Aluminum	40%			2043	* *	5	$20,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	10%			2038	* *	10	$31,400	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	$74,300	
Masonry: Brick Cavity	25%			LIFE	* *	5	$4,800	
Metal Panel	20%			2045	* *	5	$14,900	
Metal Rail	5%			2040	* *	5-10	$17,300	

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Exterior								
Roof								
Built-Up (BUR)	85%			2035	$2,407,700	10	$201,500	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Explanation : Solar Panel Covers The Roofs								
Copper/Terne	7%			2050	* *	10	$41,500	
Plaza Roof: Stone Panels	5%			2045	* *			
Skylight, Plastic	1%			2040	* *	1		
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Plaza Over Tunnel To Public School 86								
Soffits								
Stucco Cement	100%			2040	* *	5	$14,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$112,600	
Ceramic Tile	3%	Now	$89,100	2038	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Panel/Paver: Cer/Brk	5%	0-2	$125,400	2043	* *	5	$29,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairwells And Corridor								
Quarry Tile	5%	Now	$38,800	2040	* *	5	$19,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile	5%			2035	$728,000	3	$9,700	
Vinyl Tile	10%			2043	* *	3	$19,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	60%	Now	$1,264,500	2030	$25,290,000	3	$115,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Corridors								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Kitchen Office On Third Floor								
Wood	2%			2063	* *	5	$19,300	

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%	Now	$1,301,200	2038	* *	5	$115,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms, Kitchen And Base Of Corridors								
Concrete Masonry Unit	12%			LIFE	* *	5	$44,300	
Folding Partition	1%	Now	$1,310,100	2060	* *	5	$11,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Gymnasiums								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasiums								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$138,600	
Wood	2%			LIFE	* *	5	$73,900	
Ceilings								
AcousTile,Adhered	15%	Now	$49,500	2040	* *	5	$37,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout Corridors								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
AcousTileConcealSpLn	10%			2040	* *	5	$62,600	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Cafeteria								
AcousTileSusp.Lay-In	3%			2040	* *	5	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums								
Explanation : Location Noted								
Exposed Struc: Concrete	58%			LIFE	* *	5	$45,400	
Metal Panel	12%	0-2	$40,800	LIFE	* *	5	$75,200	
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor Corridor Near Elevator And Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Third And Fourth Floor Corridors								
Explanation : Corrugated Suspended Metal Panels								
Plaster	2%			LIFE	* *	5	$6,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$207,300	2065	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Tennis, Handball And Basketball Courts Adjacent To School								
Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
Location : Tennis, Handball And Basketball Courts Adjacent To School								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Handball And Tennis Courts								
Iron Picket	40%	2-4	$7,500	2055	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Parsons Boulevard And Highland Avenue								
Free Standing Walls								
Cast in Place Concrete	30%			2055	* *			
Masonry: Brick	70%	Now	$11,100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facades Adjacent To Main Entrance								
Retaining Walls								
Cast in Place Concrete	30%			2055	* *			
Masonry: Brick	65%	Now	$42,000	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Adjacent To Main Entrance								
Masonry: Granite	5%	Now	$3,400	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Cast Stone								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$96,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Site Pavements								
On-Site Walkways								
Asphalt	20%	Now	$8,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	50%			2052	* *			
Pavers/Stone	10%	Now	$10,700	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Steps At South And East Facades								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Steps At South Facade								
Under Construction	20%							
Parking/Driveway								
Asphalt	85%	Now	$195,800	2038	* *			
Ponding, Extent : Severe, Area Affected : 50%								
Location : North Parking Lot								
Potholes, Extent : Severe, Area Affected : 10%								
Location : North Parking Lot								
Sinking/Subsiding, Extent : Severe, Area Affected : 30%								
Location : North Parking Lot								
Cast in Place Concrete	15%			2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : North Parking Area								
Activity Yard								
Asphalt	75%			2044	* *			
Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : North End Of Site								
Explanation : Used By Active Contractor								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	85%			2035	$89,500	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 4,000 And 600 Amperes.								
Photovoltaic Panel(s)	15%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 1,200 Amperes Serving Photovoltaic System								

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Under 600 Volts								
Transformers								
Dry Type	100%			2052	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 330 Kilovolt-amperes, 480/277/208 Volts								
Switchgear / Switchboard								
Fused Disc Sw	95%			2035	$632,500	5	$1,400	
Molded Case Bkrs	5%			2055	* *	5	$500	
Raceway								
Conduit	90%			2035	$621,400	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$65,400	5	$800	
Fused Disc Sw	5%			2051	* *	5	$400	
Molded Case Bkrs	10%			2051	* *	5	$900	
Molded Case Bkrs	75%			2034	$490,500	5	$6,800	
Wiring								
Thermoplastic	90%			2035	$828,000	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2048	* *	5	$1,400	
Locally Mounted	30%			2033	$111,500	5	$700	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$105,800	
Generators								
Natural Gas	100%			2031	$142,000	1	$133,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rate At 25 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$76,600	
Lighting								
Interior Lighting								
Fluorescent	93%			2035	$4,881,700	10	$293,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2035	$105,000	10	$6,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	5%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	$295,500	10	$41,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	5%			2035	$82,200	10	$100	
LED	5%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$128,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$211,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$818,800	5	$106,500	
Conversion Equipment								
Steam Boiler	100%			2033	$3,069,200	1	$340,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units Which Also Serve The Adjacent PS 86								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	65%			2040	* *	1	$72,200	
Fan Coil Unit/Heat	10%			2035	$873,000	1	$11,100	
No Component	25%							
Controls								
Pneumatic	100%			2033	$6,805,400			
Air Conditioning								
Energy Source								
Electricity	70%			2043	* *	1		
Steam/HW System	15%			2045	* *	1		
No Component	15%							

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.*

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	15%			2038	* *	1	$55,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Split Unit	15%			2035	$1,254,300			
Window/Wall Unit	55%			2030	$733,700	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2045	* *	4	$2,500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2035	$871,100	1	$31,900	
No Component	85%							
Heat Rejection								
Water Cooling Tower	15%			2036	$226,800	2	$51,900	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$191,800	
Exhaust Fans								
Interior	20%			2035	$312,300	2	$2,100	
Roof	80%			2035	$546,600	2	$8,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$1,702,700	4	$51,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Also Serves PS 86								
Sanitary Piping								
Cast Iron	8%	Now	$7,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Water Backs Up Into The Hallway In Basement								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Kitchen Drains								
Cast Iron	92%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	0-2	$1,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : At Loading Dock								
Cast Iron	95%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	0-2	$70,500	2045	* *	4	$7,300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2035	$157,300	1	$21,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$179,800	
Sprinkler								
No Component	85%							
Generic	15%			2045	* *	1-2	$14,400	
Chemical System								
Generic	100%			2034	$178,500	1-10	$87,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood On 3rd And 4th Floors								
Explanation : 120 Square Feet On Each Floor								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q**
Address : **94-06 104TH STREET**
Borough : **QUEENS**
Agency's Number : **Q650**
Program / Asset # : **BOE1049.000 / 14262**
Yr Built/Renovated : **2006 /**
Area Sq Ft : **157,711**
Project Type : **EDUCATION**
Date of Survey : **04-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **9381** **Lot** : **44** **BIN** : **4438609**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$149,800	$3,114,600
Interior Architecture	$500,100	$3,806,000
Electrical		$1,531,200
Mechanical	$39,100	$181,900
Total	**$688,900**	**$8,633,700**
Importance Code A	$149,800	$3,114,600
Importance Code B	$228,500	$5,434,800
Importance Code C	$310,700	$84,300
Total	**$688,900**	**$8,633,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,900		$9,100	
Interior Architecture	$137,500	$7,800	$32,400	$19,200
Electrical	$33,000	$25,700	$29,100	$28,200
Mechanical	$32,300	$20,100	$35,400	$20,100
Site Enclosure	$100			
Site Pavements	$25,400			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$268,700**	**$75,200**	**$127,600**	**$89,100**
Importance Code A	$26,700	$7,800	$16,900	$7,800
Importance Code B	$186,300	$59,600	$84,200	$81,300
Importance Code C	$55,800	$7,800	$26,500	
Total	**$268,700**	**$75,200**	**$127,600**	**$89,100**

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.*

DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$8,500	
Masonry: Brick	45%			LIFE	* *	5	$122,600	
Metal Panel	25%			2046	* *	5-10	$234,100	
Pre-Cast Concrete	20%			LIFE	* *	5	$177,000	
Window Wall	5%			2046	* *	5	$25,500	
Windows								
Aluminum	75%			2044	* *	5	$15,100	
Aluminum	10%	0-2	$4,900	2044	* *	5	$1,000	
Weather Strip Missing, Extent : Light, Area Affected : 1% *Location : 95th Avenue Facade*								
Aluminum w/ Guards	15%			2044	* *	5	$3,000	
Parapets								
Cast in Place Concrete	35%	0-2	$2,600	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2% *Location : Throughout* *Caulking Deteriorated, Extent : Moderate, Area Affected : 5%* *Location : Throughout*								
Masonry: Brick	30%			LIFE	* *	5-10	$8,300	
Metal Panel	30%			2046	* *	5	$4,700	
Metal Rail	5%			2041	* *	5-10	$3,700	
Roof								
IRMA/Protected Membrane	85%			2036	$2,151,600	10	$88,800	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100% *Location : Throughout*								
IRMA/Protected Membrane	15%			2036	$474,600	10	$15,700	
Paver Block Ballast, Extent : Light, Area Affected : 100% *Location : Over Lobby*								
Soffits								
Metal Panel	20%			2046	* *	5-10		
Stucco Cement	80%			2041	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Interior								
Floors								
Carpet	5%			2032	$213,700	3	$23,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	10%			LIFE	* *	5	$103,300	
Ceramic Tile	5%			2039	* *	5	$11,800	
Quarry Tile	5%			2041	* *	5	$17,700	
Terrazzo	15%			LIFE	* *	5	$55,300	
Traffic Topping	5%			2036	$576,700	5	$14,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Floor Finish In Aisles								
Vinyl Tile	45%			2036	$3,004,800	3	$53,100	
Wood	10%			2051	* *	5	$44,300	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	$156,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Entrance								
Explanation : This Is Actually Pre-cast Concrete Panels								
Ceramic Tile	3%	2-4	$10,600	2039	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Cafeteria And Corridors								
Ceramic Tile	17%			2039	* *	5	$53,100	
Concrete Masonry Unit	5%	2-4	$30,100	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Gymnasium								
Folding Partition	2%			2058	* *	5	$15,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Glass: Single Pane	3%			LIFE	* *	5	$14,100	
Gypsum Board	45%			LIFE	* *	5-10	$238,900	
Masonry: Brick	5%			LIFE	* *	10	$4,700	
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	$60,300	2041	* *	5	$88,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : 3rd Floor Corridor								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : 3rd Floor Corridor								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *	10	$23,600	
Gypsum Board	15%			LIFE	* *	5-10	$121,700	
Metal Panel	5%			LIFE	* *	5	$29,500	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2046	* *			
Concrete Masonry Unit	40%			2046	* *			
Metal Panel	10%			LIFE	* *	10	$100	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	80%			2041	* *			
Pavers/Stone	20%			2039	* *			
Parking/Driveway								
Asphalt	100%	0-2	$3,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	90%	0-2	$4,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Rubber Matting	10%	2-4	$600	2036	$28,900			
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$700	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$400	
Molded Case Bkrs	90%			2052	* *	5	$3,700	
Wiring								
Thermoplastic	100%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2049	* *	5	$1,000	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$48,500	
Generators								
Diesel	100%			2045	* *	1	$61,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard Outside								
Explanation : One 360 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$5,800	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard Outside								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2036	$1,444,400	10	$86,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$14,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
LED	30%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Cafeteria And Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Fluorescent	10%			2041	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Alarm								
Security System								
Generic	100%			2041	* *	1	$58,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside And Stair Cases								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$97,200	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Furnace	100%			2041	* *	1	$78,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Rooftop Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2041	* *	2	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$139,200	
Exhaust Fans								
Roof	100%			2041	* *	2	$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$122,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Hot Water Room								
Explanation : One 500 Gallon Unit In Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

HS FOR CONSTRUCTION TRADES, ENGINEERING & ARCHITECTURE - Q

Asset # : 14262

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$6,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$9,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2056	* *	1-2	$44,200	
Fire Pump								
Generic	100%			2045	* *	1	$29,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **HUNTERS POINT CAMPUS - Q**		
Address	: **1-50 51ST AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q404**
Program / Asset #	: **BOE1158.000 / 14904**	**Yr Built/Renovated**	: **2012 /**
Area Sq Ft	: **150,803**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,Ph**		
Block	: **6** **Lot** : **8**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$73,700	$84,900
Interior Architecture	$63,400	$422,100
Electrical	$138,300	
Mechanical		$59,500
Total	**$275,500**	**$566,600**
Importance Code A	$73,700	$84,900
Importance Code B	$201,700	$220,300
Importance Code C		$261,300
Total	**$275,500**	**$566,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,100	$1,900	$40,700	$48,800
Interior Architecture	$11,400	$6,500	$15,800	$24,500
Electrical	$29,900	$26,600	$29,300	$24,600
Mechanical	$61,000	$85,700	$65,300	$66,000
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$169,200**	**$135,600**	**$166,000**	**$178,800**
Importance Code A	$59,600	$9,700	$48,200	$56,200
Importance Code B	$109,600	$125,900	$117,900	$106,500
Importance Code C				$16,100
Total	**$169,200**	**$135,600**	**$166,000**	**$178,800**

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.*

DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$33,200	
Masonry: Brick Cavity	60%			LIFE	* *	5	$84,900	
Masonry: Granite	20%			LIFE	* *	5	$21,200	
Metal/Glass Curt Wall	5%	Now	$24,400	LIFE	* *	5	$13,300	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Stairwell B								
Metal Panel	2%			2059	* *	5-10	$19,500	
Window Wall	10%			2059	* *	5	$53,100	
Windows								
Aluminum	17%	Now	$27,700	2055	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms And Offices								
Aluminum	83%			2055	* *	5	$55,400	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$19,400	
Masonry: Brick Cavity	80%			LIFE	* *	5	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Waterproof Membrane Installed Over Brick								
Metal: Cage/Fence	5%			2050	* *	5-10	$6,500	
Roof								
IRMA/Protected Membrane	78%			2038	* *	10	$73,700	
Metal Panel	10%			2050	* *	10	$17,300	
Modified Bitumen	2%			2038	* *	10	$1,900	
Plaza Roof: Stone Panels	10%			2059	* *			
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								
Floors								
Carpet	2%			2034	$81,800	3	$6,800	
Ceramic Tile	15%			2046	* *	5	$33,900	
Quarry Tile	5%			2050	* *	5	$16,900	
Steel Grating	2%			2059	* *	1		
Traffic Topping	18%			2041	* *	5	$50,800	
Vinyl Tile	56%			2041	* *	3	$47,400	
Wood	2%			2068	* *	5	$8,500	
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$171,400	
Concrete Masonry Unit	20%			LIFE	* *	5	$34,300	
Folding Partition	3%			2055	* *	5	$32,100	
Gypsum Board	35%			LIFE	* *	5	$90,000	
Wood	2%			LIFE	* *	5	$34,300	

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	4+	$11,400	2050	* *	5	$16,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	57%			2050	* *	5	$126,900	
Exposed Struc: Steel	8%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$27,800	
Metal Panel	5%			LIFE	* *	5	$13,900	
Wood	5%			LIFE	* *	5	$97,400	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2059	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Borden Avenue								
Explanation : Planter Seating								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	20%			2046	* *			
Pavers/Stone	80%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$3,600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Motor Control Center	50%			2046	* *	5	$2,100	
Variable Frequency Drive	50%			2046	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$46,400	
Generators								
Diesel	100%			2042	* *	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,600	
Fuel Storage								
Day Tank	30%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 75 Gallons Rated Capacity								
Main Tank	70%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2038	* *	10	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium, Hallways, Basement								
Explanation : Compact Fluorescent Lights								
Fluorescent	90%			2038	* *	10	$124,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	10%			2038	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
HID	10%			2038	* *	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,000	
Alarm								

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Alarm								
Security System								
Generic	100%			2038	* *	1	$56,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$92,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$74,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	5%	0-2	$300	2049	* *	4	$400	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Building Management System								
Hot Wtr Piping/Pump	95%			2049	* *	4	$7,100	
Terminal Devices								
Air Handler	10%	Now	$5,800	2038	* *	1	$8,400	
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Roof								
Explanation : Water Leaks Into Unit No.4 And 5 When It Rains, It Causes Leaking Into Cafeteria.								
Air Handler	70%			2038	* *	1	$65,300	
Convector/Radiator	20%			2046	* *	1	$9,700	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$69,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Multistacks Units On Roof								

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$700	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$93,300	
Heat Rejection								
Dry Cooler	100%			2038	* *	2	$105,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,100	
Exhaust Fans								
Roof	100%			2038	* *	2	$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Tankless Unit With Two 180 Gallon Tanks								
Sanitary Piping								
Cast Iron	5%	Now	$1,900	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Bathroom 361								
Explanation : Wrong Piping Connection To Kitchen Causes Water Backing Up In 3rd Floor Bathroom 361.								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	0-2	$500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Locker Room								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,800	4	$4,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$9,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 5th Floor								
Explanation : 2 Elevators								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$76,000	
Sprinkler								
Generic	100%			2053	* *	1-2	$42,200	
Fire Pump								
Generic	100%			2042	* *	1	$28,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 30 Square Feet In Kitchen								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 2 - SI**		
Address	: **333 MIDLAND AVENUE @ BOUNDARY AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R002**
Program / Asset #	: **BOE0899.000 / 1465**	**Yr Built/Renovated**	: **1963 / 2013**
Area Sq Ft	: **152,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3696** **Lot** : **100**	**BIN**	: **5053571**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,700	$241,500
Interior Architecture	$1,743,700	$1,244,400
Electrical	$430,000	$996,300
Mechanical	$156,500	$1,208,000
Total	**$2,476,900**	**$3,690,200**
Importance Code A	$146,700	$241,500
Importance Code B	$2,330,200	$2,444,000
Importance Code C		$1,004,700
Total	**$2,476,900**	**$3,690,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$122,900	$48,800		
Interior Architecture	$93,500		$15,100	$1,500
Electrical	$28,700	$85,600	$27,600	$27,600
Mechanical	$62,700	$25,100	$47,900	$25,100
Site Pavements	$47,700			
Total	**$355,500**	**$159,400**	**$90,600**	**$54,200**
Importance Code A	$138,800	$65,100	$16,000	$16,000
Importance Code B	$95,400	$94,400	$74,600	$38,200
Importance Code C	$121,200			
Total	**$355,500**	**$159,400**	**$90,600**	**$54,200**

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DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	0-2	$27,300	LIFE	* *	5	$111,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Masonry: Brick	35%	0-2	$43,900	LIFE	* *	5	$26,000	
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	35%			2053	* *	5-10	$178,800	
Windows								
Aluminum	100%	Now	$47,500	2049	* *	5	$9,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Clerestory Above Stage								
Roof								
Built-Up (BUR)	95%	Now	$146,700	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And 3rd Floor Classrooms								
Copper/Terne	5%			2061	* *	10	$16,100	
Soffits								
Cast in Place Concrete	100%	Now	$4,100	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Interior								
Floors								
Cast in Place Concrete	30%	Now	$315,500	LIFE	* *	5	$158,500	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Electrical Room B18								
Ceramic Tile	5%	Now	$69,700	2042	* *	5	$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$9,400	
Vinyl Tile	50%			2041	* *	3	$45,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$988,800	2043	* *	3	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	4+	$73,700	2048	* *	5	$11,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$26,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room								
Ceramic Tile	5%	Now	$47,300	2036	$946,300	5	$8,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,700	
Folding Partition	2%			2041	* *	5	$16,800	
Plaster	58%			LIFE	* *	5	$58,500	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	19%	Now	$296,000	2038	* *	5	$22,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
AcousTileSusp.Lay-In	1%			2046	* *	5	$2,400	
Exposed Struc: Concrete	20%			LIFE	* *	5	$7,400	
Metal Panel	5%	0-2	$20,000	LIFE	* *	5	$14,800	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout Kitchen								
Plaster	55%			LIFE	* *	5	$81,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$23,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Various								
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%	Now	$24,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : By Dumpsters								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2063	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switches For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	* *	5	$4,000	
Raceway								
Conduit	60%			2033	$177,500	1		
Conduit	40%			2053	* *	1		
Panelboards								
Fused Disc Sw	3%			2049	* *	5	$100	
Fused Disc Sw	7%			2032	$21,500	5	$200	
Molded Case Bkrs	50%			2032	$153,300	5	$2,000	
Molded Case Bkrs	40%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	60%			2033	$245,500	1		
Thermoplastic	40%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$18,600	5	$100	
Locally Mounted	80%			2046	* *	5	$800	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$46,800	
Generators								
Natural Gas	100%			2046	* *	1	$58,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 100 Kilowatt, 125 Kilovolt Amperes Attached With 75 Kilowatt Load Bank								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$5,600	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$138,700	10	$19,500	
Exit, Service	50%			2028	$35,600	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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
Lighting								
Exterior Lighting								
HID	20%			2028	$145,200	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Surveillance Cameras System								
Generic	50%			2028	$146,100	1	$28,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Introsion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$401,500	1-3	$96,500	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$159,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	* *	4	$8,000	
Terminal Devices								
Air Handler	20%			2033	$621,800	1	$20,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2038	* *	1	$41,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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
Air Conditioning								
Conversion Equipment								
Split Unit	25%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 25%								
Location : Auditorium								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Auditorium								
Explanation : 8 Split Units								
Window/Wall Unit	25%			2028	$156,500	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,000	
Exhaust Fans								
Interior	50%	0-2	$36,600	2033	$366,400	2	$2,000	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Basement Fan Room. Defective House Exhaust Fan.								
Roof	50%			2033	$160,300	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$33,100	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$6,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2043	* *	1-2	$6,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 72 Square Feet (4x18).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 5 - Q**		
Address	: **50-40 JACOBUS STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q005**
Program / Asset #	: **BOE0988.000 / 4471**	**Yr Built/Renovated**	: **1997 / 2003**
Area Sq Ft	: **179,991**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **2450** **Lot** : **17**	**BIN**	: **4454423**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$247,100	$2,114,900
Interior Architecture	$340,400	$5,286,600
Electrical	$2,883,400	$402,700
Mechanical	$3,552,000	$5,064,900
Total	**$7,022,900**	**$12,869,100**
Importance Code A	$327,500	$2,114,900
Importance Code B	$6,611,300	$10,754,200
Importance Code C	$84,200	
Total	**$7,022,900**	**$12,869,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$116,500			$46,400
Interior Architecture	$54,400		$42,900	$269,200
Electrical	$35,000	$29,300	$58,700	$32,700
Mechanical	$48,900	$72,900	$87,400	$74,400
Site Enclosure	$8,400			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$284,600**	**$123,800**	**$210,700**	**$444,200**
Importance Code A	$116,500	$17,800	$18,200	$64,200
Importance Code B	$151,200	$106,000	$192,500	$380,000
Importance Code C	$16,900			
Total	**$284,600**	**$123,800**	**$210,700**	**$444,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	2-4	$17,300	LIFE	* *	5	$28,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Facades								
Concrete Masonry Unit	10%			LIFE	* *	5	$11,800	
Masonry: Brick Cavity	62%			LIFE	* *	5	$117,000	
Metal Panel	15%			2044	* *	5-10	$194,600	
Pre-Cast Concrete	10%	4+	$28,000	LIFE	* *	5	$61,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Penthouse								
Windows								
Aluminum	98%	2-4	$77,100	2042	* *	5	$15,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 3%								
Location : Throughout								
Metal Louvers	2%			2037	* *	10	$4,000	
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$40,700	
Masonry: Brick Cavity	20%			LIFE	* *	5	$3,900	
Pre-Cast Concrete	60%	0-2	$19,700	LIFE	* *	5	$74,400	
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Throughout								
Roof								
Built-Up (BUR)	35%	Now	$25,900	2034	$518,700			
Blisters, Extent : Light, Area Affected : 2%								
Location : Addition								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms And Bulkheads A And C2								
IRMA/Protected Membrane	32%	0-2	$60,100	2034	$1,201,800			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	25%			2039	* *	10	$56,800	
Roll Roofing	5%			2030	$41,200	5	$10,300	
Skylight, Metal/Glass	3%	Now	$21,400	2054	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Soffits								
Masonry: Brick	60%			LIFE	* *	5		
Stucco Cement	40%			2039	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Interior								
Floors								
Carpet	5%	0-2	$12,200	2030	$243,900	3	$20,200	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	17%	Now	$79,800	LIFE	* *	5	$100,200	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : A005 Electric Service Equipment Room								
Ceramic Tile	5%	0-2	$15,600	2037	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boys Bathroom Off Of Cafeteria								
Quarry Tile	5%			2039	* *	5	$20,200	
Sheet Vinyl/Rubber	5%	2-4	$18,000	2034	$902,400	5	$10,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Terrazzo	3%			LIFE	* *	5	$6,300	
Vinyl Tile	55%	2-4	$83,800	2034	$4,191,400	3	$55,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Corridors								
Wood	5%			2049	* *	5	$25,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Concrete Masonry Unit	47%			LIFE	* *	5	$43,000	
Folding Partition	3%			2042	* *	5	$17,100	
Gypsum Board	5%			LIFE	* *	5	$6,900	
Mosaic Tile	10%			LIFE	* *			
SGFT/Glazed Masonry	20%	2-4	$84,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Wood	5%			LIFE	* *	5	$45,700	
Ceilings								
AcousTileConcealSpLn	55%			2039	* *	5	$185,200	
AcousTileSusp.Lay-In	15%			2039	* *	5	$40,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,200	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$33,700	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2044	* *			
Iron Picket	95%			2054	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$8,400	2054	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Handball Wall								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Handball Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Explanation : Recent Repairs								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes And 1,200 Amperes.								
Transformers								
Dry Type	40%			2039	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Transformer Rated At 1,500 Kilovolt-ampere								
Dry Type	60%			2039	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Multiple Transformers Rated At 30 And 15 Kilo-volt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$800	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	20%			2042	* *	5	$800	
Molded Case Bkrs	80%			2042	* *	5	$3,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$55,400	
Generators								
Diesel	70%			2037	* *	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Diesel	30%			2037	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$6,700	
Fuel Storage								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	94%			2029	$2,582,600	10	$155,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	$137,400	10	$8,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
HID	1%			2029	$21,800	10	$100	
Egress Lighting								
Emergency, Service	50%			2034	$56,800	1		
Exit, LED	40%			2049	* *	1		
Exit, Service	10%			2034	$7,900	1		
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Alarm								
Security System								
Generic	100%			2034	$346,000	1	$67,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Intrusion Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$114,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$80,300	2039	* *	1	$160,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Oil Leaks Both Boilers In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Convector/Radiator	40%			2039	* *	1	$23,300	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Penthouse								
Explanation : Under Air Conditioning								
Controls								
Electrical	100%			2027	$1,024,600			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2029	$2,447,100	1	$75,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units. Penthouse								
Split Unit	10%			2034	$437,700			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2044	* *	4	$12,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	$3,218,600	1	$100,200	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	90%			2034	$480,200	2	$112,800	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$100,400	
Exhaust Fans								
Interior	75%	Now	$12,300	2034	$613,100	2	$3,300	
Broken, Extent : Light, Area Affected : 5%								
Location : Penthouse 2 Fans								
Roof	25%	Now	$8,900	2034	$89,400	2	$1,100	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 4 Rooftop Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 275 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$36,900	4	$3,800	
Sewage Ejector(s)								
Electric	100%			2034	$96,500	4	$7,200	
Backflow Preventer								
Generic	100%			2039	* *	1	$11,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Located On 1st Floor								
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

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
Vertical Transport								
Elevators								
Geared Traction	35%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To Penthouse								
Explanation : 1 Unit,								
Hydraulic	65%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$90,700	
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$12,600	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	**: I. S. 7 - SI**		
Address	**: 1270 HUGUENOT AVENUE @HYLAN BLVD.**		
Borough	**: STATEN ISLAND**	**Agency's Number**	**: R007**
Program / Asset #	**: BOE0903.000 / 1454**	**Yr Built/Renovated**	**: 1965 / 2009**
Area Sq Ft	**: 160,000**	**Project Type**	**: EDUCATION**
Date of Survey	**: 01-Dec-2021**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,2**		
Block	**: 6544** **Lot : 1**	**BIN**	**: 5082345**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$285,400	$1,545,300
Interior Architecture	$3,173,000	$5,370,600
Electrical	$513,400	$3,942,600
Mechanical	$2,937,800	$3,559,900
Site Pavements	$125,200	
Total	**$7,034,800**	**$14,418,500**
Importance Code A	$285,400	$3,025,900
Importance Code B	$4,727,700	$11,336,000
Importance Code C	$2,021,600	$56,500
Total	**$7,034,800**	**$14,418,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$10,900		
Interior Architecture	$118,100	$30,700	$4,500	$12,500
Electrical	$16,800	$32,800	$14,900	$15,000
Mechanical	$289,200	$53,000	$43,600	$30,000
Site Enclosure	$48,200			
Site Pavements	$26,500			
Total	**$498,900**	**$127,400**	**$63,100**	**$57,400**
Importance Code A	$15,800	$27,100	$15,800	$15,800
Importance Code B	$418,100	$100,300	$47,200	$41,600
Importance Code C	$65,000			
Total	**$498,900**	**$127,400**	**$63,100**	**$57,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	50%			LIFE	* *	5	$324,200	
Masonry: Brick	45%			LIFE	* *	5	$62,200	
Efflorescence, Extent : Light, Area Affected : 5% *Location : Bulkhead And Chimney*								
Pre-Cast Concrete	5%			LIFE	* *	5	$22,500	
Windows								
Aluminum	95%	Now	$179,300	2041	* *	5	$18,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% *Location : Throughout*								
Metal Louvers	5%			2036	$109,800	10	$12,100	
Parapets								
Metal: Cage/Fence	100%			2038	* *	5-10	$181,800	
Roof								
Copper/Terne	5%			2048	* *	10	$10,500	
Modified Bitumen	95%			2033	$893,500	10	$79,800	
Soffits								
Ceramic Tile	80%			2043	* *	10	$1,100	
Stucco Cement	20%			2038	* *	5	$700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Interior								
Floors								
Carpet	5%			2032	$164,500	3	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main, Principal And Assistant Principal Offices								
Explanation : Newly Identified Component								
Cast in Place Concrete	10%	Now	$31,600	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$9,100	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Kitchen								
Sheet Vinyl/Rubber	10%			2038	* *	5	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Library And Music Room								
Explanation : Newly Identified Component								
Terrazzo	5%	0-2	$43,500	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Stairs								
Vinyl Tile	30%	Now	$77,100	2033	$1,541,700	3	$20,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	4+	$743,900	2033	$3,719,300	3	$17,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	10%			2048	* *	5	$34,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Interior								
Interior Walls								
Cast in Place Concrete	1%	Now	$16,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room, Tank Room And Delivery Entrance								
Concrete Masonry Unit	12%	Now	$241,600	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Gymnasium And Delivery Entrance								
Folding Partition	3%	Now	$1,780,000	2058	* *	5	$15,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Explanation : Partition Removed								
Metal Panel	2%	4+	$22,200	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Newly Identified Component								
Marble Panels	12%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$56,500	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	23%	Now	$126,100	2038	* *	5	$19,100	
Adhesion Failure, Extent : Severe, Area Affected : 5%								
Location : Basement								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout And Basement								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Library And Throughout								
Exposed Struc: Concrete	40%	2-4	$204,300	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	15%			LIFE	* *			
Fiber Board	2%			2033	$53,200			
Metal Panel	10%			LIFE	* *	5	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Kitchen								
Explanation : Newly Identified Component								
Plaster	10%			LIFE	* *	5	$10,400	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2059	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Activity Yard								
Explanation : Recent Installation								
Retaining Walls								
Cast in Place Concrete	100%	4+	$48,200	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$125,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$22,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%	0-2	$4,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Front Steps								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Front Steps								
Parking/Driveway								
Asphalt	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 800 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	80%			2033	$236,600	1		
Conduit	20%			2053	* *	1		

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

DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$400	
Fused Disc Sw	2%			2041	* *	5	$100	
Fused Toggle Switch	1%			2032	$3,100	5		
Molded Case Bkrs	80%			2032	$245,200	5	$3,400	
Molded Case Bkrs	7%			2041	* *	5	$300	
Wiring								
Braided Cloth	40%			2032	$163,700	1		
Thermoplastic	40%			2033	$163,700	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	$2,295,700	10	$137,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$48,800	10	$2,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium Lobby								
Incandescent	2%			2028	$90,800	2	$100	
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2033	$10,100	1		
Emergency, Battery	40%			2033	$110,000	10	$15,400	
Exit, Battery	50%			2038	* *	10	$5,400	
Exterior Lighting								
Incandescent	1%			2028	$8,800	2		
LED	9%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$422,600	1-3	$98,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$49,600	
Conversion Equipment								
Steam Boiler	100%			2031	$1,428,000	1	$158,500	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : 3 Boilers In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers For Heating And 1 Smaller Boiler For Domestic Hot Water Via Heat Exchanger								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	30%			2033	$924,900	1	$29,700	
Convector/Radiator	70%			2038	* *	1	$36,200	
Controls								
Electrical	20%			2028	$182,200			
Pneumatic	80%	Now	$253,300	2027	$2,533,100			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Classroom Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$194,500			
Window/Wall Unit	95%			2031	$589,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$89,200	
Exhaust Fans								
Interior	30%			2033	$218,000	2	$1,500	
Roof	70%			2028	$222,500	2	$3,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$23,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2033	$85,800	4	$6,400	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$2,200	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 22 Feet Long, 110 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 14 - BK**
Address : **2424 BATCHELDER STREET @ AVENUE X**
Borough : **BROOKLYN**
Agency's Number : **K014**
Program / Asset # : **BOE0350.000 / 360**
Yr Built/Renovated : **1952 / 2000**
Area Sq Ft : **139,000**
Project Type : **EDUCATION**
Date of Survey : **03-Nov-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Att**
Block : **7424** **Lot** : **1** **BIN** : **3203617**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$710,500	$110,700
Interior Architecture	$221,800	$4,231,500
Electrical	$506,700	$3,394,100
Mechanical	$377,400	$6,682,900
Total	**$1,816,400**	**$14,419,200**
Importance Code A	$710,500	$110,700
Importance Code B	$1,039,800	$14,308,500
Importance Code C	$66,100	
Total	**$1,816,400**	**$14,419,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,500	$600		
Interior Architecture	$173,700	$2,400		$31,400
Electrical	$28,300	$14,200	$16,800	$35,000
Mechanical	$26,000	$22,100	$39,800	$39,600
Site Enclosure	$11,200			$3,200
Site Pavements	$37,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$286,700**	**$46,400**	**$63,900**	**$116,500**
Importance Code A	$16,200	$14,400	$13,800	$14,100
Importance Code B	$193,700	$29,700	$50,100	$99,200
Importance Code C	$76,900	$2,400		$3,200
Total	**$286,700**	**$46,400**	**$63,900**	**$116,500**

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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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DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Exterior								
Exterior Walls								
Glass Block	1%	Now	$2,500	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stairs								
Masonry: Brick	94%			LIFE	* *	5	$110,700	
Masonry: Limestone	5%			LIFE	* *	5	$4,400	
Windows								
Aluminum	100%	Now	$659,100	2051	* *	5	$33,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Classroom Windows								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$9,500	
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : Sloped Roof No Parapet								
Roof								
Modified Bitumen	68%	Now	$51,400	2040	* *			
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Main Southwest Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Skylight, Metal/Glass	2%			2045	* *	10	$9,000	
Slate	25%			LIFE	* *			
Slate	5%			LIFE	* *			
Soffits								
Stucco Cement	100%			2048	* *	5	$1,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,800	
Ceramic Tile	5%	4+	$30,000	2038	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	70%	Now	$82,400	2035	$4,119,600	3	$54,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 50%								
Location : Throughout Cafeteria								
Vinyl Tile 9" X 9"	5%	Now	$42,600	2045	* *	3	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	10%	4+	$25,400	2050	* *	5	$19,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$10,600	2038	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Bathrooms								
Concrete Masonry Unit	7%			LIFE	* *	5	$5,300	
Folding Partition	1%			2043	* *	5	$4,700	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	9%	Now	$66,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room								
Plaster	45%	Now	$42,200	LIFE	* *	5	$25,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Batchelder Street Entrance Above Door								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$23,900	
Exposed Struc: Concrete	10%	Now	$73,300	LIFE	* *	5	$3,700	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Basement Sidewalk Hatch								
Gypsum Board	5%	Now	$4,300	LIFE	* *	5	$14,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Teachers Cafeteria								
Plaster	5%	Now	$18,600	LIFE	* *	5	$7,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Batchelder Street Entrance Above Door								
Plaster	70%			LIFE	* *	5	$104,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Roof Guard Rail								
Chain Link	65%	Now	$11,200	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard								
Iron Picket	30%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Handball Wall								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$25,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Sidewalk Adjacent To Avenue X								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Sidewalk Adjacent To Avenue X								
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	5%			LIFE	* *			
Panel/Paver: Bluestone	10%	Now	$12,800	LIFE	* *	5	$1,600	
Vegetation Growth, Extent : Moderate, Area Affected : 100%								
Location : Sunken Garden Area								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Sunken Garden Area								
Explanation : Missing Stone Pavers								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	100%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2055	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Wing Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Wing Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Fused Knife Sw	45%			2035	$23,700	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Old Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	75%			2035	$224,700	5	$400	
Fused Disc Sw	25%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Fused Disc Sw	5%			2051	* *	5	$200	
Fused Toggle Switch	5%	2-4	$15,300	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2034	$183,900	5	$2,200	
Molded Case Bkrs	20%			2051	* *	5	$700	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$81,800	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$900	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,000	
Generic	50%			LIFE	* *	5	$1,000	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,909,500	10	$114,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2035	$106,100	10	$6,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Room And Crawl Space								
LED	5%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium And Kitchen								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$119,500	10	$16,800	
Exit, Battery	50%			2030	$100,800	10	$4,700	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : On Chimney								
Alarm								
Security System								
Generic	50%			2040	* *	1	$26,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Observed								
Generic	50%			2035	$133,600	1	$26,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$367,100	1-3	$85,700	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$137,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2035	$1,139,800			
Terminal Devices								
Air Handler	20%			2035	$535,700	1	$17,200	
Convector/Radiator	80%			2033	$931,100	1	$35,900	
Controls								
Pneumatic	100%			2033	$2,750,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : Two Units For Computer Rooms								
Window/Wall Unit	70%			2030	$377,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,500	
Exhaust Fans								
Interior	100%			2035	$631,300	2	$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$363,400	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$4,400	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2035	$74,500	4	$8,300	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 180 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$196,800	1-2	$3,900	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 15 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 17 - M**
Address : **328 WEST 48 STREET @8TH - 9TH AVES.**
Borough : **MANHATTAN**
Program / Asset # : **BOE0011.000 / 439**
Area Sq Ft : **104,000**
Date of Survey : **18-Feb-2025**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **1038** **Lot** : **14**

Agency's Number : **M017**
Yr Built/Renovated : **1908 / 2001**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1025092**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,954,800	$758,700
Interior Architecture	$1,779,800	$7,077,500
Electrical		$600,300
Mechanical	$2,143,400	$975,100
Site Enclosure	$119,000	
Site Pavements	$221,800	$762,200
Total	**$7,218,700**	**$10,173,900**
Importance Code A	$2,954,800	$758,700
Importance Code B	$4,113,600	$9,415,200
Importance Code C	$150,400	
Total	**$7,218,700**	**$10,173,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$165,300			
Interior Architecture	$293,100		$73,000	$9,600
Electrical	$36,200	$9,700	$13,000	$9,800
Mechanical	$495,800	$18,500	$27,600	$16,900
Site Pavements	$21,000			
Total	**$1,011,400**	**$28,200**	**$113,600**	**$36,200**
Importance Code A	$175,600	$10,300	$10,300	$10,300
Importance Code B	$729,200	$17,900	$103,300	$25,900
Importance Code C	$106,600			
Total	**$1,011,400**	**$28,200**	**$113,600**	**$36,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$81,500	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$127,400	
Masonry: Brick	75%	Now	$206,200	LIFE	* *	5	$122,300	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Adjacent To Stairs C And D At Basement Level								
Masonry: Limestone	5%			LIFE	* *	5	$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit Door West Side South Plaza								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Exit To South Plaza Deck								
Metal Panel	10%			2046	* *	5-10	$112,100	
Windows								
Aluminum	70%	Now	$1,703,000	2061	* *	5	$17,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Aluminum w/ Guards	30%	Now	$981,900	2061	* *	5	$7,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$25,700	LIFE	* *	5	$17,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Coping Along North Facade And Plaza Parapet Along 47th Street								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : North Plaza								
Masonry: Brick	85%	0-2	$48,700	LIFE	* *	5	$18,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Along Parapet Of North Facade								
Metal Rail	5%			2041	* *	5-10	$19,900	
Roof								
Built-Up (BUR)	35%			2031	$294,400	10	$24,600	
Cast in Place Concrete	25%	Now	$10,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Plaza Deck								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North And South Plaza Decks								
Explanation : Plaza Deck								
Copper/Terne	15%			2051	* *	10	$26,400	
Modified Bitumen	15%	4+	$2,400	2036	$118,200			
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Northwest Portion Of Roof								
Modified Bitumen	10%			2031	$78,800	10	$7,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Interior								
Floors								
Carpet	2%			2029	$73,000	3	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	10%	Now	$35,100	LIFE	* *	5	$44,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cork Tile	2%	Now	$49,900	2046	* *	5	$1,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Music Room								
Mosaic Tile	5%	Now	$48,400	2041	* *	5	$12,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement, Lobby And Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Lobby And Kitchen								
Explanation : Condition Of Ceramic Tile Reported Under Mosaic Tile								
Poured Epoxy/Resin	41%	0-2	$473,900	2031	$4,739,400			
Wrinkling, Extent : Moderate, Area Affected : 5%								
Location : Stair Landings								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Stairs, 1st Floor Cafeteria And Dance Room								
Explanation : Location Noted								
Terrazzo	5%	Now	$19,300	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement And Exits Vestibules								
Vinyl Tile	25%	4+	$71,300	2036	$1,425,000	3	$18,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$82,500	2036	$825,100	3	$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Wood	5%	Now	$30,800	2051	* *	5	$9,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$44,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Ceramic Tile	5%	Now	$12,900	2045	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Windows								
Glass: Single Pane	5%			LIFE	* *	5	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Panels In Stairwells								
Explanation : Location Noted								
Masonry: Brick	5%			LIFE	* *	10	$3,400	
Marble Panels	5%			LIFE	* *	10	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell Outside Auditorium								
Explanation : Location Noted								
Plaster	65%	Now	$74,300	LIFE	* *	5	$44,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Mens Toilet In Basement And Maintenance Shop								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$11,500	
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$25,100	
AcousTileSusp.Lay-In	5%			2041	* *	5	$10,100	
Staining/Discoloring, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Exposed Struc: Steel	10%	Now	$990,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Boiler Room								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Room								
Gypsum Board	5%			LIFE	* *	5-10	$34,600	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Plaster	70%	Now	$87,700	LIFE	* *	5	$88,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Mens Toilet In Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Retaining Walls								
Masonry: Fieldstone	100%	Now	$119,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 47th Street Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 47th Street Stairs								
Explanation : Cheek Wall								

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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$145,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : All Along 47th And 48th Streets								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$21,000	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 47th Street Stairs								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : 47th Street Stairs								
Masonry: Granite	50%	Now	$76,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : North Entrance Stairs								
Activity Yard								
Rubber Matting	100%			2036	$762,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North And South Plaza Decks								
Explanation : Plaza Yards Are Being Considered As A Roof Type								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Sections								
Raceway								
Conduit	79%			2036	$197,100	1		
Conduit	19%			2046	* *	1		
Conduit	2%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,500	
Wiring								
Thermoplastic	98%			2046	* *	1		
Thermoplastic	2%			2062	* *	1		
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$600	
Locally Mounted	20%			2034	$37,200	5	$100	

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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Water Main								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$90,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	24%			2036	$15,700	1		
Emergency, Battery	24%	Now	$8,600	2036	$42,900			
Not Functioning, Extent : Light, Area Affected : 30%								
Location : Basement, 1st And 5th Floors								
Exit/Emergency Light Combo	2%			2036	$1,800			
Exit, Battery	50%			2036	$75,400	10	$3,500	
Exterior Lighting								
HID	10%	Now	$14,900	2036	$49,700			
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Building Perimeters								
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$199,900	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	97%			2044	* *	1-3	$62,200	
Generic, Digital	3%	Now	$1,600	2044	* *	1-3	$1,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$103,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$85,300	2046	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement Boiler Room, Gas Meter Room And Storage Room								
Repairs In Progress, Extent : N/A, Area Affected : 5%								
Location : Auditorium								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
Terminal Devices								
Convector/Radiator	80%			2041	* *	1	$26,900	
Unit Heater - Steam	10%			2036	$60,500	4	$1,400	
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : See Air Conditioning For Heating And Cooling Units								
Controls								
Pneumatic	100%	Now	$411,600	2030	$2,058,100			
Low Pressure, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2031	$126,400			
Window/Wall Unit	90%			2034	$363,100	1		
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2041	* *	1	$12,900	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2041	* *	2	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Roof By 48th Street								
Explanation : One Condensing Unit								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

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
Ventilation								
Exhaust Fans								
Interior	90%			2036	$425,100	2	$2,900	
Interior	5%	Now	$23,600	2046	* *	2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Gas Meter Room Fan								
Roof	5%			2036	$10,300	2	$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$21,300	4	$3,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 180 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	Now	$7,400	2046	* *	1-2	$1,300	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 4th Floor								
Explanation : Low Water Pressure								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 24 - SI**		
Address	: **225 CLEVELAND AVENUE @ DURANT AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R024**
Program / Asset #	: **BOE0915.000 / 2757**	**Yr Built/Renovated**	: **1968 / 2010**
Area Sq Ft	: **172,251**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5153** **Lot** : **108**	**BIN**	: **5065854**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,339,500	$238,600
Interior Architecture	$4,527,200	$51,100
Electrical	$785,400	$4,219,400
Mechanical	$1,925,400	$2,148,000
Total	**$8,577,500**	**$6,657,000**
Importance Code A	$1,339,500	$1,823,300
Importance Code B	$6,443,100	$4,782,600
Importance Code C	$794,900	$51,100
Total	**$8,577,500**	**$6,657,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$3,300		
Interior Architecture			$7,400	$8,900
Electrical	$18,300	$69,900	$19,300	$16,100
Mechanical	$63,300	$51,200	$42,600	$24,500
Site Enclosure	$12,600			
Site Pavements	$84,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$186,000**	**$131,500**	**$76,500**	**$56,700**
Importance Code A	$17,100	$20,700	$17,100	$17,100
Importance Code B	$140,000	$110,800	$59,400	$39,600
Importance Code C	$28,900			
Total	**$186,000**	**$131,500**	**$76,500**	**$56,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$63,100	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Ceramic Tile	7%			2053	* *	10	$8,300	
Masonry: Brick	63%	Now	$670,300	LIFE	* *	5	$79,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Repointing Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Southeast Corner								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	17%			LIFE	* *	5	$21,500	
Mosaic Tile	3%	Now	$78,500	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Below Windows								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Auditorium Facade								
Windows								
Aluminum	95%	Now	$60,100	2049	* *	5	$12,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2042	* *	10	$8,100	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$7,600	
Metal Panel	10%			2053	* *	5	$6,600	
Metal Rail	40%			2046	* *	5-10	$122,800	
Metal: Cage/Fence	5%			2046	* *	5-10	$6,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Exterior								
Roof								
Built-Up (BUR)	70%			2038	* *	10	$82,900	
IRMA/Protected Membrane	26%	Now	$447,700	2043	* *			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%								
Location : Lower Roof								
Insul Miss/Displaced, Extent : Severe, Area Affected : 20%								
Location : Lower Roof								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Lower Roof								
IRMA/Protected Membrane	4%			2043	* *	10	$4,700	
Soffits								
Stucco Cement	100%			2046	* *	5	$11,600	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$311,300	LIFE	* *	5	$39,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$154,800	2042	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Toilets 2nd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	5%			2041	* *	5	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Recent Installation, Replaced Wood Floor								
Terrazzo	5%			LIFE	* *	5	$7,000	
Vinyl Tile	33%			2038	* *	3	$22,100	
Vinyl Tile 9" X 9"	40%	Now	$2,927,100	2038	* *	3	$26,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	2%			2061	* *	5	$6,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$120,600	LIFE	* *			
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$174,500	2042	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	10%	4+	$59,600	LIFE	* *	5	$12,400	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Plaster	55%	Now	$212,200	LIFE	* *	5	$51,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Corridor 2nd And 3rd Floor								
SGFT/Glazed Masonry	16%	0-2	$228,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	9%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	4+	$147,200	2046	* *	5	$22,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Concrete	35%	0-2	$192,000	LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$33,500	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	60%	4+	$12,600	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$46,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	75%			2042	* *			
Cast in Place Concrete	25%	Now	$16,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%	4+	$21,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$332,900	5	$700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Under 600 Volts								
Raceway								
Conduit	95%			2033	$328,000	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Molded Case Bkrs	90%			2032	$312,700	5	$4,100	
Wiring								
Braided Cloth	70%	2-4	$322,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Feeders And Branch Circuits Throughout Building								
Thermoplastic	30%			2033	$138,000	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$900	
Variable Frequency Drive	20%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	93%			2033	$2,445,200	10	$146,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2033	$131,500	10	$7,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	45%			2028	$133,200	10	$18,700	
Emergency, Battery	5%			2033	$14,800	10	$2,100	
Exit, Service	45%			2028	$34,200	1		
Exit, Service	5%			2033	$3,800	1		
Exterior Lighting								
HID	20%			2028	$164,600	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$165,600	1	$32,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Security Cameras System								
Generic	50%			2028	$165,600	1	$32,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$106,200	

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
Heating								
Energy Source								
Fuel Oil	100%			2043	* *	5	$53,400	
No. 4 Fuel Oil, Extent : Light, Area Affected : 100%								
Location : In Vault								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2031	$1,537,400	1	$170,600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$496,000	2043	* *	4	$8,500	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 10%								
Location : Various Areas Throughout								
Terminal Devices								
Air Handler	30%	Now	$99,600	2028	$995,800	1	$28,800	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Fan, Air Handler Room, Auditorial Louver								
Convector/Radiator	70%			2038	* *	1	$38,900	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	Now	$33,400	2028	$334,100	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Rooms 211, 219, 231, 424								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

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
Ventilation								
Exhaust Fans								
Interior	40%			2033	$312,900	2	$2,100	
Roof	60%			2033	$205,300	2	$3,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$5,400	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2033	$92,400	4	$6,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Sets Of Dual Pumps								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 27 - SI**		
Address	: **11 CLOVE LAKE PLACE @ ELIZABETH ST.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R027**
Program / Asset #	: **BOE0918.000 / 1451**	**Yr Built/Renovated**	: **1963 / 2006**
Area Sq Ft	: **160,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **308** **Lot** : **1**	**BIN**	: **5008403**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$122,700	$3,469,200
Interior Architecture	$4,804,900	$384,300
Electrical	$24,600	$2,145,700
Mechanical		$6,448,300
Total	**$4,952,200**	**$12,447,500**
Importance Code A	$122,700	$5,037,700
Importance Code B	$4,343,300	$7,348,300
Importance Code C	$486,300	$61,500
Total	**$4,952,200**	**$12,447,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$97,100	$28,000		$19,900
Interior Architecture	$192,900	$21,300		$39,700
Electrical	$14,900	$15,500	$19,900	$21,400
Mechanical	$67,200	$29,400	$56,500	$55,700
Site Enclosure	$22,700			
Site Pavements	$31,900			
Total	**$426,700**	**$94,200**	**$76,400**	**$136,700**
Importance Code A	$113,900	$44,800	$16,800	$37,100
Importance Code B	$230,400	$40,500	$59,600	$99,600
Importance Code C	$82,400	$8,800		
Total	**$426,700**	**$94,200**	**$76,400**	**$136,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$24,000	LIFE	* *	5	$19,600	
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Oil Tank Room								
Masonry: Brick	93%	Now	$122,700	LIFE	* *	5	$72,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Facades								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Facades								
Metal Panel	2%			2045	* *	5-10	$10,800	
Windows								
Aluminum	100%			2043	* *	5	$20,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$13,800	
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Interior Parapets								
Masonry: Limestone	5%	Now	$10,300	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Copings								
Staining/Discoloring, Extent : Light, Area Affected : 75%								
Location : Copings								
Metal Rail	10%			2048	* *	5-10	$29,300	
Roof								
Copper/Terne	5%			2050	* *	10	$17,000	
IRMA/Protected Membrane	75%			2035	$2,470,900	10	$102,000	
IRMA/Protected Membrane	20%	Now	$41,200	2035	$823,600			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Over 1st Floor								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Over 1st Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Over 1st Floor								
Soffits								
Cast in Place Concrete	100%	Now	$21,700	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$44,300	LIFE	* *	5	$55,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout Oil Tank Room								
Ceramic Tile	5%	Now	$14,700	2038	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	5%			2040	* *	5	$19,100	
Traffic Topping	5%			2040	* *	5	$15,900	
Vinyl Tile	50%	0-2	$71,900	2040	* *	3	$47,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	Now	$83,300	2030	$4,163,500	3	$19,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 3rd Floor, 1st Floor Office And Gymnasium								
Wood	5%	Now	$38,800	2050	* *	5	$11,900	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$49,800	2038	* *	5	$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	$68,100	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Folding Partition	2%			2043	* *	5	$17,700	
Plaster	58%	Now	$255,500	LIFE	* *	5	$61,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$162,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$32,800	2040	* *	5	$24,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	5%	Now	$4,100	2033	$205,000	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2048	* *	5	$24,900	
Exposed Struc: Concrete	30%			LIFE	* *	5	$11,700	
Gypsum Board	20%			LIFE	* *	5	$62,200	
Metal Panel	5%	Now	$8,400	LIFE	* *	5	$15,500	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	$11,300	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : East Elevation								
Iron Picket	70%	Now	$11,500	2070	* *			
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Elizabeth Street								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$22,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	40%			2048	* *			
Pavers/Stone	60%			2044	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$9,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Driveway								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere And One 2,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$239,700	5	$500	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	50%			2034	$153,300	5	$1,800	
Fused Toggle Switch	1%			2034	$3,100	5		
Molded Case Bkrs	49%			2034	$150,200	5	$2,100	
Wiring								
Braided Cloth	60%			2034	$245,500	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout Of The Building								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	30%			2035	$122,700	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Confined Space From Boiler Room								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	40%			2043	* *	10	$16,400	
Emergency, Battery	10%			2035	$29,200	10	$4,100	
Exit, Battery	10%			2030	$24,600	10	$1,100	
Exit, Battery	40%			2040	* *	10	$4,600	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Alarm								
Security System								
Generic	50%			2035	$153,800	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$153,800	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$422,600	1-3	$98,600	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$52,600	
Conversion Equipment								
Steam Boiler	100%			2033	$1,515,800	1	$168,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three No.2 Oil Fired Steam Boilers.								
Distribution								
Central Plant Steam Piping/Pmp	100%			2045	* *	4	$8,400	
Terminal Devices								
Air Handler	30%			2035	$981,800	1	$31,500	
Convector/Radiator	70%			2040	* *	1	$38,400	
Controls								
Pneumatic	100%			2033	$3,166,400			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	$4,000	2033	$197,600	1		
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Classrooms. 2 Units In Room 202 And 303								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

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
Ventilation								
Exhaust Fans								
Interior	30%			2035	$231,400	2	$1,600	
Roof	70%			2035	$236,200	2	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Motors Repaired In 2020.								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$16,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	2-4	$30,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement. Occasionally Backups In Basement During Heavy Rail								
Sump Pump(s)								
Non-Submersible	100%			2035	$34,800	4	$5,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$4,800	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2033	$119,000	1-10	$58,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppresssion On Kitchen Hood 22 Feet X 6 Feet Which Equals 132 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 33 - BK**
Address : **70 TOMPKINS AVENUE @ STOCKTON ST.**
Borough : **BROOKLYN**
Agency's Number : **K033**
Program / Asset # : **BOE0366.000 / 149**
Yr Built/Renovated : **1957 / 2020**
Area Sq Ft : **146,000**
Project Type : **EDUCATION**
Date of Survey : **28-Aug-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **1743** **Lot** : **18** **BIN** : **3048517**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$625,600	$1,483,200
Interior Architecture	$403,300	$1,401,300
Electrical		$2,117,600
Mechanical	$38,800	$4,019,800
Site Pavements	$62,400	$836,100
Total	**$1,130,100**	**$9,858,000**
Importance Code A	$625,600	$1,535,800
Importance Code B	$310,900	$8,267,500
Importance Code C	$193,600	$54,700
Total	**$1,130,100**	**$9,858,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,900		$5,700	
Interior Architecture	$280,400		$1,284,800	$46,900
Electrical	$18,600	$13,600	$15,000	$17,800
Mechanical	$104,900	$26,900	$36,300	$25,200
Site Enclosure	$6,000			
Site Pavements	$57,600			
Total	**$503,300**	**$40,500**	**$1,341,700**	**$90,000**
Importance Code A	$51,400	$15,500	$21,200	$15,500
Importance Code B	$373,700	$25,000	$1,320,600	$74,500
Importance Code C	$78,300			
Total	**$503,300**	**$40,500**	**$1,341,700**	**$90,000**

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	72%	0-2	$198,500	2044	* *	5	$20,300	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Classroom Windows At Grade								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Room 112								
Glazing Clouded, Extent : Light, Area Affected : 75%								
Location : Plastic Panes Throughout								
Aluminum w/ Guards	20%			2044	* *	5	$11,300	
Metal Louvers	5%	0-2	$8,000	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steel	3%	Now	$130,500	2061	* *	5	$10,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Bulkhead Stairs								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Bulkhead Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Bulkhead Stairs								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$5,800	
Masonry: Brick Cavity	60%			LIFE	* *	5-10	$16,700	
Metal Rail	5%	4+	$300	2049	* *	5	$1,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout Roofs								
Pre-Cast Concrete	25%	4+	$1,700	LIFE	* *	5	$6,400	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Throughout All Roof Levels								
Under Construction	5%							
Roof								
Built-Up (BUR)	95%	Now	$296,600	2036	$1,483,200			
Water Penetration, Extent : Light, Area Affected : 20%								
Location : 4th Floor, Auditorium, Gymnasium And Stairs								
Metal Panel	5%			2041	* *	10	$12,000	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Bulkhead Stairs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$14,800	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Interior								
Floors								
Carpet	30%			2029	$1,273,800	3	$140,700	
Cast in Place Concrete	10%	Now	$40,800	LIFE	* *	5	$51,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Locker Rooms At Expansion Joints								
Mosaic Tile	5%	Now	$22,500	2041	* *	5	$14,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Locker Rooms								
Poured Epoxy/Resin	2%			2031	$269,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Quarry Tile	3%			2041	* *	5	$10,600	
Terrazzo	5%	4+	$56,100	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby And Main Entrance Corridor								
Vinyl Tile	35%	2-4	$46,400	2041	* *	3	$30,800	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria Floor								
Vinyl Tile 9" X 9"	5%			2031	$960,000	3	$5,900	
Wood	5%			2064	* *	5	$22,000	
Interior Walls								
Ceramic Tile	5%	Now	$15,400	2045	* *	5	$6,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Teacher's And Locker Room Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Teacher's And Locker Room Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$21,900	
Glazed Ceramic Panel	5%			LIFE	* *	10	$12,300	
Masonry: Brick	5%			LIFE	* *	10	$4,100	
Plaster	45%			LIFE	* *	5-10	$104,700	
SGFT/Glazed Masonry	25%	2-4	$125,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair B								
Wood	5%	4+	$19,700	LIFE	* *	5	$54,700	
Deteriorated Finish, Extent : Light, Area Affected : 30%								
Location : Walls Framing Auditorium Stage								

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$35,000	2041	* *	5	$10,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby And 4th Floor Corridor								
AcousTileConcealSpLn	25%	2-4	$87,400	2041	* *	5	$33,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Observed In 1st And 3rd Floor Corridors And Reported In 2nd Floor Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Observed In 1st And 3rd Floor Corridors And Reported In 2nd Floor Corridor								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$26,500	
Metal Panel	5%			LIFE	* *	5	$26,500	
Plaster	50%	Now	$66,100	LIFE	* *	5	$66,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Lobby, Classrooms And Stair B								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 420, 431 And Stair B								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Not Accessible	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Covered By Construction Netting								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,000	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Retaining Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$62,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Along Perimeter Sidewalk								
On-Site Walkways								
Asphalt	5%	0-2	$200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Rear Exit								
Cast in Place Concrete	90%	Now	$6,700	2049	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Entry Ramp On Floyd Street								
Pavers/Stone	5%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$8,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Site Pavements								
Activity Yard								
Asphalt	30%			2045	* *			
Rubber Matting	70%	Now	$41,800	2036	$836,100			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Subsurface Cracking Penetrating On Play Hills								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Play Yard								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout Play Yard								
Explanation : Delaminating Surface								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$299,600	5	$3,800	
Raceway								
Conduit	70%			2036	$207,000	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Fused Toggle Switch	5%			2035	$15,300	5	$200	
Molded Case Bkrs	80%			2035	$245,200	5	$3,100	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Braided Cloth	60%			2035	$245,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2046	* *	1		
Motor Controllers								
Locally Mounted	95%			2034	$176,500	5	$900	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,300	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$136,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2036	$107,700	10	$15,100	
Exit, Battery	50%			2041	* *	10	$5,300	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting Around Building Perimeter								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,400	
Alarm								
Security System								
Generic	50%			2036	$140,300	1	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$140,300	1	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	95%			2036	$366,300	1-3	$88,100	
Generic, Digital	5%			2041	* *	1-3	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor And Basement								
Explanation : Carbon Monoxide Detection System								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2062	* *	5	$48,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Recent Conversation To No.2 Oil; 20,000 Gallon Tank								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$155,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 New Steam Boilers								
Distribution								
Steam Piping/Pump	20%			2062	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Steam Piping/Pump	80%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$603,700	1	$19,400	
Convector/Radiator	80%			2041	* *	1	$40,500	
Controls								
Electrical	100%			2035	$831,100			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$380,900			
Window/Wall Unit	80%			2031	$486,100	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$138,300	
Exhaust Fans								
Interior	40%			2036	$284,600	2	$1,900	
Roof	60%			2036	$186,700	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$1,023,800	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$52,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%	Now	$40,400	LIFE	* *	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Urinals In 1st Floor Boys Locker Room								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$32,100	4	$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$110,900	1-2	$2,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 76 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 34 - SI (OL TOTTENVILLE)**
Address : **528 ACADEMY AVENUE AT YETMAN AVENUE**
Borough : **STATEN ISLAND**
Agency's Number : **R034**
Program / Asset # : **BOE0923.000 / 1429**
Yr Built/Renovated : **1936 / 2008**
Area Sq Ft : **121,237**
Project Type : **EDUCATION**
Date of Survey : **19-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **7894** **Lot** : **1** **BIN** : **5088090**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$104,800
Interior Architecture	$587,700	$597,500
Electrical	$515,300	$1,028,400
Mechanical	$672,800	$7,226,100
Site Enclosure	$170,200	
Total	**$1,945,900**	**$8,956,800**
Importance Code A		$1,239,500
Importance Code B	$1,451,200	$7,717,300
Importance Code C	$494,800	
Total	**$1,945,900**	**$8,956,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$15,600		
Interior Architecture	$110,900			$15,900
Electrical	$12,700	$27,900	$13,800	$11,300
Mechanical	$80,000	$65,200	$38,700	$21,800
Total	**$203,500**	**$108,700**	**$52,500**	**$49,000**
Importance Code A	$21,600	$27,900	$12,000	$12,000
Importance Code B	$88,400	$80,800	$40,500	$37,000
Importance Code C	$93,500			
Total	**$203,500**	**$108,700**	**$52,500**	**$49,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$40,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	65%			LIFE	* *	5	$104,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	7%			LIFE	* *	5	$8,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	23%			LIFE	* *	5	$27,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Under Construction	100%							
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$20,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Limestone	10%			LIFE	* *	5	$2,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Roof								
Copper/Terne	5%			2068	* *	10	$15,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Bulkheads								
Under Construction	95%							
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Interior									
Floors									
Cast in Place Concrete	10%	2-4	$79,000	LIFE		* *	5	$39,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement									
Ceramic Tile	5%	Now	$52,400	2036	$523,800		5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Bathrooms									
Terrazzo	5%	2-4	$17,400	LIFE		* *	5	$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor									
Vinyl Tile	70%	Now	$71,900	2038		* *	3	$47,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Wood	10%			2061		* *	5	$34,000	
Interior Walls									
Ceramic Tile	5%			2042		* *	5	$11,700	
Concrete Masonry Unit	5%	Now	$56,100	LIFE		* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Gymnasium									
Masonry: Brick	5%	Now	$45,500	LIFE		* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Auditorium Stairs									
Marble Panels	5%	0-2	$42,200	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Plaster	55%			LIFE		* *	5	$38,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 20%									
Location : Various Locations									
SGFT/Glazed Masonry	25%	Now	$268,400	LIFE		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Gymnasium Stairs									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairwell									

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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DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$59,800	2038	* *	5	$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Classrooms								
AcousTileSusp.Lay-In	5%			2046	* *	5	$9,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Gypsum Board	5%			LIFE	* *	5	$11,300	
Metal Panel	5%			LIFE	* *	5	$11,300	
Plaster	65%			LIFE	* *	5	$73,700	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	80%	0-2	$170,200	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Activity Yard								
Iron Picket	20%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Academy Avenue								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways								
Explanation : Sidewalk Shed In Use								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere And 1,600 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room At Basement								
Explanation : One 112.5 Kilovolt Amperes 240 D/208 Y/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	95%			2033	$253,000	5	$500	
Fused Disc Sw	5%			2053	* *	5		
Raceway								
Conduit	95%			2033	$237,100	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	15%			2049	* *	5	$500	
Molded Case Bkrs	75%			2032	$229,900	5	$2,400	
Wiring								
Braided Cloth	65%	2-4	$227,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$70,000	1		
Thermoplastic	15%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$83,400	10	$11,700	
Emergency, Battery	10%			2041	* *	10	$2,900	
Exit, Battery	50%			2028	$87,900	10	$4,100	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
I. S. 34 - SI (OL TOTTENVILLE)
Asset # : 1429

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
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2028	$116,500	1	$22,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$74,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$288,700	5	$37,600	
Conversion Equipment								
Steam Boiler	100%	4+	$21,600	2031	$1,082,100	1	$108,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam Boilers Are Decommissioned. A Temporary Boiler And No.2 Oil Tank Is Heating The Building.								
Distribution								
Central Plant Steam Piping/Pmp	100%			2033	$3,490,900	4	$6,000	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	40%	Now	$93,400	2033	$934,500	1	$27,000	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : S And Y Valve Is Rusted And Leaking								
Air Handler	40%			2033	$934,500	1	$30,000	
Convector/Radiator	20%			2038	* *	1	$7,800	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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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DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	85%			2028	$399,700	1		
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement Level								
Explanation : No Cooling On Basement Level								
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	$8,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,600	
Exhaust Fans								
Interior	90%	Now	$49,600	2033	$495,500	2	$2,700	
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Roof	10%			2038	* *	2	$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%	Now	$120,100	2043	* *	4	$12,000	
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Repairs In Progress, Extent : N/A, Area Affected : 50%								
Location : Roof								
Sump Pump(s)								
Non-Submersible	95%			2028	$23,600	4	$3,600	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Non-Submersible	5%			2038	* *	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Newly Installed Motor And Controls								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTENVILLE)

Asset # : 1429

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
Plumbing									
Sewage Ejector(s)									
Electric	95%			2041	* *		4	$4,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									
Electric	5%			2038	* *		4	$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Newly Installed Motor And Controls									
Backflow Preventer									
No Component	80%								
Generic	20%			2038	* *		1	$1,500	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement									
Explanation : For Boiler Make Up Water Only									
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
Other Observation, Extent : N/A, Area Affected : 1%									
Location : First Floor									
Explanation : One Americans With Disabilities Act Elevator, One Lula Elevator And Chair Lift.									
Fire Suppression									
Sprinkler									
No Component	95%								
Generic	5%			2043	* *		1-2	$1,700	
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement									
Chemical System									
Generic	100%	Now	$3,000	2028		$59,500	1	$22,500	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Kitchen									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Kitchen									
Explanation : Heads Are Not Installed, 10 Square Feet									

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 43 - BK (I. S. 98 - BK)**		
Address	: **1401 EMMONS AVENUE @E. 14 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K043**
Program / Asset #	: **BOE0373.000 / 2625**	**Yr Built/Renovated**	: **1965 / 2011**
Area Sq Ft	: **142,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **8767** **Lot** : **26**	**BIN**	: **3246958**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$989,500	
Interior Architecture	$450,200	$5,511,800
Electrical		$1,008,000
Mechanical		$5,583,600
Total	**$1,439,800**	**$12,103,400**
Importance Code A	$989,500	
Importance Code B	$399,600	$12,103,400
Importance Code C	$50,700	
Total	**$1,439,800**	**$12,103,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$204,700		$11,400	$20,600
Electrical	$25,400	$20,500	$24,900	$24,400
Mechanical	$117,000	$24,200	$35,300	$28,600
Site Enclosure	$8,000			
Site Pavements	$59,700			
Total	**$414,800**	**$44,600**	**$71,600**	**$73,700**
Importance Code A	$14,200	$14,200	$14,200	$14,200
Importance Code B	$285,000	$30,500	$57,400	$59,500
Importance Code C	$115,600			
Total	**$414,800**	**$44,600**	**$71,600**	**$73,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Not Accessible	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Component Observed								
Explanation : Metal Louvers								
Under Construction	98%							
Parapets								
Metal Rail	10%			2049	* *	5-10	$85,400	
Under Construction	90%							
Roof								
Modified Bitumen	100%	Now	$937,700	2041	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 40%								
Location : Throughout Main And Lower Roofs								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : All Roofs								
Explanation : Solar Panels Installed								
Soffits								
Stucco Cement	100%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Canopy At Emmons Avenue								
Explanation : Locations Noted								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$46,900	
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Gas Meter Room								
Ceramic Tile	5%			2039	* *	5	$10,700	
Sheet Vinyl/Rubber	5%	Now	$71,800	2036	$717,700	5	$8,000	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Terrazzo	5%	4+	$20,500	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridors								
Vinyl Tile	27%	Now	$81,800	2036	$1,636,400	3	$21,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint Locations								
Vinyl Tile	50%	4+	$60,600	2036	$3,030,400	3	$40,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	3%			2064	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library And Auditorium Stage								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$13,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Stair A And Gas Meter Room								
Ceramic Tile	5%	2-4	$23,600	2039	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Student Bathrooms								
Masonry: Brick	10%			LIFE	* *	10	$5,000	
Plaster	55%			LIFE	* *	5-10	$78,300	
SGFT/Glazed Masonry	4%	2-4	$30,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Corridor Outside Cafeteria								
SGFT/Glazed Masonry	21%			LIFE	* *	10	$17,600	
Ceilings								
AcousTile,Adhered	10%	Now	$14,100	2041	* *	5	$10,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Rooms 106 And 108								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$40,200	
Exposed Struc: Steel	5%			LIFE	* *	10	$21,400	
Metal Panel	20%	Now	$72,700	LIFE	* *	5	$53,600	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Corridors - Various Locations								
Metal Panel	5%	Now	$7,300	LIFE	* *	5	$13,400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5-10	$165,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$8,000	2062	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Along Shore Parkway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Around Parking Area								
Explanation : Recent Replacement								
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Around Shore Parkway								
Explanation : Recent Replacement								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	70%			2041	* *			
Masonry: Granite	30%	Now	$17,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Steps On Emmons Avenue								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	100%	0-2	$42,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$42,100	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Fused Disc Sw	10%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect For Solar System Rated At 800 Amperes								
Photovoltaic Panel(s)	10%			2049	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$600	
Raceway								
Conduit	80%			2036	$236,600	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	20%			2035	$61,300	5	$700	
Molded Case Bkrs	60%			2035	$183,900	5	$2,200	
Molded Case Bkrs	10%			2044	* *	5	$400	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Braided Cloth	30%			2035	$122,700	1		
Thermoplastic	50%			2046	* *	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Stand-by Power								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$43,700	
Generators								
Natural Gas	100%			2045	* *	1	$55,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$5,300	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2041	* *	10	$13,800	
Exit, Battery	50%			2036	$103,800	10	$4,800	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$2,200	
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : C C T V Surveillance System								
Generic	50%			2041	* *	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$87,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$141,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$23,500	2046	* *			
Broken, Extent : Severe, Area Affected : 2%								
Location : Boiler Room Chemical Feed Pump								
Terminal Devices								
Air Handler	30%			2036	$827,500	1	$26,600	
Convector/Radiator	70%			2034	$839,000	1	$32,400	
Controls								
Pneumatic	2%	Now	$11,200	2034	$56,200			
Malfunctioning, Extent : Moderate, Area Affected : 1%								
Location : Boiler 1 Pressure Control Sensor								
Pneumatic	98%			2034	$2,753,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	30%			2041	* *			
Window/Wall Unit	60%			2034	$333,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$126,400	
Exhaust Fans								
Interior	30%			2036	$195,000	2	$1,300	
Roof	30%			2041	* *	2	$1,300	
Roof	40%	Now	$11,400	2031	$113,800	2	$1,400	
Broken, Extent : Light, Area Affected : 20%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Water Main On 1st Floor Is Active; The Main In The Basement Is Not Functioning								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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
Plumbing								
Sump Pump(s)								
Submersible	100%	Now	$400	2030	$4,500	4	$3,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2036	$405,400	1-2	$8,000	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 44 - M**		
Address	: **100 WEST 77 STREET @COLUMBUS AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M044**
Program / Asset #	: **BOE0025.000 / 1665**	**Yr Built/Renovated**	: **1957 / 2015**
Area Sq Ft	: **143,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Mar-2025**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Floors 1,2,3,Ph**		
Block	: **1148** **Lot** : **14**	**BIN**	: **1030178**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$591,500
Interior Architecture	$1,708,600	$267,200
Electrical		$1,558,400
Mechanical	$2,833,700	$7,442,000
Site Pavements	$218,100	$182,800
Total	**$4,760,400**	**$10,041,900**
Importance Code A	$139,500	$2,044,000
Importance Code B	$4,620,900	$7,997,900
Total	**$4,760,400**	**$10,041,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,300			
Interior Architecture	$295,700			$25,600
Electrical	$119,000	$13,400	$16,500	$14,900
Mechanical	$109,800	$22,400	$70,000	$22,400
Site Enclosure	$7,300			
Site Pavements	$3,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$565,000**	**$42,900**	**$93,700**	**$70,000**
Importance Code A	$22,300	$14,200	$14,200	$14,200
Importance Code B	$378,700	$28,800	$79,500	$55,900
Importance Code C	$164,000			
Total	**$565,000**	**$42,900**	**$93,700**	**$70,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Exterior								
Exterior Walls								
Under Construction	97%							
Under Construction	3%							
Windows								
Under Construction	100%							
Parapets								
Under Construction	75%							
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : There Is A Scaffolding And Sidewalk Shed Surrounding The Building For Roofing, Parapet, Exterior Wall And Window Repairs And Replacements. Roof Is Not Accessible Due To Construction								
Under Construction	15%							
Roof								
IRMA/Protected Membrane	20%			2031	$591,500	10	$22,300	
Under Construction	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : There Is A Scaffolding And Sidewalk Shed Surrounding The Building For Roofing, Parapet, Exterior Wall And Window Repairs And Replacements. Roof Is Not Accessible Due To Construction								
Under Construction	5%							
Soffits								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Inaccessible Due To Sidewalk Shed And Scaffolding								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$20,300	LIFE	* *	5	$23,300	
Spalling, Extent : Light, Area Affected : 10%								
Location : Basement Rooms								
Ceramic Tile	5%			2045	* *	5	$10,700	
Mosaic Tile	2%	Now	$22,400	2041	* *	5	$5,300	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Older Toilets, Kitchen								
Poured Epoxy/Resin	2%			2031	$267,200			
Terrazzo	5%			LIFE	* *	5	$16,600	
Vinyl Tile	76%	0-2	$1,501,900	2044	* *	3	$60,700	
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Throughout Basement Corridors								
Wood	5%	Now	$35,600	2051	* *	5	$10,000	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Auditorium Stage								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$9,500	2045	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Servers								
Concrete Masonry Unit	5%	0-2	$40,400	LIFE	* *	5	$3,100	
Vertical Cracks, Extent : Moderate, Area Affected : 18%								
Location : Mechanical Fan Room, Gymnasium								
Glass: Single Pane	1%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Explanation : This Is Actually Mirrored Walls								
Glazed Ceramic Panel	5%			LIFE	* *	10	$6,900	
Gypsum Board	2%			LIFE	* *	5-10	$5,200	
Masonry: Brick	5%	Now	$32,800	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Plaster	50%	Now	$41,800	LIFE	* *	5	$23,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair E Bulkhead								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Stair E Bulkhead And Penthouse								
SGFT/Glazed Masonry	27%			LIFE	* *	10	$20,700	
Ceilings								
AcousTile,Adhered	20%	4+	$30,700	2041	* *	5	$21,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Throughout								
AcousTileConcealSpLn	5%			2041	* *	5	$13,300	
Exposed Struc: Concrete	48%			LIFE	* *	5-10	$127,800	
Metal Panel	12%	Now	$94,800	LIFE	* *	5	$32,000	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Basement Corridors And Kitchen								
Plaster	15%	Now	$21,800	LIFE	* *	5	$20,000	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$7,300	2046	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Columbus Avenue								
Iron Picket	30%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	55%	0-2	$63,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations At Sidewalk								
Cast in Place Concrete	45%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	75%	2-4	$154,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Asphalt	10%			2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Along 76th Street								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : West Side Along West 76th Street								
Explanation : This Area Is An Activity Yard But Used As Parking								
Rubber Matting	15%	Now	$3,700	2036	$182,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%			2036	$57,500	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated At 1,200 And 1,200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$327,500	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Sections								
Raceway								
Conduit	100%			2036	$323,300	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$300	
Molded Case Bkrs	80%			2035	$268,000	5	$3,000	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Braided Cloth	80%			2035	$357,700	1		
Thermoplastic	20%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$700	
Locally Mounted	25%			2034	$50,800	5	$200	
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room G10								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	96%			2044	* *	10	$125,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2036	$47,700	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement And Library								
LED	2%	Now	$35,500	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium								
Egress Lighting								
Emergency, Battery	25%	Now	$20,100	2046	* *			
Not Functioning, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
Emergency, Battery	25%			2041	* *	10	$8,600	
Exit, Service	25%			2041	* *	1		
Exit, Service	25%	Now	$5,200	2036	$17,300	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Cafeteria And Corridor Near Cafeteria								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$26,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Camera System								
Generic	50%	Now	$45,100	2041	* *	1	$24,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$88,100	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$44,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	Now	$139,500	2034	$1,395,000	1	$127,500	
Broken, Extent : Severe, Area Affected : 5%								
Location : Boiler Room. Boiler No. 1								
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%	Now	$25,600	2036	$1,281,600			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Boiler Room, Mechanical Room G58, Penthouse Mechanical Room								
Terminal Devices								
Air Handler	20%			2031	$602,400	1	$17,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room G58, Penthouse Mechanical Room								
Convector/Radiator	80%			2041	* *	1	$37,000	
Controls								
Digital	15%			2034	$689,500			
Pneumatic	85%			2030	$2,629,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	65%			2034	$394,100	1		
No Component	33%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$126,200	
Exhaust Fans								
Interior	20%			2031	$142,000	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room G58, Penthouse Mechanical Room								
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported By Custodian That Exhaust Fan On Extended Life								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,644,400	1		
Galvanized Steel	20%	Now	$8,200	2034	$408,600	1		
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
HW Heat Exchanger								
Steam Fired	100%	0-2	$15,500	2036	$773,900	4	$14,100	
Corroded, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$32,000	4	$4,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$36,300	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 500mbh								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$110,700	1-2	$2,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Water Meter Room								
Chemical System								
Generic	100%			2029	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 80 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 45 - BX (J. H. S. 45 - BX)**		
Address	: **2502 LORILLARD PLACE BTWN: E. FORDHAM RD. - E.189 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X045**
Program / Asset #	: **BOE0188.000 / 517**	**Yr Built/Renovated**	: **1912 / 2002**
Area Sq Ft	: **120,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3067** **Lot** : **1**	**BIN**	: **2011937**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$191,300	$1,077,000
Interior Architecture	$793,200	$100,100
Electrical	$516,100	$947,600
Mechanical	$569,600	$5,233,400
Total	**$2,070,100**	**$7,358,000**
Importance Code A	$298,400	$1,103,300
Importance Code B	$1,771,700	$6,254,800
Total	**$2,070,100**	**$7,358,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,500			$13,900
Interior Architecture	$21,700	$10,100	$2,700	$19,600
Electrical	$23,500	$11,900	$14,600	$26,300
Mechanical	$59,700	$33,300	$26,700	$79,800
Site Enclosure	$6,100			
Site Pavements	$16,300			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$157,100**	**$62,700**	**$51,500**	**$147,000**
Importance Code A	$22,500	$11,900	$11,900	$26,000
Importance Code B	$121,600	$46,800	$39,600	$121,000
Importance Code C	$13,100	$4,100		
Total	**$157,100**	**$62,700**	**$51,500**	**$147,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$117,000	
Masonry: Brick	15%	Now	$94,700	LIFE	* *	5	$22,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	65%			LIFE	* *	5	$97,300	
Masonry: Limestone	8%	0-2	$96,600	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	2%			2055	* *	5-10	$20,600	
Windows								
Aluminum	100%			2051	* *	5	$29,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,500	
Masonry: Brick	80%			LIFE	* *	5	$10,900	
Pre-Cast Concrete	10%	4+	$5,700	LIFE	* *	5	$8,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Roof								
Built-Up (BUR)	85%	Now	$16,800	2035	$840,200			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 413 And 453								
Copper/Terne	5%			2063	* *	10	$10,300	
Modified Bitumen	10%			2040	* *	10	$8,300	
Interior								
Floors								
Cast in Place Concrete	7%	Now	$21,700	LIFE	* *	5	$27,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Basement								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Basement Locker Room, Furniture Storage								
Ceramic Tile	3%			2044	* *	5	$5,300	
Quarry Tile	3%			2040	* *	5	$8,000	
Vinyl Tile	27%			2040	* *	3	$18,000	
Vinyl Tile 9" X 9"	50%	Now	$145,700	2045	* *	3	$33,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Partial Areas In Basement								
Wood	10%	Now	$217,300	2050	* *	5	$16,700	
Poor Subfloor Evident, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	4%			2038	* *	5	$6,500	
Ceramic Tile	1%			2048	* *	5	$1,600	
Folding Partition	2%			2051	* *	5	$8,100	
Masonry: Brick	5%			LIFE	* *			
Plaster	78%			LIFE	* *	5	$38,100	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2040	* *	5	$8,900	
Metal Panel	5%	Now	$181,000	LIFE	* *	5	$11,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Basement Throughout Vaulted Ceiling								
Plaster	90%	Now	$249,300	LIFE	* *	5	$100,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Staircase D In Basement, Staircase E, Old Music Room								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$6,100	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout Perimeter Of School								
Retaining Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,300	2048	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : East 189th Street								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$7,000	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Hoffman Street								
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes.								
Fused Disc Sw	50%			2045	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Toggle Switch	5%	2-4	$12,300	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	75%			2034	$183,900	5	$2,400	
Molded Case Bkrs	20%			2043	* *	5	$600	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2035	$35,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$99,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$14,500	
Exit, Service	50%			2040	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

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
Lighting								
Exterior Lighting								
HID	20%			2030	$114,700	10	$100	
HID	10%	Now	$57,300	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Rear Of The Building								
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$44,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$317,000	1-3	$74,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%	0-2	$107,100	2048	* *	1	$107,000	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boiler No. 2 Boiler Front Blowdown								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Vacuum, Condensate Pump Is Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Boiler No. 3 Working Only On Oil								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units. Leaking Boiler Tube No. 2 Boiler. Boiler No. 2 Three Plugged Tubes								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$462,500	1	$14,800	
Convector/Radiator	80%	0-2	$40,200	2033	$803,800	1	$27,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. 5 Percent Radiator Is Leaking								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

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
Heating								
Controls								
Pneumatic	100%			2033	$2,374,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%	0-2	$14,600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor								
Explanation : One Out Of Five Units Is Out Of Service								
Split Unit	10%			2040	* *			
Window/Wall Unit	10%			2030	$46,500	1		
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$83,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,900	
Exhaust Fans								
Interior	50%			2035	$272,500	2	$1,800	
Roof	50%			2035	$119,200	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$1,578,100	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,500	2035	$24,600	4	$2,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. One Broken Pump								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement To 1st Floor								
Explanation : 1 Unit. Out Of Service For A Year. Only Go To Basement								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$85,000	1-2	$1,700	

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 45 - BX (J. H. S. 45 - BX)
Asset # : 517

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 49 - BK**		
Address	: **223 GRAHAM AVENUE BTWN: STAGG ST., TEN EYCK ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K049**
Program / Asset #	: **BOE0378.000 / 1402**	**Yr Built/Renovated**	: **1937 / 2010**
Area Sq Ft	: **198,952**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3025** **Lot** : **1**	**BIN**	: **3070825**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$239,700	$745,300
Interior Architecture	$2,716,700	$2,701,200
Electrical	$1,230,300	$528,900
Mechanical	$1,241,700	$6,668,900
Total	**$5,428,400**	**$10,644,300**
Importance Code A	$239,700	$787,400
Importance Code B	$5,125,000	$9,856,900
Importance Code C	$63,700	
Total	**$5,428,400**	**$10,644,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$37,800	
Interior Architecture	$39,300	$28,100	$5,800	$20,700
Electrical	$36,200	$43,300	$24,500	$18,600
Mechanical	$62,900	$63,600	$47,500	$28,600
Site Pavements	$27,900			
Total	**$166,200**	**$135,000**	**$115,600**	**$67,900**
Importance Code A	$19,700	$20,100	$57,500	$19,700
Importance Code B	$101,300	$114,900	$52,300	$48,200
Importance Code C	$45,200		$5,800	
Total	**$166,200**	**$135,000**	**$115,600**	**$67,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$182,200	
Masonry: Granite	3%			LIFE	* *	5	$4,600	
Masonry: Limestone	5%			LIFE	* *	5	$7,600	
Masonry: Marble	2%			LIFE	* *	5	$3,000	
Windows								
Aluminum	98%			2049	* *	5	$75,500	
Wood	2%	Now	$63,400	2058	* *	5	$7,700	
Air Infiltration, Extent : Moderate, Area Affected : 25% *Location : Boiler Room* *Deteriorated Finish, Extent : Moderate, Area Affected : 50%* *Location : Boiler Room* *Split/Cracked, Extent : Moderate, Area Affected : 50%* *Location : Boiler Room*								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$22,500	
Masonry: Limestone	10%			LIFE	* *	5	$3,500	
Metal Rail	10%			2046	* *	5-10	$50,800	
Roof								
Copper/Terne	20%	Now	$83,400	2061	* *			
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Over Gymnasium, Classroom 313 And Auditorium.*								
IRMA/Protected Membrane	15%			2033	$563,000	10	$23,200	
Metal Panel	3%			2046	* *	10	$8,500	
Deformed/Dented, Extent : Light, Area Affected : 10% *Location : Throughout*								
Modified Bitumen	60%			2038	* *	10	$93,000	
Skylight, Metal/Glass	2%			2043	* *	10	$10,300	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$135,900	LIFE	* *	5	$34,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout Basement								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$450,300	2042	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout And Kitchen								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Toilets Throughout And Kitchen								
Sheet Vinyl/Rubber	2%			2038	* *	5	$9,400	
Terrazzo	5%			LIFE	* *	5	$12,200	
Vinyl Tile	43%	0-2	$189,700	2038	* *	3	$50,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Corridors Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Corridors Throughout								
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Cafeteria And Corridors Throughout								
Vinyl Tile 9" X 9"	10%	Now	$1,533,000	2033	$2,554,900	3	$11,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Office								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Office								
Wood	30%	Now	$285,800	2048	* *	5	$87,700	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Classrooms Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 313, 237, 254								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 313, 237, 254								
Interior Walls								
Ceramic Tile	3%	Now	$39,300	2042	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Folding Partition	2%			2049	* *	5	$11,600	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$63,700	LIFE	* *	5	$38,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classroom 313, Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$31,200	
AcousTileSusp.Lay-In	5%			2038	* *	5	$15,600	
Exposed Struc: Concrete	55%			LIFE	* *	5	$26,800	
Plaster	30%	Now	$58,300	LIFE	* *	5	$58,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Classroom 313 And Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Classroom 313 And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$8,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	4+	$2,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%	0-2	$2,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								
Parking/Driveway								
Asphalt	50%			2036	$13,600			
Cast in Place Concrete	50%	0-2	$900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Driveway								
Explanation : Trench Drain Cover Deteriorating								
Activity Yard								
Cast in Place Concrete	100%	2-4	$13,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Courtyard								
Ponding, Extent : Light, Area Affected : 10%								
Location : Courtyard								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$42,100	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	25%			2053	* *	5	$200	
Fused Disc Sw	25%			2033	$83,200	5	$200	
Fused Knife Sw	50%	2-4	$166,500	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	90%			2033	$310,700	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$500	
Fused Knife Sw	5%	2-4	$17,400	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	85%			2049	* *	5	$4,500	
Wiring								
Braided Cloth	70%	2-4	$322,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$700	
Locally Mounted	50%			2031	$92,900	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Ground Was Upgraded Within The Last 4 Years								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Lighting								
Interior Lighting								
Fluorescent	83%			2038	* *	10	$151,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	2%			2028	$112,900	2	$100	
LED	15%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance, 2nd Floor Hallways, Auditorium								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$24,000	
Exit, Service	50%			2041	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	10%			2028	$95,100	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$382,400	1	$74,300	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$122,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No.2								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$197,000	
Repairs In Progress, Extent : N/A, Area Affected : 30%								
Location : Boiler No. 3 Is Undergoing Tube Replacement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$32,600	2043	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pumps								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Heating								
Terminal Devices								
Air Handler	20%			2033	$766,700	1	$24,600	
Convector/Radiator	60%			2038	* *	1	$38,600	
Fan Coil Unit/Heat	20%			2028	$1,010,200	1	$12,900	
Controls								
Pneumatic	100%			2031	$3,937,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$241,900			
Window/Wall Unit	30%			2028	$231,500	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$110,900	
Exhaust Fans								
Interior	95%			2033	$858,300	2	$5,800	
Roof	5%	2-4	$400	2033	$19,800	2	$200	
Noisy/Vibrating, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	* *	1		
Galvanized Steel	30%			2031	$780,200	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 125 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$40,800	4	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Duplex Sets								
Backflow Preventer								
Generic	100%			2038	* *	1	$12,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 25%								
Location : Various Locations								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$84,500	1-2	$1,700	

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.*

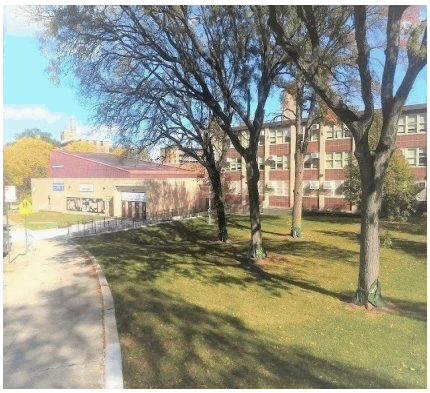
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 49 - SI**		
Address	: **101 WARREN STREET @HILL ST.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R049**
Program / Asset #	: **BOE0934.000 / 1440**	**Yr Built/Renovated**	: **1962 / 2006**
Area Sq Ft	: **136,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **556** **Lot** : **80**	**BIN**	: **5014184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$509,300
Interior Architecture	$111,300	$5,887,600
Electrical	$427,300	$1,747,200
Mechanical	$2,353,100	$4,394,800
Site Pavements	$92,100	$98,000
Total	**$2,983,800**	**$12,636,900**
Importance Code A	$651,100	$561,900
Importance Code B	$2,185,900	$11,357,100
Importance Code C	$146,700	$717,900
Total	**$2,983,800**	**$12,636,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$112,500	$48,800		
Interior Architecture	$58,100	$39,700		$19,100
Electrical	$16,900	$68,500	$12,800	$15,200
Mechanical	$58,500	$44,800	$34,500	$22,200
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$253,200**	**$208,900**	**$54,500**	**$63,700**
Importance Code A	$112,500	$63,500	$14,500	$14,500
Importance Code B	$120,900	$145,400	$40,100	$49,300
Importance Code C	$19,800			
Total	**$253,200**	**$208,900**	**$54,500**	**$63,700**



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.*

DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	0-2	$20,800	LIFE	* *	5	$58,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Outside Stair F								
Masonry: Brick	80%			LIFE	* *	5	$99,500	
Metal Panel	10%			2043	* *	5-10	$85,500	
Windows								
Aluminum	100%	0-2	$48,200	2041	* *	5	$24,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 3%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$7,300	
Masonry: Brick	40%			LIFE	* *	5	$1,900	
Metal Panel	20%			2043	* *	5	$3,700	
Metal Rail	20%			2038	* *	5-10	$17,100	
Roof								
Built-Up (BUR)	80%	Now	$29,100	2038	* *			
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Copper/Terne	3%			2048	* *	10	$11,400	
Modified Bitumen	17%	Now	$14,500	2033	$289,400			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Throughout Auditorium Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout Auditorium Roof								
Soffits								
Stucco Cement	100%			2038	* *	5	$3,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$23,900	
Ceramic Tile	5%	0-2	$12,600	2036	$630,400	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Restrooms								
Terrazzo	5%			LIFE	* *	5	$8,500	
Vinyl Tile	70%			2033	$4,324,500	3	$76,400	
Vinyl Tile	10%			2043	* *	3	$8,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Wood	5%			2048	* *	5	$20,500	

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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$19,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2036	$717,900	5	$12,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,200	
Folding Partition	2%			2041	* *	5	$12,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	43%	2-4	$54,600	LIFE	* *	5	$32,900	
Spalling, Extent : Light, Area Affected : 2%								
Location : Room 302, Stair L								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	0-2	$6,500	2038	* *	5	$4,900	
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor Classrooms								
AcousTileConcealSpLn	20%			2038	* *	5	$49,400	
AcousTileSusp.Lay-In	2%			2038	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Acoustical Tile Ceiling								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,600	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$157,900			
Metal Panel	2%			LIFE	* *	5	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Metal Panel								
Plaster	46%	Now	$56,700	LIFE	* *	5	$56,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Iron Picket	10%			2053	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	80%			2053	* *			
Cast in Place Concrete	20%			2077	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Yard								
Explanation : Recent Installation Of Ramp And Retaining Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$92,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : By Parking Area								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Main Driveway								
Explanation : Exposed Reinforcement								
Activity Yard								
Asphalt	100%			2036	$98,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2032	$46,000	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And Electrical Room								
Explanation : Aged Equipment								
Fused Disc Sw	5%			2032	$15,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Aged Equipment								
Molded Case Bkrs	5%			2049	* *	5	$200	
Molded Case Bkrs	75%			2032	$229,900	5	$2,700	
Wiring								
Braided Cloth	75%	0-2	$306,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	15%			2033	$61,400	1		
Motor Controllers								
Locally Mounted	50%			2031	$92,900	5	$500	
Variable Frequency Drive	50%			2050	* *			
Variable Speed Drives, Extent : Light, Area Affected : 100%								
Location : Boiler Room And Fan Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$120,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	25%			2028	$23,000	1		
Emergency, Battery	25%			2033	$62,700	10	$8,800	
Exit, Service	50%			2028	$32,200	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Alarm								
Security System								
Generic	100%			2033	$261,400	1	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$359,200	1-3	$86,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Building Fire Alarm Panel Does Not Report To Central Station								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$347,400	5	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	0-2	$651,100	2038	* *	1	$130,100	
Damaged, Extent : Severe, Area Affected : 30%								
Location : Three Basement Boilers Need Major Repair To Obsolete Burners								
Distribution								
Steam Piping/Pump	100%	Now	$478,600	2043	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Boiler Blow Down Drain Pipe Under Floor								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement Condensate Return Tank And Pumps Need Replacement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : All Classrooms								
Terminal Devices								
Air Handler	30%	Now	$16,900	2033	$843,500	1	$24,400	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Basement Thermostat Is Not Working								
Convector/Radiator	70%			2038	* *	1	$33,000	
Controls								
Pneumatic	100%	Now	$1,076,600	2031	$2,691,400			
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Pneumatic Valves In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2033	$71,000			
Window/Wall Unit	78%			2031	$441,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,400	
Exhaust Fans								
Interior	20%			2038	* *	2	$900	
Roof	80%			2038	* *	2	$3,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Electric	20%			2031	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Kitchen								
Explanation : 30 Gallon								
Gas Fired	80%	Now	$28,000	2033	$28,000	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room Unit Breaks Often, Obsolete Unit								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$21,600	
Sanitary Piping								
Cast Iron	100%	Now	$94,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Storm Drain Piping								
Cast Iron	100%	Now	$52,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Storm Drains								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Explanation : On Rainy Days Storm Drains Backup And Flood Basement								
Sump Pump(s)								
Non-Submersible	75%			2033	$22,400	4	$2,300	
Submersible	25%			2027	$1,200	4	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Inadequate To Serve Space								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Street Level								
Explanation : The Unit Has Been Condemned								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2043	* *	1-2	$12,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 52 - M**				
Address	: **650 ACADEMY STREET @VERMILYEA AVE.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M052**
Program / Asset #	: **BOE0031.000 / 1672**			**Yr Built/Renovated**	: **1905 / 2019**
Area Sq Ft	: **137,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,2,3,5,Ph**				
Block	: **2233**	**Lot**	: **20**	**BIN**	: **1076776**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$671,200	$979,700
Interior Architecture	$1,178,100	$4,636,900
Electrical	$188,200	$1,438,300
Mechanical	$3,095,000	$8,430,100
Site Pavements	$90,100	
Total	**$5,222,600**	**$15,485,000**
Importance Code A	$915,800	$2,202,500
Importance Code B	$3,589,500	$13,220,200
Importance Code C	$717,300	$62,400
Total	**$5,222,600**	**$15,485,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$106,200		$5,500	
Interior Architecture	$144,900		$6,800	$18,400
Electrical	$26,800	$12,800	$15,000	$15,500
Mechanical	$321,800	$24,300	$35,700	$25,800
Site Enclosure	$14,300			
Site Pavements	$26,100			
Total	**$640,200**	**$37,100**	**$63,100**	**$59,700**
Importance Code A	$106,200	$13,600	$19,100	$13,600
Importance Code B	$458,900	$23,500	$44,000	$46,100
Importance Code C	$75,100			
Total	**$640,200**	**$37,100**	**$63,100**	**$59,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$46,300	LIFE	* *	5	$71,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Original Building								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout Original Building								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout Lower Portion Of Building								
Explanation : Painted Surface								
Masonry: Brick	90%	Now	$276,200	LIFE	* *	5	$163,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead And Other Areas Throughout								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Rear Of Building								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Front Elevation And Addition								
Paint Peeling, Extent : Light, Area Affected : 90%								
Location : Rear Of Building								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Masonry: Limestone	5%			LIFE	* *	5	$13,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building								
Windows								
Aluminum	60%	Now	$324,700	2044	* *	5	$8,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : 1905 Wing								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 1905 Wing								
Aluminum w/ Guards	40%			2044	* *	5	$11,100	
Parapets								
Cast Stone/Terra Cotta	5%	Now	$15,800	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper And Lower Roofs Of 1905 Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping 1905 Wing								
Masonry: Brick	80%	Now	$70,300	LIFE	* *	5	$10,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Metal Panel	5%			2046	* *	5	$2,600	
Metal Rail	10%			2041	* *	5-10	$24,500	
Corrosion/Rusting, Extent : Light, Area Affected : 80%								
Location : Addition								

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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Exterior								
Roof								
Built-Up (BUR)	95%	Now	$37,200	2036	$744,800			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Main Roof, Room 520. Lower Roof Storage Room And Auditorium								
Copper/Terne	5%			2051	* *	10	$8,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Rear Of Building								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$44,200	
Ceramic Tile	5%	Now	$11,700	2039	* *	5	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Quarry Tile	5%			2041	* *	5	$15,200	
Vinyl Tile	73%	Now	$83,400	2036	$4,171,100	3	$55,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	2%			2041	* *	3	$1,500	
Wood	10%			2051	* *	5	$37,900	
Interior Walls								
Cast in Place Concrete	5%	Now	$67,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	10%	Now	$390,600	2039	* *	5	$17,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Staircases and Kitchen								
Gypsum Board	5%			LIFE	* *	5-10	$29,500	
Masonry: Brick	5%			LIFE	* *	10	$5,200	
Marble Panels	5%			LIFE	* *	10	$6,900	
Plaster	60%	Now	$259,100	LIFE	* *	5	$62,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$17,300	

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2034	$166,400	5	$12,600	
AcousTileSusp.Lay-In	10%			2041	* *	5	$20,200	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$25,200	
Exposed Struc: Steel	5%			LIFE	* *	10	$20,200	
Fiber Board	5%	0-2	$3,200	2036	$161,300			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	5%	Now	$17,100	LIFE	* *	5	$12,600	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	60%	Now	$377,400	LIFE	* *	5	$75,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Exit 10 Vestibule And Other Areas Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2062	* *			
Iron Picket	30%	Now	$500	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Original Building								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along Vermilyea Avenue								
Retaining Walls								
Cast in Place Concrete	100%	Now	$13,900	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Adjacent To Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$90,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Asphalt	85%			2039	* *			
Cast in Place Concrete	10%			2041	* *			
Masonry: Granite	5%	0-2	$8,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Stairs On Vermilyea Avenue								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Rear Stairs								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Rear Stairs								

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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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$17,800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Activity Yard								
Asphalt	95%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	5%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 117								
Explanation : One 3,000 And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 117								
Explanation : 3 Sections								
Raceway								
Conduit	100%			2036	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$300	
Molded Case Bkrs	90%			2044	* *	5	$3,200	
Wiring								
Braided Cloth	5%			2035	$20,500	1		
Thermoplastic	95%			2036	$388,700	1		
Motor Controllers								
Locally Mounted	85%			2034	$157,900	5	$800	
Motor Control Center	10%			2034	$74,400	5	$400	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Water Main								
Explanation : Location Noted								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Lighting								
Interior Lighting								
Fluorescent	90%	Now	$188,200	2041	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%	Now	$9,400	2036	$94,200			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2041	* *	10	$4,600	
Exterior Lighting								
HID	10%			2036	$65,500	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$25,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$25,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$361,900	1-3	$87,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$42,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Oil Tanks, 7500 Gallons Each.								

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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$244,500	2034	$1,222,700	1	$122,100	
Controller Not Working, Extent : Severe, Area Affected : 25%								
Location : Basement - Boiler Room								
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Four Units								
Distribution								
Steam Piping/Pump	100%	Now	$22,500	2036	$1,123,400			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Crawlspaces, Sub-basement Mechanical Room, Basement Mechanical Room Near Main Entrance								
Terminal Devices								
Air Handler	30%	Now	$15,800	2031	$792,000	1	$22,900	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Mechanical Room. Gymnasium Supply								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	50%			2034	$573,600	1	$22,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%	Now	$13,900	2031	$695,600	1	$8,000	
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : 2nd Floor. Defective Motors								
Controls								
Pneumatic	100%	Now	$135,600	2030	$2,711,200			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$333,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Window/Wall Unit	60%			2031	$318,900	1		
Window/Wall Unit	15%	Now	$79,700	2036	$79,700	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Classrooms								
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	10%			2036	$242,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Direct Expansion Cooling Coil In Ductwork For Auditorium Supply								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	4%	Now	$12,300	LIFE	* *	2-5	$3,100	
Damaged, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ductwork/Diffusers	96%			LIFE	* *	2-5	$116,100	
Exhaust Fans								
Interior	30%			2031	$186,700	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	70%	Now	$9,500	2031	$190,500	2	$2,300	
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof. 2 Defective Motors								
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,441,400	1		
Galvanized Steel	20%			2034	$358,200	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$33,900	2036	$678,300	4	$13,500	
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room Near Main Entrance, Boiler Room								
Not Insulated, Extent : Severe, Area Affected : 50%								
Location : Basement- Boiler Room								
Sanitary Piping								
Cast Iron	12%	Now	$4,200	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Stairway To Sub-basement, Basement Corridor Near Exit 10								
Cast Iron	88%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	33%	Now	$9,300	2046	* *	4	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room Near Main Entrance								
Non-Submersible	33%			2031	$9,300	4	$1,400	
Submersible	34%			2030	$1,500	4	$1,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

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
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	$4,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 264mbh								
Booster Pump w/Tank								
Generic	100%	Now	$11,100	2036	$37,100	1	$14,900	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$194,000	1-2	$3,800	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 50 Square Foot Hoods								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 53 - Q**		
Address	: **10-45 NAMEOKE STREET @DINSMORE AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q053**
Program / Asset #	: **BOE0710.000 / 2273**	**Yr Built/Renovated**	: **1973 / 2000**
Area Sq Ft	: **164,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **15557** **Lot** : **25**	**BIN**	: **4298234**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,156,900	$152,900
Interior Architecture	$6,481,300	$1,490,300
Electrical	$116,400	$1,489,200
Mechanical	$1,595,900	$2,046,100
Site Pavements	$576,300	
Total	**$9,926,700**	**$5,178,500**
Importance Code A	$1,156,900	$205,500
Importance Code B	$8,703,200	$4,973,100
Importance Code C	$66,700	
Total	**$9,926,700**	**$5,178,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,500	$2,200		
Interior Architecture	$20,900	$44,800	$4,000	$31,100
Electrical	$61,300	$15,800	$17,100	$22,200
Mechanical	$127,400	$40,500	$46,000	$57,000
Site Enclosure	$7,700			
Site Pavements	$24,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$256,500**	**$110,500**	**$74,300**	**$117,500**
Importance Code A	$23,700	$18,500	$16,200	$16,600
Importance Code B	$225,100	$92,000	$57,700	$101,000
Importance Code C	$7,700		$400	
Total	**$256,500**	**$110,500**	**$74,300**	**$117,500**

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$26,500	
Masonry: Brick Cavity	70%	Now	$331,300	LIFE	* *	5	$74,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairhall 5								
Metal/Glass Curt Wall	25%			LIFE	* *	5	$49,800	
Windows								
Aluminum	100%	Now	$179,500	2057	* *	5	$9,200	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Corridors								
Parapets								
Masonry: Brick	87%			LIFE	* *	5	$9,200	
Metal Panel	3%			2061	* *	5	$1,200	
Metal Rail	10%			2052	* *	5-10	$19,100	
Roof								
Modified Bitumen	70%			2043	* *	10	$78,600	
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaza Roof: Stone Panels	20%			2065	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Recent Replacement								
Skylight, Metal/Glass	10%	Now	$646,000	2061	* *			
Water Penetration, Extent : Light, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast in Place Concrete	50%			LIFE	* *	5	$8,900	
Stucco Cement	50%			2048	* *	5	$4,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Interior								
Floors								
Carpet	28%			2031	$1,214,400	3	$100,600	
Cast in Place Concrete	5%	Now	$20,900	LIFE	* *	5	$26,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$7,200	
Quarry Tile	2%			2040	* *	5	$7,200	
Terrazzo	5%	Now	$229,300	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Lobby And Corridors On First Floor								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Lobby And Corridors On First Floor								
Vinyl Tile	22%	Now	$74,500	2035	$1,490,300	3	$19,800	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Boys Locker Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boys Locker Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Boys Locker Rooms								
Vinyl Tile 9" X 9"	30%	Now	$294,200	2030	$5,883,400	3	$26,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms								
Wood	5%			2063	* *	5	$22,500	
Interior Walls								
Cast in Place Concrete	35%			LIFE	* *			
Ceramic Tile	2%			2044	* *	5	$800	
Concrete Masonry Unit	45%			LIFE	* *	5	$7,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Glass: Single Pane	3%			LIFE	* *	5	$900	
Masonry: Brick	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Oversized Brick - Painted								
Wood	5%			LIFE	* *	5	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Lobby And Corridors								
Explanation : Wood Paneling With Vertical Slats								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$23,900	
Exposed Struc: Concrete	78%			LIFE	* *	5	$29,200	
Metal Panel	2%			LIFE	* *	5	$6,000	
Plaster	10%			LIFE	* *	5	$15,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$6,700	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gate At Nameoke Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Iron Picket	25%	Now	$1,000	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Nameoke Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Nameoke Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$66,700	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Entrance Walkways								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Walkways To Entrances And Accessible Entrance								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	88%	Now	$401,700	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Three Locations On Running Track Area Due To Tree Roots								
Pavers/Stone	2%			2038	* *			
Rubber Matting	10%	Now	$107,900	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Jungle Gymnasium								
Explanation : Tree Roots Are Growing Below Tiles Changing The Level Of Surface								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	85%			2035	$254,700	5	$600	
Fused Disc Sw	15%			2055	* *	5	$100	
Raceway								
Conduit	85%			2035	$251,400	1		
Conduit	15%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$400	
Molded Case Bkrs	85%			2034	$295,300	5	$3,700	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Thermoplastic	85%			2035	$347,800	1		
Thermoplastic	15%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$900	
Locally Mounted	20%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	2%			2040	* *	10	$3,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	93%	Now	$116,400	2040	* *			
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Hallways								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%	Now	$46,500	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Weight Room								
Explanation : LED Lights Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2035	$138,900	10	$19,500	
Exit, Service	50%			2035	$35,700	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Lighting								
Exterior Lighting								
LED	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2050	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Lightning Arrester Observed								
Alarm								
Security System								
Generic	100%			2040	* *	1	$61,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$8,700	2040	* *	1-3	$91,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Pull Station								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$162,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units. 2 Heat Exchangers Converting To Hot Water For Radiators								
Distribution								
Hot Wtr Piping/Pump	90%			2043	* *	4	$10,900	
Steam Piping/Pump	10%			2061	* *			
Terminal Devices								
Air Handler	30%			2030	$948,100	1	$30,400	
Convector/Radiator	70%			2033	$961,200	1	$37,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Heating								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	85%			2043	* *	1		
No Component	15%							
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2040	* *	1	$19,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : R-410a Refrigerant								
Split Unit	5%			2040	* *			
Window/Wall Unit	55%			2030	$349,900	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	25%			2040	* *	1	$13,200	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2040	* *	2	$28,600	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,400	
Exhaust Fans								
Interior	40%			2030	$297,900	2	$2,000	
Roof	60%			2035	$195,500	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$43,100	2045	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5% Location : Basement Water Meter Room								
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 120 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2055	* *	4	$24,300	
Sanitary Piping								
Cast Iron	100%	Now	$42,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2% Location : Room 110								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$5,200	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$9,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit.								
Fire Suppression								
Standpipe								
Generic	100%			2035	$773,200	1-5	$82,700	
Sprinkler								
No Component	95%							
Generic	5%			2035	$116,100	1-2	$2,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 54 - M (J. H. S. 54 - M)**
Address : **103 WEST 107 STREET BTWN: COLUMBUS AVE., AMSTERDAM A**
Borough : **MANHATTAN**
Agency's Number : **M054**
Program / Asset # : **BOE0032.000 / 1673**
Yr Built/Renovated : **1950 / 2009**
Area Sq Ft : **114,000**
Project Type : **EDUCATION**
Date of Survey : **12-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1862** **Lot** : **11** **BIN** : **1055990**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$188,400
Interior Architecture	$937,000	$686,000
Electrical	$789,400	$711,900
Mechanical	$369,100	$2,552,600
Site Enclosure	$136,300	
Total	**$2,231,700**	**$4,138,800**
Importance Code A		$241,000
Importance Code B	$1,485,900	$3,897,900
Importance Code C	$745,800	
Total	**$2,231,700**	**$4,138,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$75,300		$20,000	
Interior Architecture	$57,100	$9,700	$20,600	
Electrical	$47,100	$24,800	$12,800	$10,600
Mechanical	$12,600	$40,100	$16,700	$7,200
Site Enclosure	$13,700			
Site Pavements	$30,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$250,600**	**$89,000**	**$84,600**	**$32,200**
Importance Code A	$75,300	$200	$20,000	
Importance Code B	$134,300	$88,800	$64,600	$32,200
Importance Code C	$40,900			
Total	**$250,600**	**$89,000**	**$84,600**	**$32,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$188,400	
Masonry: Limestone	5%			LIFE	* *	5	$7,400	
Windows								
Aluminum	2%	Now	$15,900	2049	* *	5	$400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Aluminum	98%			2049	* *	5	$40,000	
Parapets								
Masonry: Brick	84%			LIFE	* *	5	$15,200	
Masonry: Limestone	15%			LIFE	* *	5	$3,400	
Metal Rail	1%			2046	* *	5-10	$3,300	
Roof								
Copper/Terne	5%			2061	* *	10	$10,800	
Modified Bitumen	93%	Now	$45,100	2038	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 340								
Skylight, Metal/Glass	2%			2043	* *	10	$5,800	
Soffits								
Masonry: Limestone	100%	4+	$14,200	LIFE	* *	5	$400	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Entrance At Columbus Avenue And 108th Street								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,600	
Ceramic Tile	5%	0-2	$29,800	2036	$595,700	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms And Kitchen								
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	80%			2041	* *	3	$61,900	
Wood	5%			2048	* *	5	$19,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$24,600	2042	* *	5	$4,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Glazed Ceramic Panel	1%	2-4	$2,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Lobby								
Plaster	59%	Now	$128,100	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair F At Exit 8 Basement, Bathroom B18								
SGFT/Glazed Masonry	30%	Now	$481,400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Base Of Corridors								
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	15%			2046	* *	5	$31,000	
Exposed Struc: Concrete	15%	Now	$237,500	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Room B2 Sprinkler Control Room								
Plaster	70%	Now	$90,000	LIFE	* *	5	$90,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 340								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$136,300	2068	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Columbus Avenue								
Free Standing Walls								
Masonry: Brick	100%	Now	$13,700	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Along 107th Street								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Along 107th Street								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$30,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 107th Street, 108th Street And Columbus Avenue								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	25%			2053	* *	5	$100	
Fused Knife Sw	75%	2-4	$199,700	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Raceway								
Conduit	95%			2033	$237,100	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Fused Knife Sw	10%	2-4	$24,500	2058	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Extended Life								
Molded Case Bkrs	75%			2032	$183,900	5	$2,300	
Molded Case Bkrs	5%			2049	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Thermoplastic	15%			2033	$52,500	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,700	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$94,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2038	* *	10	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Compact Fluorescent Lights								
LED	7%			2038	* *			
Egress Lighting								
Emergency, Battery	25%			2028	$49,000	10	$6,900	
Emergency, Battery	25%			2038	* *	10	$6,900	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$163,400	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$42,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$70,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$267,800	5	$35,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Boiler Room Renovation Is In Progress.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside The School								
Explanation : 1 Temporary Steam Boiler Is Being Used								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Heating								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Steam Traps, Control System.								
Terminal Devices								
Air Handler	25%			2033	$549,200	1	$17,600	
Convector/Radiator	75%			2031	$715,900	1	$27,600	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$309,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$63,600	
Exhaust Fans								
Interior	95%			2033	$491,800	2	$3,300	
Roof	5%			2028	$11,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$447,100	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Temporary Electrical 120 Gallon Unit Is Being Used.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,700	2033	$23,400	4	$2,400	
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit. Not In Service For Several Years.								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$80,700	1-2	$1,600	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 15 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 55 - BK**		
Address	: **2021 BERGEN STREET @ THOMAS S. BOYLAND ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K055**
Program / Asset #	: **BOE0383.000 / 1405**	**Yr Built/Renovated**	: **1968 / 2012**
Area Sq Ft	: **164,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1448** **Lot** : **1**	**BIN**	: **3038939**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$62,000	$3,637,000
Interior Architecture	$1,051,300	
Electrical	$678,600	$3,619,300
Mechanical	$1,658,700	$7,048,600
Site Pavements	$53,300	
Total	**$3,503,900**	**$14,304,900**
Importance Code A	$62,000	$5,153,300
Importance Code B	$3,442,000	$9,151,600
Total	**$3,503,900**	**$14,304,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,300	$6,700		$36,500
Interior Architecture	$106,600	$25,100		$30,800
Electrical	$18,400	$16,000	$17,200	$38,900
Mechanical	$41,500	$24,200	$35,800	$60,600
Site Enclosure	$900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$203,800**	**$79,100**	**$60,200**	**$174,000**
Importance Code A	$54,100	$22,900	$16,200	$53,100
Importance Code B	$90,000	$56,200	$43,900	$119,900
Importance Code C	$59,700			$1,100
Total	**$203,800**	**$79,100**	**$60,200**	**$174,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	5%	Now	$28,000	LIFE	* *	5	$6,300	
Painted Surfaces, Extent : Moderate, Area Affected : 25%								
Location : Ground Level Exterior Wall								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Weight Room								
Masonry: Brick Cavity	80%			LIFE	* *	5	$100,400	
Metal Panel	15%			2055	* *	5-10	$129,400	
Windows								
Aluminum	100%	Now	$1,300	2051	* *	5	$300	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Weight Room Windows								
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$9,700	
Metal Panel	5%			2055	* *	5	$2,400	
Metal Rail	5%			2048	* *	5-10	$11,000	
Metal Security Bars	5%			2050	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$3,800	
Roof								
Built-Up (BUR)	100%	Now	$62,000	2035	$3,098,200			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Upper And Lower Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$337,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$32,500	
Ceramic Tile	5%	Now	$85,800	2038	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Bathrooms Throughout								
Quarry Tile	5%			2048	* *	5	$22,300	
Vinyl Tile	20%	Now	$168,100	2040	* *	3	$22,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	60%	Now	$730,100	2045	* *	3	$66,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2063	* *	5	$27,900	
Interior Walls								
Ceramic Tile	5%	Now	$26,200	2038	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Bathrooms Throughout								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Bathrooms Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,200	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Operable Wall	2%			2045	* *	5	$2,200	
Plaster	40%	Now	$15,500	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Classrooms And Weight Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Weight Room								
SGFT/Glazed Masonry	30%	0-2	$17,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout.								
Wood	1%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium Walls								
Explanation : Decorative Wood								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$38,000	2040	* *	5	$28,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	63%			LIFE	* *	5	$28,400	
Metal Panel	2%	0-2	$9,800	LIFE	* *	5	$7,200	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	15%	0-2	$67,300	LIFE	* *	5	$27,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Classrooms Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2055	* *			
Iron Picket	75%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$900	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Dean Street								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$53,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Dean Street And Bergen Street								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Dean Street And Bergen Street								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	20%			2034	$69,500	5	$800	
Molded Case Bkrs	70%			2034	$243,200	5	$3,000	
Molded Case Bkrs	10%			2043	* *	5	$400	
Wiring								
Braided Cloth	60%	2-4	$245,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$167,200	5	$1,000	
Locally Mounted	10%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,378,200	10	$142,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$19,800	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Alarm								
Security System								
Generic	100%			2040	* *	1	$61,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter, Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$433,200	1-3	$104,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	85%			2033	$1,244,200	1	$138,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 3 Units In The Basement								
Steam Boiler	15%	Now	$11,000	2033	$219,600	1	$21,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of Unit No.3, Boiler Room								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$632,000	1	$20,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Second Floor Fan Rooms								
Convector/Radiator	80%			2033	$1,098,600	1	$42,400	
Controls								
Pneumatic	100%			2036	$3,245,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$445,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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
Ventilation								
Exhaust Fans								
Interior	40%			2030	$297,900	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 30%								
Location : Basement And Second Floor Fan Rooms								
Roof	60%			2030	$195,500	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$428,800	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$812,000	4	$24,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$33,600	4	$5,200	
Sewage Ejector(s)								
Electric	100%			2030	$87,900	4	$6,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 59 - Q**
Address : **132-55 RIDGEDALE STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0714.000 / 2277**
Area Sq Ft : **141,000**
Date of Survey : **21-Nov-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **12723** **Lot** : **76**

Agency's Number : **Q059**
Yr Built/Renovated : **1956 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4274083**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,173,800	$94,200
Interior Architecture	$2,003,900	$3,598,900
Electrical	$714,600	$3,138,600
Mechanical	$4,204,200	$2,097,400
Site Pavements	$168,000	
Total	**$8,264,600**	**$8,929,100**
Importance Code A	$1,173,800	$94,200
Importance Code B	$6,593,500	$7,733,000
Importance Code C	$497,400	$1,102,000
Total	**$8,264,600**	**$8,929,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,900	$2,700		$15,900
Interior Architecture	$118,800	$17,000	$9,100	$43,800
Electrical	$43,800	$13,900	$17,100	$61,800
Mechanical	$86,200	$21,400	$30,900	$19,900
Site Enclosure	$35,200	$4,800		
Site Pavements	$31,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$391,500**	**$67,000**	**$64,200**	**$148,700**
Importance Code A	$82,900	$16,700	$14,000	$30,200
Importance Code B	$236,100	$40,100	$41,200	$118,400
Importance Code C	$72,500	$10,300	$9,100	
Total	**$391,500**	**$67,000**	**$64,200**	**$148,700**

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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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$20,500	LIFE	* *	5	$39,200	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Exit 4 And 5								
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : Stairs At Exit 4 And 5								
Masonry: Brick Cavity	35%	Now	$156,800	LIFE	* *	5	$35,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Fan Room, Cafeteria								
Metal/Glass Curt Wall	50%			LIFE	* *	5	$94,200	
Metal Panel	8%	Now	$10,900	2045	* *	5	$15,100	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Vent Shaft Into Auditorium								
Granite Panels	2%			LIFE	* *	5	$1,500	
Windows								
Aluminum	70%	Now	$31,100	2043	* *	5	$6,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Aluminum	30%			2043	* *	5	$5,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Masonry: Brick Cavity	80%	0-2	$102,100	LIFE	* *	5	$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Inside Face Of Parapet Walls								
Masonry: Limestone	3%	0-2	$4,700	LIFE	* *	5	$500	
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping Stones								
Metal Panel	17%			2045	* *	5	$8,200	
Roof								
Built-Up (BUR)	95%			2030	$844,200	10	$70,600	
Copper/Terne	5%			2050	* *	10	$9,300	
Soffits								
Cast in Place Concrete	30%	Now	$1,800	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ridgedale Street At Basement Level Soffits								
Metal Panel	70%			2045	* *	5-10	$9,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Interior								
Floors								
Carpet	2%			2031	$76,100	3	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Throughout, Includes Classrooms 319 And 423								
Explanation : Location Noted								
Cast in Place Concrete	5%	Now	$18,300	LIFE	* *	5	$23,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Pit								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Boiler Room Pit								
Mosaic Tile	5%			2040	* *	5	$26,300	
Poured Epoxy/Resin	1%			2033	$120,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 114								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	36%			2043	* *	3	$28,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	40%	Now	$47,500	2035	$2,376,400	3	$31,500	
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Includes Room 200a								
Vinyl Tile 9" X 9"	5%			2030	$860,000	3	$5,300	
Wood	4%	4+	$10,300	2063	* *	5	$7,900	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Auditorium Stage								
Interior Walls								
Cast in Place Concrete	5%	Now	$28,400	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Columns In Basement								
Ceramic Tile	3%			2038	* *	5	$10,900	
Concrete Masonry Unit	47%	Now	$329,700	LIFE	* *	5	$68,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Boiler Room, Exit 11 And Bulkhead								
Folding Partition	2%			2034	$1,033,500	5	$18,200	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	1%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$10,900	
SGFT/Glazed Masonry	25%	0-2	$167,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Corridors								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Interior								
Ceilings								
AcousTile,Adhered	8%			2040	* *	5	$16,800	
AcousTileConcealSpLn	15%	Now	$311,500	2055	* *	5	$19,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : First, Second And Fourth Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement, First, Second And Fourth Floor Corridor								
AcousTileSusp.Lay-In	10%			2040	* *	5	$21,000	
Exposed Struc: Concrete	52%	Now	$335,100	LIFE	* *	5	$17,100	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor Classrooms								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	10%	Now	$13,100	LIFE	* *	5	$13,100	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Exit 11								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	* *	5-10	$7,900	
Chain Link	50%			2055	* *			
Iron Picket	45%	2-4	$12,800	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Ridgedale Street								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$22,400	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Wall At Ramp And Ridgedale Street At Basement Level								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Ridgedale Street At Basement Level								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$116,900	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Springfield Boulevard								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Ridgedale Street								
Explanation : Utility Work In Progress								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$20,800	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Stairs At Exit 4 And 5								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stairs At Exit 4 And 5								
Masonry: Granite	5%	Now	$10,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 75%								
Location : Exit To Playground								
Panel/Paver: Concrete	5%			2045	* *			
Activity Yard								
Asphalt	100%	0-2	$51,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnects Switches Rated At 2,500 And 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	20%			2045	* *	5	$100	
Fused Knife Sw	80%	2-4	$239,700	2065	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Fused Knife Sw	5%	2-4	$15,300	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	5%	2-4	$15,300	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2034	$183,900	5	$2,200	
Molded Case Bkrs	20%			2043	* *	5	$700	

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	20%			2040	* *	5	$200	
Locally Mounted	80%			2033	$148,600	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	92%			2035	$1,980,100	10	$119,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	3%			2035	$64,600	10	$3,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$121,200	10	$17,000	
Exit, Service	50%			2030	$31,100	1		
Exterior Lighting								
HID	10%			2030	$67,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Case Landings, Hallways, Perimeter Of The Building								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$372,400	1-3	$86,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets, Cafeteria, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$139,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	15%	Now	$34,700	2045	* *			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump Near Cafeteria								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Basement Near Cafeteria								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Steam Piping/Pump	85%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$543,400	1	$17,400	
Convector/Radiator	80%			2033	$944,500	1	$36,400	
Controls								
Pneumatic	100%			2029	$2,790,400			
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	5%			2035	$171,400			
Window/Wall Unit	75%			2030	$410,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$78,600	
Exhaust Fans								
Interior	50%	2-4	$32,000	2030	$320,200	2	$1,700	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Fan Room Near Cafeteria								
Roof	50%			2030	$140,100	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$921,600	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$59,900	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	**: I. S. 61 - BK**		
Address	**: 400 EMPIRE BOULEVARD @NEW YORK AVE.**		
Borough	**: BROOKLYN**	**Agency's Number**	**: K061**
Program / Asset #	**: BOE0388.000 / 2626**	**Yr Built/Renovated**	**: 1958 / 2012**
Area Sq Ft	**: 140,000**	**Project Type**	**: EDUCATION**
Date of Survey	**: 24-Mar-2025**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,3**		
Block	**: 1316** **Lot : 15**	**BIN**	**: 3337872**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,162,300	$5,789,500
Interior Architecture	$3,075,400	$1,069,000
Electrical		$1,507,800
Mechanical		$9,883,400
Site Pavements	$131,100	
Total	**$5,368,800**	**$18,249,600**
Importance Code A	$2,162,300	$5,842,100
Importance Code B	$2,799,600	$12,407,500
Importance Code C	$406,900	
Total	**$5,368,800**	**$18,249,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,700			
Interior Architecture	$134,400			$21,100
Electrical	$23,700	$13,100	$16,100	$14,800
Mechanical	$104,800	$22,000	$39,000	$22,000
Site Enclosure	$54,700			
Total	**$352,300**	**$35,100**	**$55,100**	**$57,900**
Importance Code A	$61,500	$14,900	$14,900	$14,900
Importance Code B	$203,600	$20,200	$40,200	$43,000
Importance Code C	$87,100			
Total	**$352,300**	**$35,100**	**$55,100**	**$57,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Exterior								
Exterior Walls								
Masonry: Brick	32%	2-4	$172,700	LIFE	* *	5	$41,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : South Elevation At First Floor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads And Various Exterior Walls								
Masonry: Granite	3%	Now	$15,500	LIFE	* *	5	$2,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Exit Locations								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Various Exit Locations								
Metal/Glass Curt Wall	65%	Now	$1,435,600	LIFE	* *	5	$156,000	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms								
Windows								
Aluminum	70%	Now	$86,800	2035	$1,735,300	5	$17,800	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Aluminum w/ Guards	30%	Now	$50,000	2035	$1,000,600	5	$7,600	
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$13,900	
Masonry: Brick	25%			LIFE	* *	5-10	$8,300	
Metal Rail	65%			2041	* *	5-10	$57,300	
Roof								
Built-Up (BUR)	40%			2036	$748,500	10	$62,600	
Copper/Terne	3%			2051	* *	10	$11,700	
IRMA/Protected Membrane	55%	Now	$417,300	2036	$2,086,500			
Insul Miss/Displaced, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various 3rd Floor Locations								
Skylight, Metal/Glass	2%			2046	* *	10	$10,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Exterior								
Soffits								
Metal Panel	100%	2-4	$2,000	2046	* *	5	$2,800	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Awnings At Exits								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Awnings At Exits								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$49,200	
Mosaic Tile	5%	0-2	$216,000	2041	* *	5	$14,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms And Kitchen Area								
Sheet Vinyl/Rubber	5%	0-2	$753,100	2046	* *	5	$8,400	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Linoleum Sheet Flooring In Auditorium								
Explanation : Material Clarification								
Terrazzo	5%			LIFE	* *	5	$17,600	
Vinyl Tile	70%	0-2	$445,200	2041	* *	3	$59,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Corridors								
Uneven Substrate, Extent : Light, Area Affected : 20%								
Location : Corridors								
Vinyl Tile 9" X 9"	5%	0-2	$92,100	2036	$920,500	3	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair Landings At Bulkheads								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Landings At Bulkheads								
Wood	5%	0-2	$68,700	2064	* *	5	$10,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Auditorium Stage								

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$65,600	
Ceramic Tile	5%	Now	$37,000	2039	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Marble Panels	5%			LIFE	* *	10	$5,200	
Plaster	50%	Now	$65,400	LIFE	* *	5	$39,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Basement Corridor And Music Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Basement And 3rd Floor Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various 3rd Floor Locations								
SGFT/Glazed Masonry	30%	Now	$144,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Basement Areas								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Various Basement Areas								
Ceilings								
AcousTile,Adhered	35%	0-2	$1,173,900	2049	* *	5	$35,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$38,200	
Exposed Struc: Steel	2%			LIFE	* *	10	$8,100	
Fiber Board	3%			2036	$97,500			
Metal Panel	5%	2-4	$17,300	LIFE	* *	5	$12,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Plaster	40%	2-4	$50,700	LIFE	* *	5	$50,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Site Enclosure								
Fence/Gates								
Chain Link	54%	0-2	$23,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Concrete Activity Yard								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Concrete Activity Yard								
Iron Picket	46%	2-4	$21,600	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	80%			2056	* *			
Masonry: Granite	20%	Now	$9,800	LIFE	* *	5	$15,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Main Entry Ramp								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Main Entry Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	75%	0-2	$63,000	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Ramp And Site Stairs At Sterling Place								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Landing At Stair To Kitchen								
Masonry: Granite	25%	0-2	$68,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Exit Stairs Throughout								
Activity Yard								
Cast in Place Concrete	100%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Small Concrete Area At Sterling Place								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches And One 400 Ampere Emergency Lighting Disconnect								

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2036	$89,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Molded Case Bkrs	70%			2036	$209,700	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	90%			2036	$266,200	1		
Conduit	5%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$300	
Fused Toggle Switch	2%			2035	$6,100	5	$100	
Molded Case Bkrs	84%			2035	$257,500	5	$3,100	
Molded Case Bkrs	2%			2052	* *	5	$100	
Molded Case Bkrs	2%			2058	* *	5	$100	
Wiring								
Braided Cloth	70%			2035	$286,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2036	$81,800	1		
Thermoplastic	5%			2056	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$92,900	5	$500	
Locally Mounted	40%			2034	$74,300	5	$400	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Empire Street Side Water Main In Boiler Room								
Explanation : Location Noted								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$27,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	70%			2044	* *	10	$96,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%	Now	$8,500	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	20%			2036	$18,900	1		
Emergency, Battery	30%			2044	* *	10	$10,900	
Exit, Service	10%			2031	$6,600	1		
Exit, Battery	40%			2041	* *	10	$4,100	
Exterior Lighting								
HID	1%			2031	$6,700	10		
LED	9%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Air Terminals On Chimney Stack Only								
Alarm								
Security System								
Generic	50%			2041	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$86,300	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$26,800	2049	* *	1	$133,900	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$1,231,700			
Terminal Devices								
Air Handler	20%			2031	$578,900	1	$18,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Mechanical Room								
Convector/Radiator	75%			2034	$943,300	1	$36,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2041	* *	1	$2,400	
Controls								
Digital	100%			2031	$4,117,200			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Principal's Office, Telecom Rooms								
Window/Wall Unit	60%			2031	$349,600	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeterias, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$132,600	
Exhaust Fans								
Interior	30%			2031	$204,600	2	$1,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Mechanical Room								
Roof	50%			2041	* *	2	$2,300	
Roof	20%			2031	$59,700	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,580,300	1		
Galvanized Steel	20%	Now	$19,600	2034	$392,700	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : Basement - Water Meter Rooms								
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement - Water Meter Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One Unit, 4.5kwt 55 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Room B38								
Sump Pump(s)								
Submersible	100%			2029	$4,700	4	$4,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 400mbh								
Hot Water Storage Tank								
Generic	70%			2041	* *	1	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 250 Gallons								
Generic	30%	Now	$200	2031	$4,700	1	$700	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 119 Gallons								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2036	$425,400	1-2	$8,400	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement - Sprinkler Main Room								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 61 - Q**
Address : **98-50 50 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0716.000 / 2259**
Area Sq Ft : **237,717**
Date of Survey : **10-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1891** **Lot** : **32**

Agency's Number : **Q061**
Yr Built/Renovated : **1966 / 2002**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4046834**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$284,200	$666,400
Interior Architecture	$1,445,400	$133,400
Electrical	$644,000	$5,659,500
Mechanical	$368,900	$480,500
Site Pavements	$53,500	
Total	**$2,795,900**	**$6,939,800**
Importance Code A	$284,200	$666,400
Importance Code B	$2,326,600	$6,273,400
Importance Code C	$185,200	
Total	**$2,795,900**	**$6,939,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,100	$77,600	$13,400	
Interior Architecture	$64,400		$12,000	$33,400
Electrical	$70,100	$40,400	$43,200	$38,700
Mechanical	$82,800	$97,300	$85,000	$51,200
Site Enclosure	$5,300			
Site Pavements	$25,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$301,100**	**$229,600**	**$168,000**	**$137,600**
Importance Code A	$62,700	$101,600	$37,000	$23,500
Importance Code B	$224,500	$128,000	$119,000	$114,100
Importance Code C	$13,900		$12,000	
Total	**$301,100**	**$229,600**	**$168,000**	**$137,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	* *	5	$127,900	
Masonry: Limestone	3%			LIFE	* *	5	$4,100	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$17,100	
Pre-Cast Concrete	20%			LIFE	* *	5	$118,700	
Stucco Cement	2%			2046	* *	5	$9,100	
Windows								
Aluminum	92%			2049	* *	5	$26,900	
Metal Louvers	3%			2042	* *	10	$5,500	
Steel	5%	Now	$112,400	2058	* *	5	$9,100	
Air Infiltration, Extent : Light, Area Affected : 50% *Location : Stairs* *Deteriorated Finish, Extent : Moderate, Area Affected : 50%* *Location : Stairs* *Thermally Inefficient, Extent : Moderate, Area Affected : 50%* *Location : Stairs*								
Parapets								
Masonry: Brick Cavity	10%	Now	$33,400	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Throughout* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%* *Location : Throughout*								
Metal Panel	5%			2053	* *	5	$6,300	
Metal Rail	35%			2046	* *	5-10	$205,200	
Pre-Cast Concrete	50%			LIFE	* *	5	$102,100	
Roof								
Built-Up (BUR)	20%			2038	* *	10	$45,800	
Copper/Terne	5%			2048	* *	10	$28,600	
Modified Bitumen	75%			2038	* *	10	$171,700	
Soffits								
Cast in Place Concrete	85%			LIFE	* *	5	$112,500	
Gypsum Board: Exterior Grade	15%	0-2	$5,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Front Entrance* *Paint Peeling, Extent : Moderate, Area Affected : 15%* *Location : Front Entrance*								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$309,900	LIFE	* *	5	$77,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Boiler Pit								
Ceramic Tile	5%	Now	$102,700	2042	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet In 1966 Section								
Terrazzo	2%	0-2	$34,100	LIFE	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Vinyl Tile	60%	Now	$181,200	2038	* *	3	$80,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	$437,100	2043	* *	3	$20,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
Wood	8%	Now	$173,800	2061	* *	5	$26,700	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Concrete Masonry Unit	20%	Now	$185,200	LIFE	* *	5	$15,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Boiler Pit								
Folding Partition	5%			2049	* *	5	$24,000	
Gypsum Board	5%			LIFE	* *	5	$5,800	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$23,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$111,200	
AcousTileSusp.Lay-In	25%	4+	$30,300	2046	* *	5	$44,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5	$16,700	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$44,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$5,300	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Iron Picket	80%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$53,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	75%	0-2	$8,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	25%			2046	* *			
Activity Yard								
Asphalt	100%	0-2	$16,400	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$332,900	5	$500	
Fused Disc Sw	50%			2053	* *	5	$500	

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Under 600 Volts								
Raceway								
Conduit	70%			2033	$483,300	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$45,800	5	$400	
Fused Disc Sw	3%			2041	* *	5	$200	
Molded Case Bkrs	20%			2041	* *	5	$1,300	
Molded Case Bkrs	70%			2032	$457,800	5	$4,400	
Wiring								
Braided Cloth	70%	2-4	$644,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Wing								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$1,300	
Locally Mounted	20%			2031	$74,300	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$73,100	
Generators								
Diesel	100%			2036	$142,000	1	$92,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$53,000	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Main Tank	50%			2048	* *	5		
Lighting								
Interior Lighting								
Fluorescent	2%			2033	$72,600	10	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Compact Fluorescent Light								
Fluorescent	94%			2033	$3,410,800	10	$204,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Service	60%			2033	$90,000	1		
Exit, Service	40%			2038	* *	1		

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Lighting								
Exterior Lighting								
HID	30%			2033	$340,700	10	$200	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$88,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$146,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$73,600	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$235,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	5%	Now	$17,100	2053	* *	4	$600	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : 2 Vacuum Pumps, Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 10%								
Location : 2 Vacuum Pumps, Basement								
Steam Piping/Pump	95%			2043	* *			
Terminal Devices								
Air Handler	40%			2038	* *	1	$58,800	
Convector/Radiator	60%			2038	* *	1	$46,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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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DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$33,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, New Wing Penthouse								
Window/Wall Unit	40%			2028	$368,900	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$3,500	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2038	* *	1	$44,100	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2033	$234,600	2	$49,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$39,800	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$92,800	
Exhaust Fans								
Interior	30%			2038	* *	2	$2,200	
Roof	70%			2038	* *	2	$5,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	0-2	$2,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$48,700	4	$5,000	
Sewage Ejector(s)								
Electric	100%	Now	$2,500	2033	$127,400	4	$9,500	
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : 1 Out Of 2 Units In Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$14,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To The Second Floor, New Wing								
Explanation : One Unit								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : First To The Fourth Floor, Old Wing								
Explanation : One Unit. Old Leaks.								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$36,000	
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$20,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : Partial Coverage								
Fire Pump								
No Component	70%							
Generic	30%			2042	* *	1	$13,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 61 - SI**		
Address	: **445 CASTLETON AVENUE @BRIGHTON AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R061**
Program / Asset #	: **BOE0943.000 / 1419**	**Yr Built/Renovated**	: **1971 / 2011**
Area Sq Ft	: **172,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **100** **Lot** : **100**	**BIN**	: **5002227**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$136,600
Interior Architecture	$1,851,600	$6,798,500
Electrical	$248,900	$4,186,000
Mechanical	$445,900	$857,100
Site Enclosure	$154,900	
Site Pavements	$112,800	$148,100
Total	**$2,814,100**	**$12,126,300**
Importance Code A	$268,900	$189,300
Importance Code B	$1,653,500	$11,294,600
Importance Code C	$891,800	$642,500
Total	**$2,814,100**	**$12,126,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$11,000
Interior Architecture	$60,400	$33,400	$6,800	$24,600
Electrical	$14,800	$18,600	$16,300	$12,800
Mechanical	$72,800	$56,800	$50,200	$28,500
Site Enclosure	$27,000			
Site Pavements	$47,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$229,900**	**$116,000**	**$80,500**	**$84,200**
Importance Code A	$12,100	$18,500	$18,100	$29,100
Importance Code B	$154,200	$97,600	$62,400	$55,100
Importance Code C	$63,600			
Total	**$229,900**	**$116,000**	**$80,500**	**$84,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$42,000	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 80%								
Location : Street Facades								
Pre-Cast Concrete	50%			LIFE	* *	5	$136,600	
Windows								
Aluminum	100%			2055	* *	5	$22,100	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Carpet	5%			2032	$247,500	3	$20,500	
Cast in Place Concrete	5%	Now	$23,800	LIFE	* *	5	$29,900	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout, Basement, Meter Room								
Ceramic Tile	3%			2036	$473,300	5	$8,200	
Terrazzo	5%	0-2	$65,400	LIFE	* *	5	$10,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	72%	Now	$556,600	2033	$5,565,700	3	$73,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Corridors Throughout								
Wood	10%			2061	* *	5	$51,200	
Interior Walls								
Cast in Place Concrete	10%	Now	$59,200	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Electrical Room								
Ceramic Tile	3%			2036	$642,500	5	$11,400	
Concrete Masonry Unit	5%	Now	$36,600	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	42%	Now	$397,800	LIFE	* *	5	$47,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	40%	Now	$279,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Interior								
Ceilings								
AcousTile,Adhered	40%	Now	$176,300	2038	* *	5	$53,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridors, Cafeteria								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Cafeteria								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	20%			2038	* *	5	$66,900	
Metal Panel	2%			LIFE	* *	5	$6,700	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	38%	Now	$316,500	LIFE	* *	5	$63,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	51%	4+	$154,900	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	49%	2-4	$27,000	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$47,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%	4+	$112,800	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	10%			2033	$148,100			

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

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Power Service One 3,000 Ampere And Lighting Service One 2,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$332,900	5	$700	
Raceway								
Conduit	95%			2033	$328,000	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$52,100	5	$600	
Molded Case Bkrs	75%			2032	$260,600	5	$3,400	
Molded Case Bkrs	10%			2049	* *	5	$500	
Wiring								
Thermoplastic	95%			2033	$437,000	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	75%			2033	$2,090,200	10	$125,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2028	$83,600	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Entrance								
HID	2%			2033	$44,300	10	$100	
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$156,900	10	$22,000	
Exit, Service	50%			2033	$40,300	1		
Exterior Lighting								
HID	20%			2033	$164,400	10	$100	
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Exterior								
Explanation : Cameras Security System								
Generic	50%			2028	$165,300	1	$32,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$106,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$56,600	
Conversion Equipment								
Steam Boiler	33%	Now	$268,900	2038	* *	1	$53,700	
Broken, Extent : Severe, Area Affected : 33%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 3 Units. No. 3 Boiler Is Not Working. Needs Refractory								
Steam Boiler	67%			2038	* *	1	$121,100	
Distribution								
Steam Piping/Pump	100%			2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Feed Water Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various. 40 Percent Of Steam Traps Are Not Working								
Terminal Devices								
Air Handler	20%			2033	$703,600	1	$22,600	
Convector/Radiator	80%			2038	* *	1	$47,200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	2%			2038	* *			
Window/Wall Unit	25%	0-2	$17,700	2028	$177,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Of Unit Are Not Working								
No Component	73%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$101,800	
Exhaust Fans								
Interior	40%			2041	* *	2	$2,200	
Roof	60%			2041	* *	2	$3,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Water Main								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 180 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Roof Drain								
Sump Pump(s)								
Non-Submersible	100%			2033	$37,400	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2033	$97,900	4	$7,300	
Backflow Preventer								
No Component	90%							
Generic	10%			2033	$8,300	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Make Up Line								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Various. Three Bathroom Sinks Broken								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%	0-2	$32,300	2053	* *	1-2	$11,100	
Heads Blocked, Extent : Moderate, Area Affected : 5%								
Location : 1 Sprinkler Head Broken								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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
Fire Suppression								
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 62 - BK**		
Address	: **700 CORTELYOU ROAD @E. 7 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K062**
Program / Asset #	: **BOE0389.000 / 2754**	**Yr Built/Renovated**	: **1957 / 1999**
Area Sq Ft	: **133,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5391** **Lot** : **1**	**BIN**	: **3126842**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$239,400	$195,500
Interior Architecture	$802,800	$4,323,300
Electrical	$498,800	$2,712,000
Mechanical	$564,200	$1,396,500
Total	**$2,105,100**	**$8,627,300**
Importance Code A	$239,400	$221,800
Importance Code B	$1,678,500	$7,748,300
Importance Code C	$187,200	$657,200
Total	**$2,105,100**	**$8,627,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,600			
Interior Architecture	$112,700	$2,700	$2,900	$13,600
Electrical	$13,800	$16,200	$14,900	$13,200
Mechanical	$21,700	$54,700	$34,600	$20,900
Site Enclosure	$1,400			
Site Pavements	$27,800			
Total	**$230,900**	**$73,600**	**$52,500**	**$47,700**
Importance Code A	$66,700	$13,500	$13,200	$13,200
Importance Code B	$129,100	$60,200	$36,400	$34,600
Importance Code C	$35,100		$2,900	
Total	**$230,900**	**$73,600**	**$52,500**	**$47,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$145,200	
Masonry: Limestone	4%			LIFE	* *	5	$4,800	
Metal/Glass Curt Wall	6%	Now	$167,000	LIFE	* *	5	$18,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Stairs								
Windows								
Aluminum	98%	Now	$42,400	2049	* *	5	$21,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Metal Louvers	2%			2036	$50,300	10	$5,500	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$17,100	
Masonry: Limestone	15%			LIFE	* *	5	$4,300	
Metal Rail	10%	2-4	$7,900	2038	* *	5	$16,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	97%	2-4	$72,300	2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Copper/Terne	2%	Now	$3,400	2061	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Skylight, Metal/Glass	1%			2043	* *	10	$4,200	
Interior								

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

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$39,700	
Ceramic Tile	5%	Now	$52,400	2036	$523,800	5	$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Sheet Vinyl/Rubber	2%			2038	* *	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratory								
Explanation : Chemical Floor								
Terrazzo	5%	0-2	$43,400	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	60%	0-2	$308,000	2033	$3,079,800	3	$40,800	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout 9 X 9 Tiles								
Wood	18%	Now	$99,700	2048	* *	5	$30,600	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Entrances								
Interior Walls								
Ceramic Tile	5%	Now	$32,900	2036	$657,200	5	$5,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Folding Partition	1%			2049	* *	5	$5,800	
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	65%	Now	$75,600	LIFE	* *	5	$45,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairway Bulkhead								
SGFT/Glazed Masonry	26%	4+	$111,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2046	* *	5	$18,100	
AcousTileConcealSpLn	5%	4+	$3,000	2038	* *	5	$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Exposed Struc: Concrete	6%	0-2	$33,400	LIFE	* *	5	$1,700	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Exposed Struc: Concrete	24%			LIFE	* *	5	$6,800	
Plaster	55%	Now	$155,400	LIFE	* *	5	$62,400	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs Bulkead								
Site Enclosure								
Fence/Gates								
Aluminum Picket	48%			2053	* *			
Chain Link	50%			2053	* *			
Masonry: Brick	2%	Now	$1,400	2053	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	10%	Now	$800	2042	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Entry Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	50%	Now	$27,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Central Courtyard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Central Courtyard								
Rubber Matting	10%			2038	* *			
Traffic Topping	40%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 800 Amperes								
Fused Disc Sw	25%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Emergency Lighting Main Disconnect Switch								
Fused Disc Sw	25%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$600	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	50%			2041	* *	5	$1,800	
Molded Case Bkrs	45%			2055	* *	5	$1,600	
Wiring								
Thermoplastic	80%			2059	* *	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Pipe								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Lighting								
Interior Lighting								
Fluorescent	94%			2033	$1,908,300	10	$114,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2028	$40,600	10	$2,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Incandescent	2%			2028	$75,500	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room Basement								
Explanation : Incandescent Lamps								
LED	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2033	$114,300	10	$16,100	
Exit, Battery	50%			2033	$96,500	10	$4,500	
Exterior Lighting								
HID	19%			2028	$120,700	10	$100	
HID	1%	0-2	$1,300	2028	$6,400			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : Two Light Fixtures Not In Service								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2028	$127,800	1	$24,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2028	$127,800	1	$24,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$82,000	

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$316,700	5	$41,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Room Renovation Has Not Completed Due To Steam Distribution System Issue.								
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$131,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boiler Replacement Has Completed But Has Not Turn On Yet. 1 Temporary Boiler Is Being Used Out Side The Building.								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Various Locations In Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Steam Fill Out Entire Boiler Room And Some Area In Basement Due To Leaking Of The System According To The Fireman.								
Terminal Devices								
Air Handler	20%			2028	$512,600	1	$16,500	
Convector/Radiator	80%			2038	* *	1	$34,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	$51,600	2033	$51,600	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	70%			2031	$361,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,200	
Exhaust Fans								
Interior	85%			2033	$513,400	2	$3,500	
Roof	5%			2028	$13,200	2	$200	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Temporary Electric 75 Gallon Unit Being Used.								

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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$5,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$94,200	1-2	$1,900	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 1 Set Covers 20 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 68 - BK (J. H. S. 68 - BK)**		
Address	: **956 EAST 82 STREET @AVENUE J**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K068**
Program / Asset #	: **BOE0392.000 / 2624**	**Yr Built/Renovated**	: **1964 / 2003**
Area Sq Ft	: **154,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8018** **Lot** : **1**	**BIN**	: **3224947**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$445,400	$321,000
Interior Architecture	$1,267,000	$5,778,600
Electrical	$530,400	$3,391,800
Mechanical	$1,506,300	$1,799,100
Total	**$3,749,200**	**$11,290,500**
Importance Code A	$445,400	$347,300
Importance Code B	$3,168,500	$10,823,200
Importance Code C	$135,300	$120,000
Total	**$3,749,200**	**$11,290,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,000			$14,200
Interior Architecture	$172,200	$45,400		$12,100
Electrical	$26,300	$17,500	$16,000	$40,100
Mechanical	$22,100	$10,100	$21,100	$14,100
Site Enclosure	$34,600	$15,100		
Site Pavements	$17,500			
Total	**$294,800**	**$88,100**	**$37,000**	**$80,500**
Importance Code A	$22,000			$14,600
Importance Code B	$206,000	$52,200	$37,000	$66,000
Importance Code C	$66,700	$35,900		
Total	**$294,800**	**$88,100**	**$37,000**	**$80,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$217,500	LIFE	* *	5	$129,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria Areaway								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Near Corners								
Masonry: Limestone	5%	0-2	$122,300	LIFE	* *	5	$5,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Metal Panel	5%			2055	* *	5-10	$52,200	
Granite Panels	5%			LIFE	* *	5	$5,700	
Windows								
Aluminum	100%	Now	$22,000	2051	* *	5	$11,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Windows								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And 2nd Floor Classroom								
Roof								
Built-Up (BUR)	33%			2040	* *	10	$105,600	
Copper/Terne	5%			2063	* *	10	$40,000	
Modified Bitumen	60%			2043	* *	10	$192,000	
Skylight, Metal/Glass	2%			2045	* *	10	$21,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : By Chimney								
Explanation : Copper And Glass Skylight								
Soffits								
Mosaic Tile	100%			2045	* *	10	$3,200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Entry Canopy								
Explanation : Staining Discoloring								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,200	
Ceramic Tile	5%	Now	$33,200	2038	* *	5	$5,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Bathrooms								
Sheet Vinyl/Rubber	2%			2040	* *	5	$6,900	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Science Storage Room								
Explanation : Staining From Ceiling								
Terrazzo	3%	Now	$13,200	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Stair Landings								
Traffic Topping	2%	0-2	$4,500	2040	* *	5	$2,900	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stair Treads								
Vinyl Tile	48%			2040	* *	3	$41,500	
Vinyl Tile 9" X 9"	30%	Now	$1,131,700	2035	$5,658,600	3	$25,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms On Floors 2nd, 3rd And 4th								
Wood	5%			2063	* *	5	$21,600	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Stage								
Interior Walls								
Cast in Place Concrete	5%	Now	$64,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Tank Room Basement								
Ceramic Tile	3%	Now	$70,400	2044	* *	5	$12,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Concrete Masonry Unit	2%	Now	$32,100	LIFE	* *	5	$6,700	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Concrete Masonry Unit	8%			LIFE	* *	5	$26,700	
Folding Partition	2%			2043	* *	5	$41,700	
Glazed Ceramic Panel	2%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	48%			LIFE	* *	5	$120,000	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$15,900	2040	* *	5	$12,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Basement, Entryway, Corridors								
AcousTileConcealSpLn	25%	0-2	$33,100	2048	* *	5	$25,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Corridors, Cafeteria								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Fiber Board	5%			2045	* *			
Plaster	40%	Now	$40,100	LIFE	* *	5	$40,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Room 304								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	* *	5-10	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Rail Guard								
Chain Link	85%	Now	$34,600	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : East 81 Street At Avenue J								
Iron Picket	5%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East 81 Street								
On-Site Walkways								
Cast in Place Concrete	50%			2048	* *			
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Between School And Park								
Explanation : Under Construction								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2055	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$239,700	5	$500	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$400	
Molded Case Bkrs	70%			2034	$214,600	5	$2,800	
Molded Case Bkrs	20%			2051	* *	5	$800	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$81,800	1		
Motor Controllers								
Locally Mounted	40%			2033	$74,300	5	$400	
Motor Control Center	60%			2040	* *	5	$2,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	83%			2035	$1,951,100	10	$117,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2035	$117,500	10	$7,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	12%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Boiler Room								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$132,300	10	$18,600	
Exit, Battery	50%			2030	$111,700	10	$5,200	

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Lighting								
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%	Now	$14,800	2035	$148,000	1	$25,900	
Cameras Damaged, Extent : Moderate, Area Affected : 10%								
Location : Cameras C/17, E1/18 And C/14 Are Not Working								
Generic	50%			2035	$148,000	1	$28,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$94,900	

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Boiler Room								
Explanation : Entire Boiler Room Is Under Renovation Process								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside Of The Building								
Explanation : Entire Boiler Room Is Under Renovation Process. 1 Temporary Steam Boiler Being Used.								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	20%			2030	$593,500	1	$19,100	
Convector/Radiator	80%			2033	$1,031,600	1	$39,800	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	$172,900	2	$900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units Supply Auditorium								
Window/Wall Unit	70%			2030	$418,200	1		
Recent Installation, Extent : N/A, Area Affected : 80%								
Location : Various								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,900	
Exhaust Fans								
Interior	20%			2030	$139,900	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Fan Rooms								
Roof	40%			2030	$122,400	2	$1,900	
Roof	40%			2040	* *	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2045	* *	1		
Galvanized Steel	25%			2033	$503,300	1		
Water Heater With Tanks								
Electric	90%			2034	$65,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Temporary 120 Gallon Unit								
Electric	10%			2033	$7,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 10 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$9,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement And 1st Floor								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2035	$82,600	4	$9,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

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
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2035	$35,200	1	$4,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$109,000	1-2	$2,200	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Kitchen* *Explanation : Covers 25 Square Feet*							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 71 - BK**		
Address	: **215 HEYWARD STREET @MARCY AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K071**
Program / Asset #	: **BOE0393.000 / 2752**	**Yr Built/Renovated**	: **1970 / 2021**
Area Sq Ft	: **169,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2227** **Lot** : **1**	**BIN**	: **3061064**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$675,100	$1,758,700
Interior Architecture	$962,800	$10,921,700
Electrical		$1,658,800
Mechanical	$278,100	$7,257,100
Site Pavements	$61,300	$141,400
Total	**$1,977,200**	**$21,737,700**
Importance Code A	$835,200	$3,412,400
Importance Code B	$803,500	$18,325,200
Importance Code C	$338,600	
Total	**$1,977,200**	**$21,737,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,900		$11,000	
Interior Architecture	$179,100		$9,300	$23,500
Electrical	$37,700	$15,800	$19,600	$17,900
Mechanical	$84,300	$30,300	$75,200	$37,300
Site Enclosure	$10,700			
Site Pavements	$4,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$349,100**	**$53,300**	**$122,400**	**$85,900**
Importance Code A	$25,900	$17,800	$28,800	$17,800
Importance Code B	$239,300	$35,600	$84,300	$68,100
Importance Code C	$84,000		$9,300	
Total	**$349,100**	**$53,300**	**$122,400**	**$85,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$123,900	
Masonry: Brick Cavity	80%	2-4	$294,700	LIFE	* *	5	$66,100	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Along Heyward Street								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Mosaic Tile	5%	Now	$9,800	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Heyward Street Entrance								
Windows								
Aluminum	67%			2044	* *	5	$14,500	
Aluminum w/ Guards	33%			2044	* *	5	$7,200	
Parapets								
Masonry: Brick	70%	Now	$155,300	LIFE	* *	5	$12,000	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Lower Roof Parapet								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Metal Panel	5%			2046	* *	5	$3,300	
Metal Rail	10%			2041	* *	5-10	$30,900	
Pre-Cast Concrete	15%			LIFE	* *	5	$32,300	
Roof								
Built-Up (BUR)	95%	Now	$163,100	2031	$1,630,700			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Auditorium								
Copper/Terne	5%			2051	* *	10	$18,000	
Soffits								
Stucco Cement	100%			2049	* *	5	$300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$23,400	LIFE	* *	5	$29,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Mosaic Tile	5%	Now	$25,800	2041	* *	5	$16,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And 1st Floor Restrooms								
Quarry Tile	5%			2041	* *	5	$20,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 3rd Floors								
Explanation : 6 Science Laboratories								
Terrazzo	10%	Now	$69,400	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Treads In Exit Stairwells								
Vinyl Tile	60%			2036	$4,557,200	3	$80,600	
Vinyl Tile 9" X 9"	10%	Now	$109,900	2031	$2,198,800	3	$10,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Landing And Vestibules								
Wood	5%			2071	* *	5	$25,200	
Repairs in Progress, Extent : N/A, Area Affected : 95%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$93,400	
Ceramic Tile	5%			2039	* *	5	$18,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And 1st Floor Restrooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$44,800	
Folding Partition	3%	Now	$158,900	2044	* *	5	$14,000	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Plaster	42%			LIFE	* *	5-10	$133,300	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$46,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Interior								
Ceilings								
AcousTile,Adhered	45%	Now	$194,800	2034	$3,896,700	5	$59,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
AcousTileSusp.Lay-In	5%			2041	* *	5	$13,100	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$16,400	
Exposed Struc: Steel	5%			LIFE	* *	10	$26,300	
Fiber Board	5%			2036	$209,800			
Metal Panel	10%	4+	$178,200	LIFE	* *	5	$32,800	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Throughout Kitchen And Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Kitchen								
Explanation : Location Noted								
Plaster	25%			LIFE	* *	5-10	$112,900	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2041	* *	5-10	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Roof At Courtyard								
Explanation : Location Noted								
Chain Link	60%			2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout Rear Activity Yard								
Iron Picket	20%			2056	* *			
Masonry: Brick	15%	Now	$10,700	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Masonry Piers At Perimeter Fence								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$61,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	45%	Now	$600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Walkway And Stairs								
Masonry: Granite	5%	Now	$600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : Along Rutledge Street								
Pavers/Stone	50%	Now	$2,800	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout Interior Courtyard								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Throughout Interior Courtyard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Interior Courtyard At Tree Planter								
Activity Yard								
Asphalt	90%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	10%			2036	$141,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	
Panelboards								
Fused Disc Sw	10%			2035	$34,700	5	$400	
Fused Toggle Switch	1%			2035	$3,500	5		
Molded Case Bkrs	85%			2035	$295,300	5	$3,800	
Molded Case Bkrs	4%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2036	$409,100	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Lighting								
Interior Lighting								
Fluorescent	70%			2041	* *	10	$115,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	5%			2041	* *	1		
Emergency, Battery	45%			2031	$138,800	10	$19,500	
Exit, Battery	50%			2041	* *	10	$6,100	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$162,400	1	$31,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$31,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$104,100	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$55,600	
Conversion Equipment								
Steam Boiler	100%	Now	$160,100	2034	$1,601,100	1	$159,900	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Basement. Boiler Access Doors Are Loose And Do Not Fully Close At Boiler 3. Broken Draft Dampers At Breeching Of Boiler 2.								
Cracked, Extent : Light, Area Affected : 2%								
Location : Basement. Cracked Exterior Insulated Shell At Boiler 2. Cracked Boiler Breeching At Boiler 2.								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Basement. Defective Automatic Boiler Feedwater Valve At Boiler 1.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. 3 Units.								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement.								
Explanation : Defective Damper Actuators At Fresh Air Louvers Serving Boilers.								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$73,500	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Feedwater Tank In Basement And At Vacuum Pump And Condensate Lines								
Terminal Devices								
Air Handler	20%			2036	$691,400	1	$22,200	
Convector/Radiator	80%			2041	* *	1	$46,400	
Controls								
Pneumatic	100%			2034	$3,344,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	15%			2036	$654,300			
Window/Wall Unit	60%	Now	$41,800	2031	$417,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$158,400	
Exhaust Fans								
Interior	60%			2036	$488,800	2	$3,300	
Roof	40%			2041	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$9,400	2041	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement Near Electrical Closet								
HW Heat Exchanger								
Steam Fired	33%			2046	* *	4	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units.								
Steam Fired	67%			2046	* *	4	$11,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	38%	Now	$4,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 2%								
Location : Areaway Near Boiler Room. Clogged Areaway Storm Drain.								
Cast Iron	62%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2036	$36,800	4	$5,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement Near Electrical Room.								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Heat Exchanger Tanks								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$5,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 72 - SI**
Address : **33 FERNDALE AVENUE BTWN: SAXON AVE. - TRAVIS AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R072**
Program / Asset # : **BOE0945.000 / 1421**
Yr Built/Renovated : **1976 / 2014**
Area Sq Ft : **174,000**
Project Type : **EDUCATION**
Date of Survey : **31-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,4,Ph**
Block : **2364** **Lot** : **1** **BIN** : **5037524**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,023,700	$553,600
Interior Architecture	$120,800	$5,908,200
Electrical	$146,800	$2,082,700
Mechanical	$2,011,600	$6,845,700
Site Pavements	$1,246,500	
Total	**$4,549,500**	**$15,390,200**
Importance Code A	$1,023,700	$606,200
Importance Code B	$3,316,100	$14,784,000
Importance Code C	$209,700	
Total	**$4,549,500**	**$15,390,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,600	$39,000		$3,000
Interior Architecture	$94,500	$15,500	$26,700	$21,600
Electrical	$16,200	$21,000	$18,500	$17,100
Mechanical	$32,500	$33,000	$42,100	$62,900
Site Enclosure	$8,000			
Site Pavements	$34,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$214,200**	**$115,700**	**$94,500**	**$111,800**
Importance Code A	$38,900	$56,200	$17,200	$20,600
Importance Code B	$105,300	$54,000	$77,300	$91,200
Importance Code C	$70,000	$5,500		
Total	**$214,200**	**$115,700**	**$94,500**	**$111,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	* *	5	$93,400	
Pre-Cast Concrete	15%			LIFE	* *	5	$70,100	
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Of Building								
Explanation : Covered By Sidewalk Bridging								
Windows								
Aluminum	55%	Now	$21,000	2043	* *	5	$10,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	10%			2060	* *	5	$3,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Aluminum	35%			2043	* *	5	$13,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Floor Levels								
Parapets								
Masonry: Brick	8%			LIFE	* *	5	$2,100	
Metal Panel	2%			2045	* *	5	$2,100	
Metal Security Bars	15%			2050	* *			
Pre-Cast Concrete	75%	4+	$165,900	LIFE	* *	5	$125,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Parapet Walls								
Roof								
Built-Up (BUR)	70%			2030	$791,500	10	$66,200	
Modified Bitumen	25%			2035	$264,800	10	$23,700	
Roll Roofing	5%	Now	$600	2028	$31,400	5	$3,900	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Stair 4 Bulkhead								
Soffits								
Stucco Cement	100%			2048	* *	5	$1,400	
Interior								

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

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$54,200	LIFE	* *	5	$27,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Rooms B05, B07, B08, B13 And Corridor								
Ceramic Tile	3%	Now	$21,500	2038	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Ceramic Tile	2%			2044	* *	5	$5,000	
Quarry Tile	4%			2040	* *	5	$14,900	
Sheet Vinyl/Rubber	2%	0-2	$66,700	2035	$333,400	5	$3,700	
Seams Open/Split, Extent : Light, Area Affected : 20%								
Location : Auditorium								
Terrazzo	1%			LIFE	* *	5	$1,900	
Vinyl Tile	78%			2035	$5,489,400	3	$72,800	
Wood	5%			2070	* *	5	$23,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	2%	0-2	$6,900	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$12,400	2038	* *	5	$5,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,400	
Folding Partition	2%			2043	* *	5	$11,000	
Gypsum Board	4%			LIFE	* *	5	$5,300	
Masonry: Brick	1%	Now	$8,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal Panel	5%			LIFE	* *			
Plaster	36%			LIFE	* *	5	$23,800	
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Throughout								
SGFT/Glazed Masonry	40%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Interior								
Ceilings								
AcousTile,Adhered	8%			2048	* *	5	$19,900	
AcousTileConcealSpLn	55%	Now	$45,100	2040	* *	5	$85,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
AcousTileSusp.Lay-In	2%			2040	* *	5	$5,000	
Exposed Struc: Concrete	25%			LIFE	* *	5	$9,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2045	* *			
Iron Picket	20%	4+	$8,000	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Of School								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$92,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Area On Ferndale Avenue And Other Areas Throughout								
On-Site Walkways								
Asphalt	50%	Now	$31,700	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Cast in Place Concrete	50%	4+	$2,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ferndale Avenue								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$209,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Dumpster Area								
Activity Yard								
Asphalt	100%	Now	$944,400	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2035	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$700	
Raceway								
Conduit	100%			2035	$345,200	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	90%			2034	$312,700	5	$4,100	
Wiring								
Thermoplastic	100%			2035	$460,000	1		
Motor Controllers								
Locally Mounted	40%			2033	$74,300	5	$500	
Motor Control Center	55%			2033	$409,500	5	$2,600	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$143,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2040	* *	10	$3,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor Lobby								
HID	2%			2040	* *	10	$100	
LED	6%			2045	* *			
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
LED	10%			2035	$95,500			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$65,000	
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$107,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$172,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	30%			2061	* *			
Steam Piping/Pump	70%			2035	$998,700			
Terminal Devices								
Convector/Radiator	70%			2033	$1,019,900	1	$39,300	
Fan Coil Unit/Heat	5%			2030	$220,900	1	$2,800	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement And 2nd Floor Fans Rooms								
Explanation : Under Air Conditioning								
Controls								
Pneumatic	100%			2033	$3,443,400			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	50%			2030	$337,500	1		
No Component	10%							
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Penthouse								
Explanation : New Chillers To Be Installed								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2035	$38,900	4	$1,900	
No Component	70%							
Under Construction	15%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2030	$777,900	1	$26,900	
Fan Coil - 4 Pipe	5%			2030	$305,000	1	$2,800	
No Component	70%							
Heat Rejection								
No Component	70%							
Under Construction	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

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
Ventilation								
Exhaust Fans								
Interior	25%			2040	* *	2	$1,300	
Interior	25%			2030	$197,600	2	$1,300	
Roof	50%			2030	$172,900	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$1,137,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$5,500	4	$3,700	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$10,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$91,000	
Sprinkler								
No Component	90%							
Generic	10%			2035	$246,400	1-2	$4,900	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 73 - Q**
Address : **70-02 54 AVE.**
Borough : **QUEENS**
Program / Asset # : **BOE0727.000 / 532**
Area Sq Ft : **154,321**
Date of Survey : **13-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2503** **Lot** : **31**

Agency's Number : **Q073**
Yr Built/Renovated : **1927 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4058611**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$93,300	$930,300
Interior Architecture	$4,951,700	$59,800
Electrical	$480,300	$3,504,700
Mechanical	$549,700	$1,330,200
Total	**$6,075,000**	**$5,825,000**
Importance Code A	$93,300	$982,900
Importance Code B	$5,379,300	$4,842,100
Importance Code C	$602,400	
Total	**$6,075,000**	**$5,825,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$86,200			$14,200
Interior Architecture	$76,100	$4,500	$6,500	$55,300
Electrical	$5,800	$6,700	$6,900	$25,500
Mechanical	$14,000	$3,000	$56,600	$36,900
Site Enclosure	$25,000			
Site Pavements	$54,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$275,900**	**$28,600**	**$84,300**	**$146,400**
Importance Code A	$86,200			$14,500
Importance Code B	$112,600	$28,600	$81,400	$131,800
Importance Code C	$77,100		$2,900	
Total	**$275,900**	**$28,600**	**$84,300**	**$146,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Exterior								
Exterior Walls								
Masonry: Brick	63%			LIFE	* *	5	$121,500	
Masonry: Brick Cavity	25%			LIFE	* *	5	$48,200	
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Masonry: Limestone	2%	0-2	$93,300	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front Entry								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Entry								
Pre-Cast Concrete	5%			LIFE	* *	5	$31,300	
Windows								
Aluminum	95%			2051	* *	5	$54,500	
Aluminum	2%	Now	$11,200	2057	* *	5	$600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%								
Location : Room S205, Classrooms 114 And 106								
Caulking Deteriorated, Extent : Severe, Area Affected : 5%								
Location : Room S205, Classrooms 114 And 106								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room S205, Classrooms 114 And 106								
Metal Louvers	3%			2044	* *	10	$10,800	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$3,200	
Masonry: Brick	60%			LIFE	* *	5	$12,200	
Masonry: Brick Cavity	23%			LIFE	* *	5	$4,700	
Masonry: Limestone	3%			LIFE	* *	5	$800	
Metal Panel	5%			2045	* *	5	$3,900	
Metal Rail	2%			2040	* *	5-10	$7,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,400	
Roof								
Built-Up (BUR)	65%	Now	$32,900	2035	$657,200			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various Locations And Classroom 414								
Built-Up (BUR)	15%			2035	$151,700	10	$12,700	
Copper/Terne	5%			2063	* *	10	$10,600	
Metal Panel	5%			2040	* *	10	$7,800	
Modified Bitumen	10%	Now	$9,500	2040	* *			
Ponding, Extent : Severe, Area Affected : 15%								
Location : New Wing Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Corridor								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Exterior								
Soffits								
Cement - Fiber Panel	10%	Now	$3,800	2043	* *			
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Exit 15 From 1962 Building								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Exit 15 From 1962 Building								
Exposed Struc: Steel	90%	2-4	$28,800	LIFE	* *	5	$13,400	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Connector Between 1962 And 1927 Buildings								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$52,100	LIFE	* *	5	$26,200	
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$7,200	
Mosaic Tile	2%	Now	$275,900	2052	* *	5	$6,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Staff Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Kitchen And Staff Bathrooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$9,300	
Vinyl Tile	15%			2040	* *	3	$13,500	
Vinyl Tile	45%	Now	$609,100	2040	* *	3	$40,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1927 And 1962 Building								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 1927 And 1962 Building								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : 1927 And 1962 Building								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Vinyl Tile 9" X 9"	15%			2030	$2,939,100	3	$17,900	
Wood	10%			2050	* *	5	$44,900	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Interior								
Interior Walls								
Cast in Place Concrete	4%	Now	$119,000	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$5,700	
Ceramic Tile	2%	Now	$129,200	2050	* *	5	$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Staff Bathrooms And Kitchen Base Tiles								
Concrete Masonry Unit	1%			LIFE	* *	5	$800	
Gypsum Board	20%	4+	$11,000	LIFE	* *	5	$22,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors And Bathrooms								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairwell								
Masonry: Brick	10%	Now	$74,500	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Marble Panels	5%	Now	$172,600	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Auditorium								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Main Entrance And Stairwell 8								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Main Entrance And Stairwell 8								
Plaster	45%	Now	$107,100	LIFE	* *	5	$25,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Exit 13 Perimeter Opening								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various Locations, Basement								
SGFT/Glazed Masonry	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$7,900	2040	* *	5	$6,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
AcousTileConcealSpLn	10%			2040	* *	5	$29,900	
AcousTileConcealSpLn	20%	Now	$473,100	2040	* *	5	$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 1962 And 1992 Corridors And First Floor Corridor Of 1927 Building								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : 1962 And 1992 Corridors And First Floor Corridor Of 1927 Building								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : 1962 And 1992 Corridors And First Floor Corridor Of 1927 Building								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : 1962 And 1992 Corridors								
AcousTileSusp.Lay-In	10%	Now	$20,400	2040	* *	5	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lounge, Assistant Principals Office And Staff Offices								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Lounge, Assistant Principals Office And Staff Offices								
Exposed Struc: Concrete	13%			LIFE	* *	5	$4,900	
Metal Panel	2%	Now	$32,500	LIFE	* *	5	$6,000	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Kitchen								
Plaster	40%			LIFE	* *	5	$59,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%	4+	$1,800	2040	* *	5	$3,800	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : At Stair And Ramp Railings								
Chain Link	35%	Now	$13,800	2045	* *			
Impact Damage, Extent : Severe, Area Affected : 25%								
Location : From Trees At South Of Property								
Iron Picket	55%			2055	* *			
Retaining Walls								
Cast in Place Concrete	90%			2070	* *			
Cast in Place Concrete	10%	0-2	$9,400	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Of Property								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2052	* *			
Cast in Place Concrete	5%	Now	$3,800	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Front And Side Of Property								
On-Site Walkways								
Asphalt	35%			2044	* *			
Cast in Place Concrete	35%			2040	* *			
Masonry: Granite	30%	Now	$23,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Exits Steps And Landing At 2, 6, 7 And Threshold At Main Entry								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Entry And Exit Steps And Threshold								
Parking/Driveway								
Asphalt	100%	Now	$26,900	2038	* *			
Ponding, Extent : Light, Area Affected : 20%								
Location : Driveways At South								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Near Drains In Parking Area And Dumpsters								
Activity Yard								
Asphalt	90%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Middle Area								
Explanation : Gazebo								
Pavers/Stone	5%			2038	* *			
Rubber Matting	5%			2035	$43,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$239,700	5	$500	
Molded Case Bkrs	20%			2045	* *	5	$800	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2045	* *	1		

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

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$400	
Fused Knife Sw	20%	0-2	$61,300	2060	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	45%			2034	$137,900	5	$1,800	
Molded Case Bkrs	25%			2043	* *	5	$1,000	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	75%			2033	$139,300	5	$800	
Locally Mounted	25%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,237,800	10	$134,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$132,600	10	$18,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$296,600	1	$57,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter, Roof								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Heating								
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2030	$349,700	1	$10,700	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : New Wing Roof								
Window/Wall Unit	10%			2028	$59,900	1		
No Component	75%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$200,800	
Terminal Devices								
Air Handler/Cool/Ht	15%			2035	$115,000	1	$14,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing 2nd Floor Mechanical Room								
Explanation : 3 Units								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2035	$17,200	2	$16,100	
No Component	85%							
Ventilation								
Exhaust Fans								
Interior	20%			2035	$140,200	2	$900	
Interior	20%			2030	$140,200	2	$900	
No Component	50%							
Not Accessible	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2045	* *	1		
Galvanized Steel	10%			2033	$201,700	1		
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2035	$764,100	4	$22,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

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
Plumbing								
Storm Drain Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$31,600	4	$3,300	
Backflow Preventer								
No Component	85%							
Generic	15%			2040	* *	1	$1,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Passenger Unit From 1st To 3rd Floor, 1 Condemn Freight Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$109,300	1-2	$2,200	
Chemical System								
No Component	99%							
Generic	1%			2030	$600	1-10	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 16 Feet X 6 Feet Which Equals 96 Square Feet								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 74 - Q**		
Address	: **61-15 OCEANIA STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q074**
Program / Asset #	: **BOE0728.000 / 2697**	**Yr Built/Renovated**	: **1953 / 2009**
Area Sq Ft	: **121,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7723** **Lot** : **1**	**BIN**	: **4163953**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$120,500	
Interior Architecture	$5,698,100	$1,835,700
Electrical	$1,208,100	$439,600
Mechanical	$544,500	$3,386,900
Total	**$7,571,200**	**$5,662,200**
Importance Code A	$336,500	$1,079,900
Importance Code B	$7,038,300	$4,582,200
Importance Code C	$196,400	
Total	**$7,571,200**	**$5,662,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$14,400	
Interior Architecture	$13,300	$45,100		$6,300
Electrical	$84,700	$32,100	$13,700	$11,300
Mechanical	$101,600	$43,600	$36,200	$24,800
Site Enclosure	$6,000			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$227,200**	**$142,400**	**$86,000**	**$64,100**
Importance Code A	$42,100	$12,000	$26,400	$12,000
Importance Code B	$174,600	$130,500	$59,500	$52,100
Importance Code C	$10,500			
Total	**$227,200**	**$142,400**	**$86,000**	**$64,100**

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$49,700	
Masonry: Granite	5%			LIFE	* *	5	$2,100	
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Windows								
Aluminum	100%			2049	* *	5	$28,900	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$13,700	
Masonry: Limestone	5%			LIFE	* *	5	$900	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$120,500	
Copper/Terne	5%			2061	* *	10	$15,900	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,700	
Ceramic Tile	3%			2042	* *	5	$5,000	
Terrazzo	2%			LIFE	* *	5	$2,600	
Traffic Topping	5%			2033	$410,300	5	$10,500	
Vinyl Tile	30%			2033	$1,425,300	3	$25,200	
Vinyl Tile 9" X 9"	40%			2028	$5,501,700	3	$25,200	
	Worn/Erode, Extent : Light, Area Affected : 75%							
	Location : Throughout							
Wood	10%			2061	* *	5	$31,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$9,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,000	
Folding Partition	2%	Now	$196,400	2058	* *	5	$7,500	
	Unit Inoperable, Extent : Severe, Area Affected : 100%							
	Location : Gymnasium, Multipurpose Room							
Glass: Single Pane	2%			LIFE	* *	5	$4,500	
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$45,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%			2038	* *	5	$63,000	
Exposed Struc: Concrete	55%			LIFE	* *	5	$14,400	
Plaster	15%			LIFE	* *	5	$15,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	4+	$6,000	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Tops Of Walls								
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Fence								
Explanation : Free Standing Piers								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	15%			2042	* *			
Cast in Place Concrete	80%			2046	* *			
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%	2-4	$42,100	2063	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 800 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	20%			2046	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	20%			2053	* *	5	$100	
Fused Knife Sw	80%	2-4	$213,100	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	5%			2059	* *	1		
Conduit	5%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2032	$24,500	5	$200	
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	2%			2055	* *	5	$100	
Fused Knife Sw	10%	2-4	$30,700	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	35%	2-4	$107,300	2058	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : On Extended Life								
Molded Case Bkrs	5%			2049	* *	5	$200	
Molded Case Bkrs	35%			2032	$107,300	5	$1,100	
Wiring								
Braided Cloth	80%	2-4	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%	2-4	$92,900	2053	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : On Extended Life								
Locally Mounted	30%			2031	$55,700	5	$200	
Locally Mounted	20%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$108,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	25%			2033	$52,000	10	$7,300	
Emergency, Battery	25%			2038	* *	10	$7,300	
Exit, Service	25%			2028	$13,400	1		
Exit, Service	25%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$173,400	10	$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Alarm								
Security System								
Generic	100%			2028	$232,600	1	$45,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$74,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$37,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Gasoline Line Is Not Connected To Supply Line								
Conversion Equipment								
Steam Boiler	100%	Now	$216,000	2031	$1,079,900	1	$107,800	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Oil Leaks From 3 Burners								
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Two Boilers Not Working. Defective Compressor. Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$49,600	2043	* *			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Condensate Piping, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2033	$466,300	1	$15,000	
Convector/Radiator	80%			2038	* *	1	$31,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : 8 Units. R-410a Refrigerant.								
Window/Wall Unit	70%	0-2	$16,400	2028	$328,600	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$5,900	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2038	* *	2	$12,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,500	
Exhaust Fans								
Interior	100%			2033	$549,500	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%			2031	$1,107,200	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$900	2027	$17,500	2		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : 1 Circulating Pump, Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$17,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$24,800	4	$2,600	
Sewage Ejector(s)								
Electric	100%			2033	$64,900	4	$4,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

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
Vertical Transport								
Elevators								
Hydraulic	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Two Units From Sub-basement To Ground Floor								
Explanation : 2 Inoperable Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,700	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set. Kitchen Fire Suppression System Covers 108 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 75 - SI**
Address : **455 HUGUENOT AVENUE @ WOODROW RD.**
Borough : **STATEN ISLAND**
Agency's Number : **R075**
Program / Asset # : **BOE0946.000 / 1422**
Yr Built/Renovated : **1985 / 2006**
Area Sq Ft : **165,000**
Project Type : **EDUCATION**
Date of Survey : **08-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **6050** **Lot** : **2** **BIN** : **5079651**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$852,200	$2,736,800
Interior Architecture	$1,507,800	$8,084,800
Electrical	$480,900	$1,736,600
Mechanical	$3,970,200	$4,329,600
Site Enclosure	$1,954,900	
Site Pavements	$443,100	$2,571,400
Total	**$9,209,100**	**$19,459,300**
Importance Code A	$1,008,500	$4,347,300
Importance Code B	$6,888,300	$14,084,800
Importance Code C	$1,312,300	$1,027,200
Total	**$9,209,100**	**$19,459,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,200	$10,400		
Interior Architecture	$188,200			$27,200
Electrical	$34,600	$130,000	$30,000	$26,900
Mechanical	$29,200	$95,200	$56,600	$47,100
Site Pavements	$39,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$329,300**	**$242,900**	**$93,800**	**$108,300**
Importance Code A	$31,200	$28,100	$17,300	$17,300
Importance Code B	$217,600	$214,800	$76,400	$91,000
Importance Code C	$80,500			
Total	**$329,300**	**$242,900**	**$93,800**	**$108,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	$382,100	LIFE	* *	5	$90,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : North And West Side								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 2%								
Location : Northwest Facade Low Roof								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%								
Location : North Side Lintels								
Windows								
Aluminum	95%	Now	$418,400	2049	* *	5	$10,700	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Louvers	5%			2036	$64,100	10	$7,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,400	
Masonry: Brick	90%	2-4	$31,200	LIFE	* *	5	$12,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Penthouse And Throughout								
Roof								
IRMA/Protected Membrane	95%	Now	$51,600	2033	$2,582,100			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Southern Low Roof								
Metal Panel	5%			2038	* *	10	$10,300	
Soffits								
Stucco Cement	100%			2038	* *	5	$300	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$22,800	LIFE	* *	5	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boiler Room And Basement Throughout								
Ceramic Tile	5%			2036	$756,800	5	$13,100	
Terrazzo	3%			LIFE	* *	5	$6,100	
Vinyl Tile	83%	Now	$615,500	2033	$6,155,000	3	$81,600	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Main Office, Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	4%	0-2	$32,000	2048	* *	5	$9,800	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Stage								
Interior Walls								
Cast in Place Concrete	5%	Now	$28,400	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Water Main A, Boiler Room, Oil Tank Room								
Ceramic Tile	5%	Now	$205,400	2036	$1,027,200	5	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Concrete Masonry Unit	9%	Now	$315,900	LIFE	* *	5	$13,100	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse And Throughout								
Gypsum Board	20%			LIFE	* *	5	$43,800	
Mosaic Tile	1%	Now	$47,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Explanation : Mosaic Tile Art Wall								
Operable Wall	1%	Now	$86,900	2043	* *	5	$6,400	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Explanation : Damaged Panels								
Plaster	34%			LIFE	* *	5	$37,200	
SGFT/Glazed Masonry	25%	0-2	$167,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Interior								
Ceilings								
AcousTileConcealSpLn	55%	Now	$116,200	2038	* *	5	$88,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Library								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	2%			2046	* *	5	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Acoustic Ceiling Tile Observed								
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,000	
Exposed Struc: Steel	5%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Gypsum Board	18%	0-2	$41,400	LIFE	* *	5	$57,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	10%	Now	$16,000	LIFE	* *	5	$16,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Locker Room								
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	$122,000	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Iron Picket	25%	Now	$132,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Entrance								
Free Standing Walls								
Masonry: Brick	100%	Now	$95,400	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$1,604,600	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$34,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$115,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	10%	Now	$4,400	2043	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Above Water Main A								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$70,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Dumpsters								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : At Dumpsters								
Activity Yard								
Asphalt	100%	0-2	$257,100	2036	$2,571,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$42,100	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 2,000 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Amp-208v Solar Power Disconnect Switch								
Transformers								
Dry Type	100%			2031	$27,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 112.5 Kilovolt-ampere 480/277 Hv - 208/120 Lv								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	100%			2033	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Molded Case Bkrs	90%			2032	$312,700	5	$3,900	
Wiring								
Thermoplastic	100%			2033	$409,100	1		
Motor Controllers								
Locally Mounted	40%			2031	$74,300	5	$400	
Motor Control Center	40%			2031	$297,800	5	$1,800	
Variable Frequency Drive	20%			2050	* *			
Variable Speed Drives, Extent : Light, Area Affected : 100%								
Location : Chiller Room On Roof								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$50,800	
Generators								
Natural Gas	100%			2029	$142,000	1	$63,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 39 Kilowatt For Sewage Ejector Pump Only								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Lighting								
Interior Lighting								
Fluorescent	78%			2038	* *	10	$125,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2028	$42,500	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : HID Lights								
LED	20%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Oil Tank Room And 1st Floor								
Egress Lighting								
Emergency, Battery	50%			2028	$150,500	10	$21,100	
Exit, Service	50%			2028	$38,700	1		
Exterior Lighting								
HID	8%			2028	$63,100	10		
LED	2%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$61,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Motion Sensors And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$101,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$54,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Conversion Equipment								
Steam Boiler	100%	0-2	$156,300	2031	$1,563,200	1	$156,100	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler No. 2 In The Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Control Valves And Dampers On All Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								

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

DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Heating								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	30%	0-2	$50,600	2033	$1,012,500	1	$29,200	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Roof Mechanical Room Hv-3 And Womens Locker Room Unit On 1st Floor								
Convector/Radiator	70%			2038	* *	1	$39,600	
Controls								
Pneumatic	100%			2027	$3,265,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$24,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 2 Units								
Split Unit	5%			2033	$212,900			
Window/Wall Unit	65%			2028	$441,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$3,900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	$1,044,000	1	$32,500	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2038	* *	2	$36,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,700	
Exhaust Fans								
Interior	20%			2033	$159,100	2	$1,100	
Roof	80%			2033	$278,400	2	$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$26,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$3,700	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	Now	$56,300	2038	* *	4	$7,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement And Shredder In Yard Is Broken								
Backflow Preventer								
Generic	100%			2041	* *	1	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Water Mains								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$88,300	
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$12,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 15 Feet Long, 75 Square Feet , System Not Used, No Nozzles Visible.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 77 - Q (WITH I. S. 93 -Q)**
Address : **976 SENECA AVENUE @CENTRE ST.**
Borough : **QUEENS**
Program / Asset # : **BOE0897.000 / 1463**
Area Sq Ft : **141,000**
Date of Survey : **01-Nov-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3563** **Lot** : **23**
Agency's Number : **Q849**
Yr Built/Renovated : **1911 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4085922**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,848,700	$223,300
Interior Architecture	$1,503,200	$1,571,000
Electrical	$186,200	$1,318,700
Mechanical	$1,120,000	$4,270,500
Site Pavements	$209,200	
Total	**$5,867,300**	**$7,383,600**
Importance Code A	$2,848,700	$223,300
Importance Code B	$2,647,300	$7,160,200
Importance Code C	$371,300	
Total	**$5,867,300**	**$7,383,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$12,900		$33,700
Interior Architecture		$53,300	$9,500	$34,600
Electrical	$23,000	$24,400	$26,400	$58,900
Mechanical	$135,900	$42,600	$60,200	$51,100
Site Enclosure	$44,000			
Site Pavements	$42,700			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$260,500**	**$148,100**	**$111,000**	**$193,200**
Importance Code A	$14,100	$27,000	$14,100	$48,100
Importance Code B	$222,100	$121,200	$92,800	$145,100
Importance Code C	$24,300		$4,200	
Total	**$260,500**	**$148,100**	**$111,000**	**$193,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Exterior								
Exterior Walls								
Masonry: Brick	40%	2-4	$941,500	LIFE	* *	5	$111,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Masonry: Brick Cavity	40%			LIFE	* *	5	$111,700	
Masonry: Limestone	10%	4+	$1,013,000	LIFE	* *	5	$20,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Wall Base And Walk Intersection								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Building Facades								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Metal Panel	2%			2055	* *	5-10	$38,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$45,400	
Window Wall	3%			2055	* *	5	$31,400	
Windows								
Aluminum	95%			2051	* *	5	$16,100	
Metal Louvers	5%			2044	* *	10	$5,300	
Parapets								
Masonry: Brick Cavity	85%	0-2	$684,800	LIFE	* *	5	$33,300	
Efflorescence, Extent : Severe, Area Affected : 45%								
Location : All Parapets								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Parapets								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Upper Roof								
Explanation : Structural Bracing With Pitch Pockets								
Metal Panel	10%			2055	* *	5	$15,100	
Metal Rail	3%			2048	* *	5-10	$21,200	
Pre-Cast Concrete	2%			LIFE	* *	5	$4,900	
Roof								
Built-Up (BUR)	75%			2040	* *	10	$130,000	
Metal Panel	25%			2048	* *	10	$79,400	
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$46,500	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement								
Ceramic Tile	5%			2044	* *	5	$10,600	
Steel Plate	1%	Now	$297,700	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement At Exit 17								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Basement At Exit 17								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement At Exit 17								
Explanation : Steel Steps Rusting								
Terrazzo	5%	2-4	$203,700	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : First Floor Hallway Near Entry								
Vinyl Tile	35%			2040	* *	3	$27,900	
Vinyl Tile	25%	Now	$150,500	2035	$1,504,500	3	$19,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : 1st Floor Corridor, Classrooms In 1911 Wing								
Wood	14%			2050	* *	5	$55,800	
Wood	5%			2063	* *	5	$19,900	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$8,300	
Concrete Masonry Unit	15%			LIFE	* *	5	$10,000	
Gypsum Board	10%			LIFE	* *	5	$10,000	
Masonry: Brick	4%			LIFE	* *			
Masonry: Brick	1%	Now	$162,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : At Generator Room								
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 3%								
Location : Stairwells								
Explanation : Wire Mesh Panels								
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$20,000	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	32%			2048	* *	5	$68,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Top Most Stairs								
Explanation : Hatch Leaking								
Exposed Struc: Steel	2%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Beams								
Explanation : Fireproofing Materials								
Exposed Struc: Steel	1%	Now	$523,600	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement At Exit 17								
Gypsum Board	5%			LIFE	* *	5	$13,300	
Plaster	50%	4+	$165,600	LIFE	* *	5	$66,500	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : At Left Of Property								
Explanation : Dented And Bulging								
Iron Picket	70%	4+	$16,000	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fence Piers								
Explanation : Brick Pier								
Retaining Walls								
Cast in Place Concrete	65%			2070	* *			
Cast in Place Concrete	10%	0-2	$28,000	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Parking Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Area								
Explanation : Ramp And Steel Railing								
Masonry: Brick	25%			2055	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2040	* *			
Cast in Place Concrete	20%	Now	$34,400	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Sidewalks								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : At Left Side Of Property								
On-Site Walkways								
Asphalt	20%			2044	* *			
Cast in Place Concrete	15%	Now	$8,300	2048	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stair Nosing At Basketball Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Centre Street Behind Iron Gates								
Cast in Place Concrete	30%			2048	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	25%			2044	* *			
Parking/Driveway								
Asphalt	100%	0-2	$209,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking Area								
Activity Yard								
Asphalt	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Left, Rear Side Of Property								
Explanation : Basketball Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2055	* *	5	$300	
Fused Disc Sw	50%			2035	$149,800	5	$300	
Raceway								
Conduit	35%			2055	* *	1		
Conduit	65%			2035	$192,200	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$200	
Fused Disc Sw	5%			2034	$15,300	5	$200	
Molded Case Bkrs	40%			2034	$122,600	5	$1,500	
Molded Case Bkrs	50%			2051	* *	5	$1,900	
Wiring								
Thermoplastic	35%			2035	$143,200	1		
Thermoplastic	65%			2055	* *	1		
Motor Controllers								
Locally Mounted	25%			2048	* *	5	$200	
Motor Control Center	70%			2048	* *	5	$2,700	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$43,400	
Generators								
Diesel	100%			2044	* *	1	$54,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Third Floor Generator Room								
Explanation : Emergency Generator Rated At 455 Kilowatts								
Batteries								
Nickel Cadmium	100%			2030	$2,500	5	$31,400	
Fuel Storage								
Day Tank	30%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	70%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$125,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Lighting								
Egress Lighting								
Emergency, Battery	25%			2030	$61,100	10	$8,600	
Emergency, Battery	25%			2040	* *	10	$8,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2035	$67,400	10		
LED	20%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$271,000	1	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$372,400	1-3	$86,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$140,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units, No.2 Fuel								
Distribution								
Steam Piping/Pump	100%	Now	$58,300	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Leaking Vacuum, Condensate Pump								
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Defective Thermostats In New Wings And Control Valves In Old Wing								

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Heating								
Terminal Devices								
Air Handler	40%			2040	* *	1	$35,200	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Mechanical Room, New Wings								
Explanation : 5 Units In Third Floor Mechanical Room New Wings								
Convector/Radiator	55%	Now	$32,700	2040	* *	1	$22,700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : First Floor. Heating Is Not Evenly Distributed.								
Explanation : Heating Problem								
Fan Coil Unit/Heat	5%	2-4	$90,200	2035	$180,400	1	$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 95 Percent Of Fan Coil Unit Heaters Are Not Working								
Controls								
Pneumatic	100%	2-4	$279,000	2033	$2,790,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Defective Control								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	30%			2036	$711,400	2	$2,600	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Third Floor Mechanical Room								
Explanation : 5 Air Handling Units								
Reciprocating Compr/Chiller	35%	0-2	$375,800	2040	* *	1	$20,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Third Floor Mechanical Room. One Unit Is Not Working. Unit Locked Out And Tagged Out								
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 2 Chillers, Third Floor Mechanical Room								
Split Unit	5%			2040	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : Condenser Unit At Roof								
Window/Wall Unit	20%	0-2	$11,000	2030	$110,300	1		
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Old Building								
Explanation : Half Of Window, Wall Air Conditioning Units In Old Building Are Not Working								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2055	* *	4	$3,200	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$26,400	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2035	$151,700	2	$39,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$47,600	
No Component	40%							
Exhaust Fans								
Interior	30%			2040	* *	2	$1,300	
Roof	40%	0-2	$5,600	2040	* *	2	$1,400	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof. One Roof Exhaust Is Not Working								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$18,600	2033	$371,600	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Basement. One Broken Booster Pump								
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$14,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$25,700	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Cracked Roof Drain At Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Roof Drain								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,500	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$8,400	
Backflow Preventer								
Generic	100%			2035	$65,000	1	$8,700	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2035	$31,500	1	$5,200	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Ground Floor, 1st Through 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$21,500	
Sprinkler								
No Component	40%							
Generic	60%			2045	* *	1-2	$23,900	
Fire Pump								
Generic	100%			2038	* *	1	$26,500	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 10 Feet X 20 Feet Which Equals 200 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 78 - BK**
Address : **1420 EAST 68 STREET BTWN: AVENUE N, VETERANS AVE.**
Borough : **BROOKLYN** | **Agency's Number** : **K078**
Program / Asset # : **BOE0397.000 / 1391** | **Yr Built/Renovated** : **1964 / 2002**
Area Sq Ft : **156,000** | **Project Type** : **EDUCATION**
Date of Survey : **01-Dec-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8388** **Lot** : **2** | **BIN** : **3236496**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,300	$3,360,200
Interior Architecture	$956,300	$7,302,300
Electrical	$879,000	$3,791,500
Mechanical	$581,800	$2,588,500
Total	**$2,488,500**	**$17,042,500**
Importance Code A	$71,300	$3,412,800
Importance Code B	$2,063,300	$13,578,000
Importance Code C	$353,800	$51,700
Total	**$2,488,500**	**$17,042,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$9,900	$10,000
Interior Architecture	$31,500	$14,500	$20,900	$14,900
Electrical	$48,400	$16,400	$40,900	$17,700
Mechanical	$165,200	$26,000	$66,300	$31,000
Site Pavements	$49,800			
Total	**$294,900**	**$56,800**	**$138,000**	**$73,600**
Importance Code A	$16,400	$16,400	$26,700	$26,400
Importance Code B	$215,800	$35,300	$111,300	$47,200
Importance Code C	$62,700	$5,200		
Total	**$294,900**	**$56,800**	**$138,000**	**$73,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$35,700	
Masonry: Brick Cavity	85%			LIFE	* *	5	$64,800	
Panel: Limestone	5%			LIFE	* *	5	$2,900	
Windows								
Aluminum	100%			2050	* *	5	$20,000	
Parapets								
Metal: Cage/Fence	100%			2039	* *	5-10	$122,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of Building								
Explanation : Construction Netting Present								
Roof								
Copper/Terne	3%			2049	* *	10	$9,900	
IRMA/Protected Membrane	97%			2034	$3,115,800	10	$128,600	
Soffits								
Mosaic Tile	100%			2054	* *	10	$400	
Interior								
Floors								
Carpet	2%			2033	$89,800	3	$9,900	
Cast in Place Concrete	10%	Now	$215,900	LIFE	* *	5	$54,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Pit In Basement								
Ceramic Tile	3%			2037	* *	5	$7,400	
Sheet Vinyl/Rubber	5%			2034	$830,200	5	$18,600	
Adhesion Failure, Extent : Light, Area Affected : 5%								
Location : Classroom								
Terrazzo	5%			LIFE	* *	5	$9,700	
Vinyl Tile	40%			2039	* *	3	$49,600	
Vinyl Tile 9" X 9"	30%			2034	$6,089,100	3	$27,900	
Wood	5%			2049	* *	5	$23,200	
Interior Walls								
Cast in Place Concrete	7%	Now	$187,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Pit Area In Basement								
Ceramic Tile	3%			2043	* *	5	$10,300	
Concrete Masonry Unit	10%	0-2	$165,900	LIFE	* *	5	$13,800	
Vertical Cracks, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Folding Partition	3%			2042	* *	5	$25,900	
Marble Panels	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$51,700	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

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
Interior								
Ceilings								
AcousTile,Adhered	35%	0-2	$139,900	2039	* *	5	$42,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Fiber Board	5%			2034	$193,700			
Metal Panel	5%	2-4	$246,800	LIFE	* *	5	$15,200	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Cafeteria								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 80%								
Location : Kitchen And Cafeteria								
Plaster	55%			LIFE	* *	5	$83,400	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2044	* *			
Iron Picket	40%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$49,800	2039	* *			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Driveway At Back Of School								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2060	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$400	
Fused Disc Sw	10%			2033	$30,700	5	$400	
Molded Case Bkrs	80%			2033	$245,200	5	$3,300	
Wiring								
Braided Cloth	50%	2-4	$204,600	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	30%			2060	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	88%			2034	$2,224,300	10	$133,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$50,600	10	$3,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
LED	10%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Were Upgraded In 2019.								
Egress Lighting								
Emergency, Battery	50%			2029	$142,300	10	$20,000	
Exit, Battery	50%			2029	$120,100	10	$5,600	
Exterior Lighting								
HID	20%			2039	* *	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%	0-2	$45,000	2034	$149,900	1	$26,200	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Different Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2034	$149,900	1	$29,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$412,000	2044	* *	1-3	$87,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$394,300	5	$51,300	
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$164,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 3 Units. Boiler Room								
Distribution								
Steam Piping/Pump	100%	Now	$67,900	2044	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Leaking Condensation Pump. Boiler Room								
Terminal Devices								
Air Handler	25%			2034	$797,700	1	$25,600	
Convector/Radiator	75%			2039	* *	1	$40,100	
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Regulators On All Floors								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	$250,200	1	$7,700	
Split Unit	10%			2042	* *			
Other Observation, Extent : Light, Area Affected : 15%								
Location : Gymnasium 2nd Floor								
Explanation : Split System Unit Serving Gymnasium On 2nd Floor								
Window/Wall Unit	80%			2029	$513,900	1		
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	$329,000	1	$10,200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%	Now	$2,500	2034	$49,100	2	$9,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Coil								
No Component	90%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,300	
Exhaust Fans								
Interior	60%			2034	$451,200	2	$3,000	
Roof	40%	0-2	$39,500	2034	$131,600	2	$1,600	
Obsolete Equipment, Extent : Severe, Area Affected : 40%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$43,600	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	0-2	$42,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Explanation : Water Backup								
Storm Drain Piping								
Cast Iron	100%	0-2	$12,000	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : From Roof To Basement Boiler Room And Its Entrance								
Sump Pump(s)								
Non-Submersible	100%			2034	$33,900	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2042	* *	4	$6,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$234,500	1-2	$4,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 88 - BK (J. H. S. 88 - BK)**		
Address	: **544 7TH AVENUE @ 19TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K088**
Program / Asset #	: **BOE0402.000 / 1395**	**Yr Built/Renovated**	: **1967 / 2012**
Area Sq Ft	: **142,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **880** **Lot** : **1**	**BIN**	: **3331276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$391,900	$154,400
Interior Architecture	$1,156,400	$8,203,500
Electrical	$1,036,200	$960,800
Mechanical	$438,400	$3,201,400
Total	**$3,022,900**	**$12,520,100**
Importance Code A	$391,900	$207,100
Importance Code B	$2,375,800	$12,313,000
Importance Code C	$255,200	
Total	**$3,022,900**	**$12,520,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,500	$9,100	$27,500	
Interior Architecture	$50,800		$5,000	$12,500
Electrical	$14,800	$58,900	$13,300	$13,300
Mechanical	$61,100	$32,700	$33,500	$22,700
Site Pavements	$14,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$157,100**	**$107,900**	**$86,500**	**$55,700**
Importance Code A	$22,500	$23,500	$41,500	$14,100
Importance Code B	$105,400	$84,400	$44,900	$41,600
Importance Code C	$29,100			
Total	**$157,100**	**$107,900**	**$86,500**	**$55,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	$275,500	LIFE	* *	5	$154,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Elevator Shaft								
Masonry: Limestone	10%			LIFE	* *	5	$13,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$29,500	
Windows								
Aluminum	95%			2049	* *	5	$55,000	
Aluminum	3%	Now	$8,500	2049	* *	5	$900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Courtyard								
Metal Louvers	2%			2042	* *	10	$7,200	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$16,200	
Metal Panel	15%			2053	* *	5	$13,400	
Pre-Cast Concrete	15%			LIFE	* *	5	$21,800	
Roof								
Built-Up (BUR)	98%			2038	* *	10	$116,400	
Modified Bitumen	2%			2038	* *	10	$2,400	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,800	
Ceramic Tile	5%			2042	* *	5	$10,000	
Quarry Tile	5%			2046	* *	5	$15,000	
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	20%			2038	* *	3	$15,000	
Vinyl Tile 9" X 9"	50%	2-4	$820,300	2033	$8,203,500	3	$37,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2061	* *	5	$18,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$15,200	
Concrete Masonry Unit	10%	Now	$58,500	LIFE	* *	5	$12,100	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Corridor								
Folding Partition	1%	Now	$21,500	2049	* *	5	$3,800	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	52%	2-4	$196,700	LIFE	* *	5	$47,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$80,800	2038	* *	5	$24,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5	$15,300	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	4+	$16,600	LIFE	* *	5	$12,300	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Plaster	15%			LIFE	* *	5	$18,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,700	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 19th Street								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 3,000 Amperes And 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Vertical Sections								
Raceway								
Conduit	95%			2033	$281,000	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$200	
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	10%			2041	* *	5	$400	
Molded Case Bkrs	75%			2032	$229,900	5	$2,800	
Wiring								
Braided Cloth	85%	2-4	$347,800	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	15%			2043	* *	1		
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2041	* *	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	73%			2041	* *	10	$95,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	25%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Auditorium, Gymnasium And District 75								
Explanation : LED								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

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
Lighting								
Egress Lighting								
Emergency, Battery	5%			2038	* *	10	$1,700	
Emergency, Battery	45%			2028	$109,800	10	$15,400	
Exit, Service	10%			2038	* *	1		
Exit, Service	40%			2028	$25,100	1		
Exterior Lighting								
HID	30%			2028	$203,500	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$375,100	1-3	$87,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$140,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$1,164,400			
Terminal Devices								
Air Handler	20%			2033	$547,300	1	$17,600	
Convector/Radiator	80%			2031	$951,200	1	$36,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$38,600	2031	$385,600	1		
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	30%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,200	
Exhaust Fans								
Interior	50%			2028	$322,400	2	$2,200	
Roof	30%			2041	* *	2	$1,300	
Roof	20%			2028	$56,400	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 200 Gallon Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$4,500	4	$4,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$100,500	1-2	$2,000	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 20 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 88 - M / WADLEIGH H.S.**		
Address	: **215 WEST 114TH ST. BTWN: 7 AVE., 8 AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M088**
Program / Asset #	: **BOE0052.000 / 4146**	**Yr Built/Renovated**	: **1901 / 2011**
Area Sq Ft	: **174,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Att**		
Block	: **1830** **Lot** : **19**	**BIN**	: **1055204**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$531,100	$571,800
Interior Architecture	$156,600	$210,200
Electrical		$1,666,700
Mechanical	$726,400	$12,662,200
Total	**$1,414,100**	**$15,110,800**
Importance Code A	$531,100	$571,800
Importance Code B	$883,000	$14,391,300
Importance Code C		$147,800
Total	**$1,414,100**	**$15,110,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,500		$13,600	
Interior Architecture	$59,000	$22,400	$39,900	$30,000
Electrical	$39,600	$28,300	$30,700	$31,600
Mechanical	$80,900	$52,700	$104,200	$57,800
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$227,800**	**$118,300**	**$203,300**	**$134,200**
Importance Code A	$46,400	$12,900	$26,900	$12,900
Importance Code B	$165,700	$89,600	$176,400	$121,300
Importance Code C	$15,700	$15,800		
Total	**$227,800**	**$118,300**	**$203,300**	**$134,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$36,300	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$56,800	
Masonry: Brick	75%	Now	$183,800	LIFE	* *	5	$109,000	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 5th Floor Gymnasium Wall								
Masonry: Limestone	10%			LIFE	* *	5	$10,900	
Metal Panel	5%			2054	* *	5-10	$50,000	
Windows								
Aluminum	100%	4+	$347,300	2050	* *	5	$35,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	$39,500	
Masonry: Brick	35%			LIFE	* *	5	$3,600	
Metal Rail	10%			2047	* *	5-10	$18,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,200	
Roof								
Built-Up (BUR)	13%	4+	$3,700	2034	$184,000			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Over Gymnasium								
Cast in Place Concrete	5%	2-4	$3,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entrance Ramps At South Side Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Facade								
Explanation : Entrance Ramp Areas								
Copper/Terne	75%			2062	* *	10	$222,000	
Metal Panel	7%			2047	* *	10	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : North West Addition								
Explanation : Rooftop Mechanical Bulkhead								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Interior								
Floors								
Carpet	10%			2033	$482,100	3	$53,200	
Ceramic Tile	5%			2043	* *	5	$13,300	
Quarry Tile	5%			2047	* *	5	$20,000	
Terrazzo	5%			LIFE	* *	5	$10,400	
Vinyl Tile	50%	Now	$75,300	2039	* *	3	$49,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Wood	25%	Now	$81,300	2049	* *	5	$62,400	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$31,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$25,300	
Gypsum Board	20%			LIFE	* *	5	$75,800	
Marble Panels	2%			LIFE	* *			
Plaster	36%			LIFE	* *	5	$68,200	
Plaster	2%	Now	$15,700	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Stair, Gasoline Meter Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Stair								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Staircase D								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2047	* *	5	$39,900	
AcousTileSusp.Lay-In	30%			2039	* *	5	$79,700	
Exposed Struc: Steel	5%			LIFE	* *			
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : Multipurpose Room								
Gypsum Board	15%			LIFE	* *	5	$49,800	
Plaster	30%			LIFE	* *	5	$49,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Into Gasoline Meter Room And Cafeteria								
Explanation : Water Penetration								
Activity Yard								
Cast in Place Concrete	85%			2039	* *			
Pavers/Stone	15%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$700	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$400	
Molded Case Bkrs	90%			2042	* *	5	$4,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	40%			2039	* *	5	$500	
Motor Control Center	60%			2039	* *	5	$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$53,500	
Generators								
Diesel	100%			2037	* *	1	$67,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : There Is A 246 Kilowatt 310 Kilovolt Ampere Genset. It Is In Good Condition.								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Generator Room								
Explanation : The Capacity Of The Tank Is 270 Gallons.								
Lighting								
Interior Lighting								
Fluorescent	55%			2034	$1,460,800	10	$87,800	
Other Observation, Extent : Light, Area Affected : 94%								
Location : Throughout The Building								
Explanation : Fixtures Are T-8 Lamps Type.								
HID	3%			2034	$63,300	10	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Gymnasium								
Explanation : Halogen Bulb								
LED	42%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	50%			2034	$54,900	1		
Exit, Service	50%			2034	$38,400	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$65,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Builfing								
Explanation : Cameras Security System And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$110,500	

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
Heating								
Energy Source								
Fuel Oil No 2	50%			2044	* *	5	$27,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 12,500 Gallon Tanks								
Natural Gas	50%			2054	* *	1		

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

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2037	* *	1	$43,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Serves Hot Water Coils In Air Handlers								
Steam Boiler	50%			2039	* *	1	$86,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three No.2 Oil Burning Steam Boilers And Has Natural Gasoline Connected But Not Utilized								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$39,000	2042	* *	4	$8,600	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room, 1 Of 5 Defective Circulating Pump								
Terminal Devices								
Air Handler	20%	0-2	$402,300	2042	* *	1	$19,400	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout Classrooms And Administrative Offices. Defective Control Systems, Defective Building Management System								
Air Handler	80%			2034	$2,682,300	1	$86,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Administrative Offices								
Explanation : Dual Temperature Fan Coils								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%	0-2	$236,600	2034	$2,365,700	1	$65,400	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Penthouse. 8 Out Of 15 Compressors Not Working								
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : No. 3 And No. 5 Chiller Not Working								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse. 5 Chillers								
Ext Pkg Unit - Heating/Cooling	10%			2034	$299,300	2	$1,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Hot Water Coil For Heating Season								
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	$345,700	1	$10,800	
Fan Coil - 4 Pipe	90%			2034	$6,099,400	1	$50,600	
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,000	
Exhaust Fans								
Interior	100%			2034	$790,200	2	$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$35,700	4	$3,700	
Backflow Preventer								
Generic	100%			2034	$79,600	1	$10,700	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Broken Features In Boys Bathroom On 1st And 2nd Floor And Basement								
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Two Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Sidewalk Freight Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$91,000	
Sprinkler								
Generic	100%			2054	* *	1-2	$48,700	
Fire Pump								
Generic	100%			2043	* *	1	$32,500	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

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
Fire Suppression								
Chemical System								
No Component	90%							
Generic	10%			2029	$6,000	1-10	$2,900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor And Basement								
Explanation : 1 Set Fire Suppression System Covers 72 Square Feet (12x6). Wet System In Catering Kitchen And Cafeteria Kitchen								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 90 - M**
Address : **21 JUMEL PLACE @ W.168 ST**
Borough : **MANHATTAN**
Program / Asset # : **BOE0963.000 / 4469**
Area Sq Ft : **161,000**
Date of Survey : **27-Oct-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **2112** **Lot** : **58**

Agency's Number : **M090**
Yr Built/Renovated : **1994 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1076741**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,200	$130,800
Interior Architecture	$107,900	$310,000
Electrical		$2,488,900
Mechanical	$1,367,000	$3,266,900
Site Pavements		$56,800
Total	**$1,545,100**	**$6,253,400**
Importance Code A	$207,500	$130,800
Importance Code B	$1,337,600	$6,034,400
Importance Code C		$88,200
Total	**$1,545,100**	**$6,253,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,200		$13,300	$10,800
Interior Architecture	$89,200	$6,400	$18,700	$24,000
Electrical	$30,100	$31,700	$26,900	$31,300
Mechanical	$35,500	$30,900	$148,900	$34,100
Site Enclosure	$1,100			
Site Pavements	$8,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$222,500**	**$83,400**	**$222,100**	**$114,600**
Importance Code A	$56,100	$16,900	$30,500	$27,700
Importance Code B	$163,400	$66,500	$172,900	$86,900
Importance Code C	$3,000		$18,700	
Total	**$222,500**	**$83,400**	**$222,100**	**$114,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Exterior								
Exterior Walls								
Masonry: Brick	87%			LIFE	* *	5	$76,900	
Sidewalk Shed in Use, Extent : Light, Area Affected : 2%								
Location : Portion Of Front Facade								
Metal Panel	8%			2054	* *	5-10	$48,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$14,400	
Windows								
Aluminum	98%			2050	* *	5	$21,600	
Metal Louvers	2%			2043	* *	10	$2,800	
Parapets								
Cast in Place Concrete	40%	Now	$9,600	LIFE	* *	5	$53,900	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick Cavity	40%			LIFE	* *	5	$5,200	
Pre-Cast Concrete	20%			LIFE	* *	5	$16,400	
Roof								
IRMA/Protected Membrane	65%	Now	$34,500	2039	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : By Bulkhead Entrances								
Metal Panel	35%			2047	* *	10	$70,200	
Soffits								
Stucco Cement	100%			2047	* *	5	$300	
Interior								
Floors								
Carpet	5%			2033	$231,600	3	$25,600	
Cast in Place Concrete	10%			LIFE	* *	5	$56,000	
Ceramic Tile	5%			2043	* *	5	$12,800	
Panel/Paver: Bluestone	5%	Now	$31,600	LIFE	* *	5	$9,600	
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Stairwell To Roof								
Explanation : Cracked Stair Tread								
Quarry Tile	5%			2047	* *	5	$19,200	
Terrazzo	5%			LIFE	* *	5	$10,000	
Vinyl Tile	55%			2039	* *	3	$70,300	
Wood	10%			2062	* *	5	$48,000	
Interior Walls								
Concrete Masonry Unit	62%			LIFE	* *	5	$88,200	
Gypsum Board	10%			LIFE	* *	5	$21,400	
Operable Wall	3%			2054	* *	5	$37,400	
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$51,600	2047	* *	5	$39,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	45%			2047	* *	5	$112,600	
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$31,300	
Wood	5%			LIFE	* *	5	$109,500	
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2069	* *			
Masonry: Brick	5%	4+	$1,100	2054	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Entry Gate To Southwest Courtyard								
Free Standing Walls								
Cast in Place Concrete	75%			2069	* *			
Masonry: Brick	25%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2039	* *			
Pavers/Stone	15%	4+	$1,900	2043	* *			
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Southeast Play Area, Front Entrance								
Parking/Driveway								
Asphalt	80%			2037	* *			
Cast in Place Concrete	20%			2039	* *			
Activity Yard								
Asphalt	85%			2037	* *			
Cast in Place Concrete	5%			2039	* *			
Pavers/Stone	5%	Now	$6,000	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Southeast Play Area								
Rubber Matting	5%			2034	$56,800			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Electrical Services Rated At 2,000 Amperes, Two 1,600 Amperes And 2,500 Amperes								
Transformers								
Dry Type	100%			2047	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 480 Volts, 150 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$700	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$400	
Molded Case Bkrs	90%			2050	* *	5	$3,800	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$49,500	
Generators								
Diesel	100%			2043	* *	1	$62,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 350 Kilovolt Ampere								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$6,000	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallons								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 7,500 Gallons								

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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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$2,086,900	10	$125,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2034	$260,900	10	$15,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : LED Observed								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$60,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$102,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	70%			2039	* *	1	$118,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units.								
Steam Boiler	30%	0-2	$137,300	2039	* *	1	$45,700	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Basement. Basement. Boiler No. 2 Is Not Working. Multiple Defective Tubes								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$140,100	2044	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. 1 Pump With Broken Bearing								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. 1 Pump Is Leaking								
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$27,600	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%	0-2	$235,200	2034	$1,176,100	2	$3,300	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Roof. Only Three Units Out Of 16 Units Are Working								
Window/Wall Unit	20%	Now	$6,600	2029	$132,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Three Window Units Are Not Working Due To Mechacical And Electrical Defects								
No Component	40%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$222,400	
Terminal Devices								
Air Handler/Dir Expansion	30%			2034	$603,900	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Specialty Rooms								
Explanation : Cooling Only.								
Air Handler/Cool/Ht	70%	Now	$427,800	2034	$1,426,100	1	$66,600	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : No Cooling And The Blowers And Heating Coils Operate During Winter.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Floors								
Explanation : Variable Air Volume Terminal Units								
Heat Rejection								
Air Cooled Condenser Unit	80%	Now	$145,900	2044	* *	2	$76,200	
Not in Service, Extent : Severe, Area Affected : 70%								
Location : Refrigerant R-22. Roof								
Air Cooled Condenser Unit	20%	2-4	$12,200	2034	$60,800	2	$19,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Serve Interior Cooling Only Units								
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,300	
Exhaust Fans								
Interior	20%			2039	* *	2	$1,000	
Roof	80%	Now	$135,800	2039	* *	2	$3,300	
Not in Service, Extent : Severe, Area Affected : 80%								
Location : Due To Fire Alarm Malfunction On Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	50%			2032	$12,100	4		
Gas Fired	50%			2032	$8,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$5,400	4	$5,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$89,400	
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$2,400	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 93 - Q**
Address : **66-56 FOREST AVENUE @MADISON ST.**
Borough : **QUEENS**
Agency's Number : **Q093**
Program / Asset # : **BOE0744.000 / 1613**
Yr Built/Renovated : **1917 / 1998**
Area Sq Ft : **128,000**
Project Type : **EDUCATION**
Date of Survey : **14-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3490** **Lot** : **1** **BIN** : **4083511**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,523,000	$1,443,700
Interior Architecture	$1,396,000	
Electrical	$61,200	$3,423,400
Mechanical	$3,938,900	$3,186,000
Total	**$9,919,100**	**$8,053,100**
Importance Code A	$4,523,000	$1,598,200
Importance Code B	$5,200,500	$6,454,900
Importance Code C	$195,600	
Total	**$9,919,100**	**$8,053,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$5,600		$14,700
Interior Architecture	$160,200	$5,200	$1,600	$12,000
Electrical	$4,800	$5,200	$6,300	$6,800
Mechanical	$74,100	$36,100	$28,900	$32,200
Site Enclosure	$19,100			
Site Pavements	$2,900			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$268,500**	**$59,500**	**$44,200**	**$73,100**
Importance Code A	$11,100	$16,700	$11,100	$26,000
Importance Code B	$172,200	$39,700	$33,100	$47,000
Importance Code C	$85,300	$3,200		
Total	**$268,500**	**$59,500**	**$44,200**	**$73,100**

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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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$149,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Sidewalk Shed								
Masonry: Brick	60%	Now	$3,860,600	LIFE	* *	5	$114,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : 1917 Building								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : 1917 Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1917 Building								
Explanation : Main Building, Sills								
Masonry: Brick Cavity	10%			LIFE	* *	5	$19,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1998 Building								
Explanation : Addition								
Masonry: Granite	5%			LIFE	* *	5	$7,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : 1917 Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1917 Building								
Explanation : Base								
Masonry: Limestone	15%	Now	$230,800	LIFE	* *	5	$21,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : 1917 Building								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Front Facade Cornice At Entrance Doors								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1917 Building								
Explanation : Trims And Bands								

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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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Exterior								
Windows								
Aluminum	10%	Now	$271,500	2060	* *	5	$2,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria, Gymnasium, 1960 Addition								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria, Gymnasium								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, Gymnasium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1960s Building								
Explanation : Windows								
Aluminum	20%			2043	* *	5	$11,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1998 Building								
Explanation : Windows								
Wood	70%	Now	$160,100	2051	* *	5	$194,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1917 Building								
Explanation : Windows								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : 1917 Building								
Masonry: Brick	40%			LIFE	* *	5	$8,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Brick	30%			LIFE	* *	5	$6,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : 1960s Building								
Metal Panel	10%			2055	* *	5	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1998 Building								
Explanation : Coping								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1998 Building								
Explanation : No Parapet								
Roof								
Copper/Terne	5%			2050	* *	10	$10,600	
Modified Bitumen	95%			2035	$904,600	10	$80,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Levels Of Roof								
Explanation : Repairs In Progress								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$27,800	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Mechanical Areas								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	2%			2044	* *	5	$3,200	
Mosaic Tile	5%	Now	$306,500	2048	* *	5	$10,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Foyer In 1917 And 1960s Buildings								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Kitchen, Bathrooms And Foyers In 1917 And 1960s Buildings								
Marble Panels	3%			LIFE	* *	5	$3,600	
Terrazzo	5%	Now	$76,400	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : First Floor Lobby And Second Floor Lobby								
Vinyl Tile	10%			2040	* *	3	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1998 Building								
Explanation : Vinyl Tile								
Vinyl Tile	35%	Now	$157,900	2040	* *	3	$20,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Corridors And Classrooms In 1917 And 1960s Building								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Corridors And Classrooms In 1917 And 1960s Building								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Auditorium								
Explanation : Uneven Surfaces, Different Sizes And Color								
Vinyl Tile 9" X 9"	25%	Now	$163,300	2043	* *	3	$15,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Corridors And Stairwell Landing In 1917 Building								
Cracking/Crumbling, Extent : Severe, Area Affected : 45%								
Location : 1917 Building Corridors And Classooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 1917 Buildings								
Wood	5%	Now	$146,100	2063	* *	5	$7,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Auditorium Stage								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Stage								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$24,000	2038	* *	5	$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kitchen And Bathrooms In 1917 And 1960s Buildings								
Concrete Masonry Unit	10%	Now	$16,400	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Boys And Girls Gymnasiums And Basement								
Folding Partition	3%			2043	* *	5	$6,400	
Gypsum Board	10%	Now	$6,100	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 1998 Building Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 1998 Building Classrooms								
Masonry: Brick	5%	Now	$16,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Areas In Basement								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$117,000	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
SGFT/Glazed Masonry	10%	Now	$78,600	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1917 Building Stairwells								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 1917 Building Stairwells								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : 1917 Building Stairwells								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$195,900	2052	* *	5	$9,900	
Adhesion Failure, Extent : Severe, Area Affected : 30%								
Location : 1960 Building								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : 1960 Building Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1960 Building Various Locations								
AcousTileSusp.Lay-In	10%	Now	$33,700	2048	* *	5	$5,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 1998 Building Corridor Ceiling								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1998 Building Classroom And Corridor Ceilings								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 1998 Building Classroom And Corridor Ceilings								
Exposed Struc: Concrete	10%	Now	$30,400	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$6,200	
Metal Panel	3%	2-4	$5,000	LIFE	* *	5	$3,700	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Plaster	50%	Now	$154,300	LIFE	* *	5	$31,000	
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Bulkheads, Rooms 404, 501, 504, Third, Fourth And Fifth Floor Classrooms, Corridors And Bathrooms								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Site Enclosure								
Fence/Gates								
Chain Link	20%	2-4	$1,600	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Madison Street								
Iron Picket	80%	2-4	$17,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Building Perimeter								
Explanation : Sidewalk Shed								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Sidewalk Shed								
On-Site Walkways								
Cast in Place Concrete	50%			2040	* *			
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Sidewalk Shed								
Parking/Driveway								
Cast in Place Concrete	50%	0-2	$2,900	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Gate On Forest Avenue								
Under Construction	50%							
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	10%			2045	* *	5	$100	
Molded Case Bkrs	90%			2035	$239,700	5	$3,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Under 600 Volts								
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	80%			2034	$245,200	5	$2,700	
Molded Case Bkrs	10%			2043	* *	5	$300	
Wiring								
Braided Cloth	35%			2034	$122,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	65%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2040	* *	5	$300	
Locally Mounted	60%			2033	$111,500	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	4%			2035	$78,200	10	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Gymnasium								
Explanation : Compact Fluorescent Lights								
Fluorescent	96%			2035	$1,875,700	10	$112,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$110,000	10	$15,400	
Exit, Service	50%			2035	$28,300	1		
Exterior Lighting								
HID	10%			2030	$61,200	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$246,000	1	$47,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Heating								
Energy Source								
Fuel Oil No 2	75%			2045	* *	5	$29,700	
Natural Gas	25%			2055	* *	1		
Conversion Equipment								
Furnace	25%			2035	$101,900	1	$15,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Of New Addition								
Explanation : 10 Rooftop Package Units.								
Steam Boiler	75%			2040	* *	1	$95,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units.								
Distribution								
Steam Piping/Pump	75%	2-4	$15,700	2035	$787,200			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	25%							
Terminal Devices								
Convector/Radiator	75%			2033	$803,800	1	$31,000	
No Component	25%							
Controls								
Digital	100%	Now	$75,300	2030	$3,764,300			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2035	$550,500	2	$2,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	20%	2-4	$9,900	2030	$99,300	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$53,500	
Ductwork/Diffusers	25%			LIFE	* *	2-5	$17,800	
Exhaust Fans								
Interior	40%			2035	$232,500	2	$1,600	
Roof	30%			2035	$76,300	2	$1,200	
No Component	30%							
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2035	$633,800	4	$19,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$23,100	LIFE	* *	1		
Cracked, Extent : Light, Area Affected : 20%								
Location : Basement Cracked No Hub Pipe, Floods Basement When Rains								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Addition, 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$10,800	
Fire Pump								
Generic	100%			2038	* *	1	$23,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 96 - BK**		
Address	: **99 AVENUE P BTWN: WEST 11 ST, WEST 12 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K096**
Program / Asset #	: **BOE0409.000 / 1**	**Yr Built/Renovated**	: **1929 / 2010**
Area Sq Ft	: **136,540**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6595** **Lot** : **33**	**BIN**	: **3174076**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$835,600	$174,800
Electrical	$593,600	$3,167,700
Mechanical	$300,500	$3,140,500
Total	**$1,729,700**	**$6,483,000**
Importance Code A		$47,400
Importance Code B	$1,442,000	$6,435,600
Importance Code C	$287,800	
Total	**$1,729,700**	**$6,483,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,900		$8,700	
Interior Architecture	$57,700	$5,200		$581,200
Electrical	$45,900	$14,400	$68,900	$15,300
Mechanical	$30,200	$20,500	$120,200	$20,200
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$160,800**	**$47,300**	**$205,100**	**$623,900**
Importance Code A	$33,400	$13,500	$22,500	$13,500
Importance Code B	$123,100	$33,800	$182,500	$610,400
Importance Code C	$4,400			
Total	**$160,800**	**$47,300**	**$205,100**	**$623,900**

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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Exterior								
Exterior Walls								
Under Construction	5%							
Under Construction	5%							
Under Construction	89%							
Under Construction	1%							
Windows								
Under Construction	100%							
Parapets								
Copper/Terne	10%			2069	* *	5	$8,800	
Masonry: Brick	70%			LIFE	* *	5	$12,700	
Metal Rail	10%			2047	* *	5-10	$32,800	
Under Construction	10%							
Roof								
Copper/Terne	2%			2049	* *	10	$4,300	
Under Construction	98%							
Interior								
Floors								
Carpet	15%			2030	$560,600	3	$61,900	
Cast in Place Concrete	10%			LIFE	* *	5	$45,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ceramic Tile	5%			2043	* *	5	$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallway								
Marble Panels	5%			LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallway								
Quarry Tile	5%			2047	* *	5	$15,500	
Terrazzo	5%	4+	$19,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	20%			2039	* *	3	$20,600	
Wood	35%	4+	$441,100	2049	* *	5	$67,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Various Classrooms								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$135,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : G And H Stairs And Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : G And H Stairs And Boiler Room								
Ceramic Tile	5%			2037	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallway								
Gypsum Board	5%			LIFE	* *	5	$5,200	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallway								
Plaster	70%	Now	$152,000	LIFE	* *	5	$36,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : G And H Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : G And H Stairs								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$10,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Metal Panel	2%			LIFE	* *	5	$5,200	
Plaster	83%	Now	$106,700	LIFE	* *	5	$107,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2044	* *			
Iron Picket	60%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	98%			2037	* *			
Pavers/Stone	2%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$47,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,500 Ampere Service Switch								
Fused Disc Sw	10%			2044	* *	5	$100	
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	98%			2034	$289,800	1		
Conduit	2%			2060	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Panelboard								
Panelboards								
Fused Disc Sw	20%			2033	$61,300	5	$600	
Molded Case Bkrs	75%			2033	$229,900	5	$2,700	
Molded Case Bkrs	5%			2056	* *	5	$200	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Kitchen Panelboard								
Wiring								
Braided Cloth	30%	2-4	$122,700	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2034	$286,400	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe.								
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$1,458,900	10	$87,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	10%			2029	$208,400	10	$12,500	
Fluorescent	10%			2034	$208,400	10	$12,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
LED	10%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : 3rd And 4th Floor								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2029	$43,100	1		
Exit, Service	50%	0-2	$30,100	2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Obsolete Lighting Fixtures Type.								
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Generic	100%			2029	$262,500	1	$51,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$86,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No.2 Oil, One Tank With Capacity Of 1,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$135,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	25%			2034	$657,800	1	$21,100	
Convector/Radiator	40%			2039	* *	1	$17,600	
Convector/Radiator	10%	0-2	$11,400	2039	* *	1	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Bathroom Electric Heaters In New Addition								
Fan Coil Unit/Heat	25%			2034	$866,600	1	$11,000	
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.*

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	30%			2034	$996,000			
Window/Wall Unit	30%			2027	$158,900	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,100	
Exhaust Fans								
Interior	100%			2034	$620,100	2	$4,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Electric	10%			2029	$21,800	4		
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Kitchen Closet								
Explanation : Serves Laboratory Classrooms								
Gas Fired	90%			2029	$141,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$28,000	4	$2,900	
Sewage Ejector(s)								
Compressed Air	50%			2044	* *	4	$1,000	
Electric	50%			2029	$36,600	4	$2,700	
Backflow Preventer								
No Component	90%							
Generic	10%			2034	$6,200	1	$800	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Boiler Room								
Explanation : Serves Boilers								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$1,900	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 12 Square Feet (6x2).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 98 - BX (J. H. S. 98 - BX)**		
Address	: **1619 BOSTON ROAD @ E.173 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X098**
Program / Asset #	: **BOE0239.000 / 2603**	**Yr Built/Renovated**	: **1931 / 2013**
Area Sq Ft	: **143,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **2939** **Lot** : **93**	**BIN**	: **2009867**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$464,000	$735,300
Interior Architecture	$2,462,300	$108,200
Electrical	$200,900	$1,372,100
Mechanical	$2,032,600	$1,718,300
Site Pavements		$112,100
Total	**$5,159,900**	**$4,045,900**
Importance Code A	$464,000	$792,800
Importance Code B	$4,271,300	$3,141,000
Importance Code C	$424,500	$112,100
Total	**$5,159,900**	**$4,045,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$68,900	$25,100	$18,300	$2,400
Electrical	$26,900	$26,000	$16,100	$13,400
Mechanical	$49,600	$19,900	$31,900	$19,900
Total	**$145,300**	**$71,000**	**$66,200**	**$35,700**
Importance Code A	$14,200	$14,500	$14,200	$14,200
Importance Code B	$123,100	$56,600	$52,000	$21,500
Importance Code C	$8,000			
Total	**$145,300**	**$71,000**	**$66,200**	**$35,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$132,700	
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Street Facades								
Masonry: Limestone	13%			LIFE	* *	5	$16,200	
Masonry: Limestone	7%			LIFE	* *	5	$8,700	
Windows								
Wood	100%			2049	* *	5	$671,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,600	
Masonry: Brick	80%			LIFE	* *	5	$15,600	
Masonry: Limestone	10%			LIFE	* *	5	$2,500	
Metal Rail	5%			2046	* *	5-10	$17,600	
Roof								
Copper/Terne	25%			2048	* *	10	$63,000	
IRMA/Protected Membrane	10%			2033	$267,000	10	$10,100	
Modified Bitumen	65%			2038	* *	10	$65,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,600	
Mosaic Tile	3%			2038	* *	5	$18,300	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen In Basement								
Marble Panels	2%			LIFE	* *	5	$3,700	
Sheet Vinyl/Rubber	2%			2038	* *	5	$7,300	
Terrazzo	5%			LIFE	* *	5	$9,500	
Vinyl Tile	60%			2038	* *	3	$54,800	
Vinyl Tile 9" X 9"	8%	Now	$1,743,300	2043	* *	3	$7,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Stairwells								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	15%	Now	$48,800	2048	* *	5	$34,200	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$16,100	
Gypsum Board	5%			LIFE	* *	5	$9,600	
Masonry: Brick	10%	Now	$342,300	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Marble Panels	3%			LIFE	* *			
Plaster	47%	4+	$82,200	LIFE	* *	5	$45,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement By Stair, Tower Section								
SGFT/Glazed Masonry	25%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2038	* *	5	$24,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,900	
Gypsum Board	5%	4+	$12,100	LIFE	* *	5	$15,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Dance Studio On 5th Floor								
Metal Panel	5%			LIFE	* *	5	$15,500	
Plaster	70%	Now	$294,500	LIFE	* *	5	$108,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Tower Section								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	10%			2068	* *			
Masonry: Fieldstone	90%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	5%			2036	$112,100			
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$28,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes								
Fused Disc Sw	50%			2033	$28,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$262,000	5	$500	
Fused Disc Sw	20%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$290,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$16,800	5	$200	
Fused Knife Sw	20%			2032	$67,000	5	$700	
Molded Case Bkrs	75%			2032	$251,300	5	$2,800	
Wiring								
Braided Cloth	20%	2-4	$89,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2043	* *	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%	Now	$11,600	LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Painted								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$111,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2033	$443,400	2	$300	
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2038	* *	1		
Emergency, Battery	25%			2038	* *	10	$8,600	
Exit, LED	20%			2061	* *	1		
Exit, Battery	30%			2038	* *	10	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

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
Lighting								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Inaccessible Due To Sidewalk Bridge								
Alarm								
Security System								
Generic	100%			2038	* *	1	$53,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$88,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$141,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$128,200	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Vacuum Pump								
Steam Traps Faulty, Extent : Severe, Area Affected : 40%								
Location : Traps And Thermostats								
Terminal Devices								
Convector/Radiator	80%			2031	$1,047,000	1	$37,000	
Fan Coil Unit/Heat	20%			2028	$793,600	1	$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

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
Air Conditioning								
Conversion Equipment								
Split Unit	4%	Now	$76,000	2033	$152,000			
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Window/Wall Unit	50%	0-2	$30,300	2028	$303,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. 15 Percent Malfunctioning								
No Component	40%							
Under Construction	6%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor								
Explanation : New Medical Office								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,700	
Exhaust Fans								
Interior	95%			2028	$674,300	2	$4,200	
Roof	5%			2033	$15,500	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$408,600	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$57,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$32,000	4	$3,000	
Backflow Preventer								
No Component	80%							
Generic	20%			2033	$14,300	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : For Boiler								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$110,700	1-2	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. / J. H. S. 362 - BX**		
Address	: **921 EAST 228TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X362**
Program / Asset #	: **BOE1172.000 / 14918**	**Yr Built/Renovated**	:
Area Sq Ft	: **234,247**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,Ph**		
Block	: **4864** **Lot** : **35**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$209,000	$468,000
Interior Architecture	$107,600	$1,913,100
Electrical		$3,463,100
Mechanical	$1,813,500	$5,753,200
Total	**$2,130,000**	**$11,597,400**
Importance Code A	$209,000	$1,214,200
Importance Code B	$1,813,500	$9,924,300
Importance Code C	$107,600	$458,900
Total	**$2,130,000**	**$11,597,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$300	$44,700	$28,100	
Interior Architecture	$55,000	$7,900	$49,700	
Electrical	$48,700	$39,200	$45,600	$38,200
Mechanical	$29,100	$42,100	$144,200	$23,300
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$148,100**	**$148,700**	**$282,500**	**$76,400**
Importance Code A	$11,900	$56,800	$39,700	$11,600
Importance Code B	$136,200	$91,900	$215,900	$64,800
Importance Code C			$26,900	
Total	**$148,100**	**$148,700**	**$282,500**	**$76,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$53,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,700	
Masonry: Brick Cavity	40%			LIFE	* *	5	$85,100	
Masonry: Granite	5%			LIFE	* *	5	$8,000	
Pre-Cast Concrete	35%			LIFE	* *	5	$242,100	
Window Wall	10%			2053	* *	5	$79,800	
Windows								
Aluminum	75%			2049	* *	5	$28,100	
Fiberglass Panel	20%			2049	* *	5	$28,100	
Metal Louvers	5%			2042	* *	10	$11,700	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	$87,500	
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$28,100	
Masonry: Brick Cavity	35%			LIFE	* *	5	$8,500	
Metal Panel	10%			2053	* *	5	$9,400	
Metal Rail	5%			2046	* *	5-10	$21,900	
Roof								
IRMA/Protected Membrane	95%	4+	$81,600	2038	* *			
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Upper Main Roof Northeast Corner								
Skylight, Metal/Glass	5%	4+	$127,400	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Lobby At East And West Ends Of Skylight								
Soffits								
Metal Panel	50%			2053	* *	5-10	$500	
Stucco Cement	50%	Now	$300	2046	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : At North And South Building Entrances								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : At North And South Building Entrances								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$76,700	
Ceramic Tile	5%			2042	* *	5	$17,500	
Poured Epoxy/Resin	5%			2031	$1,005,600			
Quarry Tile	5%			2046	* *	5	$26,300	
Sheet Vinyl/Rubber	3%			2038	* *	5	$15,800	
Terrazzo	10%			LIFE	* *	5	$27,400	
Vinyl Tile	52%			2038	* *	3	$68,400	
Wood	10%			2061	* *	5	$65,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2042	* *	5	$215,100	
Concrete Masonry Unit	20%			LIFE	* *	5	$57,400	
Folding Partition	3%			2049	* *	5	$53,800	
Gypsum Board	35%			LIFE	* *	5	$150,600	
Granite Panels	2%			LIFE	* *			
Wood	5%			LIFE	* *	5	$143,400	
Ceilings								
AcousTileSusp.Lay-In	57%			2046	* *	5	$210,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	35%	4+	$46,300	LIFE	* *	5	$161,500	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Room 102								
Metal Panel	3%			LIFE	* *	5	$13,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2046	* *			
Pavers/Stone	15%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Main Electrical Room								
Explanation : One 2,500 And Two 1,200 Ampere Main Switches								
Transformers								
Dry Type	100%			2046	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 750, 300 And 45 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$1,000	
Raceway								
Conduit	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$6,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$1,300	
Variable Frequency Drive	20%	Now	$3,700	2046	* *			
Not Functioning, Extent : Moderate, Area Affected : 5%								
Location : Roof At The Rooftop Unit								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$72,100	
Generators								
Diesel	100%			2042	* *	1	$90,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Roof								
Explanation : 435 Kilovolt Amperes, 350 Kilowatt 480 Volts 3 Phase								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$8,700	
Fuel Storage								
Day Tank	20%			2049	* *	5		
Main Tank	80%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Room								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$2,145,300	10	$128,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	15%			2033	$536,300	10	$32,200	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2033	$536,300	10	$32,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Gymnasium								
Explanation : Corridor								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2033	$51,700	1		

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

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
Lighting								
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,900	
Alarm								
Security System								
Generic	100%			2038	* *	1	$87,500	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$144,400	

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
Heating								
Energy Source								
Electricity	20%			2043	* *	1		
Natural Gas	80%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$746,100	1	$115,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Gasoline Fired Rooftop Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$130,600	
Terminal Devices								
Convector/Radiator	20%			2038	* *	1	$15,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices And Stairwells								
Explanation : Electric Heaters								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	$1,813,500	2033	$3,626,900	2	$10,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Building Management System Is Not Operational								
Split Unit	10%			2033	$569,600			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$304,800	
Ventilation								

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$130,600	
Exhaust Fans								
Roof	100%			2033	$465,400	2	$7,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Three Water Services								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$14,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Two Elevators								
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	$65,600	
Fire Pump								
Generic	100%			2036	$229,000	1	$43,700	
Chemical System								
No Component	99%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen Hood								
Explanation : Two 56 Square Foot Fire Suppression Systems								
Generic	1%			2028	$1,200	1-10	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 109 - Q**
Address : **213-10 92 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0759.000 / 1589**
Area Sq Ft : **107,168**
Date of Survey : **09-Nov-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **10626** **Lot** : **1**

Agency's Number : **Q109**
Yr Built/Renovated : **1925 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4226839**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,030,100	
Interior Architecture	$2,961,300	$1,487,900
Electrical	$779,800	$2,421,000
Mechanical	$2,055,300	$3,731,800
Total	**$6,826,500**	**$7,640,600**
Importance Code A	$1,030,100	$52,600
Importance Code B	$4,612,900	$7,588,000
Importance Code C	$1,183,500	
Total	**$6,826,500**	**$7,640,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$6,500		
Interior Architecture	$20,400	$13,300	$6,300	$41,600
Electrical	$4,000	$10,300	$10,700	$25,600
Mechanical	$59,400	$18,200	$27,300	$28,700
Site Pavements	$19,000			
Total	**$102,800**	**$48,200**	**$44,300**	**$95,800**
Importance Code A	$10,600	$17,100	$10,600	$10,800
Importance Code B	$73,200	$25,400	$33,700	$84,900
Importance Code C	$19,000	$5,700		
Total	**$102,800**	**$48,200**	**$44,300**	**$95,800**

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Facades								
Explanation : Sidewalk Shed And Scaffolding, Netting From Ground To Parapet								
Windows								
Aluminum	95%	Now	$231,100	2051	* *	5	$23,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Various Locations At Classrooms								
Metal Louvers	5%			2044	* *	10	$15,600	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside Portion Of Parapets								
Explanation : Structural Steel Horizontal And Diagonal Bracing With Pitch Pockets								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,900	
Roof								
Built-Up (BUR)	95%	Now	$799,000	2045	* *			
Debris on Roof, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Roof								
Explanation : Under Construction								
Metal Panel	5%			2048	* *	10	$6,500	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

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

DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Interior								
Floors								
Asphalt Poured	5%	Now	$19,100	2055	* *	5	$2,500	
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Stairs At Bulkhead Landings								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Stairs At Bulkheads								
Cast in Place Concrete	5%			LIFE	* *	5	$22,000	
Mosaic Tile	5%			2040	* *	5	$25,200	
Marble Panels	5%			LIFE	* *	5	$7,600	
Quarry Tile	5%			2048	* *	5	$15,100	
Vinyl Tile	35%	Now	$598,500	2040	* *	3	$26,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout Classrooms And Stairwells								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Stairwells								
Vinyl Tile	25%			2035	$1,425,000	3	$18,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors And Cafeteria								
Explanation : Vinyl Tile								
Vinyl Tile 9" X 9"	5%			2030	$825,100	3	$5,000	
Wood	10%			2050	* *	5	$37,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$11,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,200	
Gypsum Board	10%			LIFE	* *	5	$13,800	
Masonry: Brick	10%	Now	$894,300	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement At Exterior Perimeter Walls								
Vertical Cracks, Extent : Severe, Area Affected : 1%								
Location : At Column Below East Exit Stair								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement At Exterior Perimeter Walls								
Metal Panel	5%	Now	$60,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Panels Not Meeting Into Frame In Stairwells								
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Panel Edges At Stairwells								
Marble Panels	5%			LIFE	* *			
Plaster	40%	4+	$228,500	LIFE	* *	5	$27,500	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Stair Bulkheads, Corridors And Classrooms								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Interior								
Ceilings								
AcousTile,Adhered	30%	0-2	$198,900	2040	* *	5	$30,200	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	15%	Now	$92,600	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Basement Below East Facade Exit								
Exposed Reinforcement, Extent : Severe, Area Affected : 1%								
Location : Basement Below East Facade Exit								
Metal Panel	5%			LIFE	* *	5	$12,600	
Plaster	50%	Now	$62,600	LIFE	* *	5	$62,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Classrooms, Gymnasiums And Corridors								
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Perimeter								
Explanation : Construction Netting Installed								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front, Left And Right Sidewalk								
Explanation : Sidewalk Shed								
On-Site Walkways								
Cast in Place Concrete	90%			2048	* *			
Masonry: Granite	5%	Now	$19,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 90%								
Location : Main Entrance Steps								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance Steps								
Explanation : Marble Steps								
Pavers/Stone	5%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance Landing								
Explanation : Brick								
Parking/Driveway								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Yard								
Explanation : Closed								

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Site Pavements								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Knife Sw	40%	2-4	$98,100	2060	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	40%			2034	$98,100	5	$1,100	
Molded Case Bkrs	10%			2051	* *	5	$300	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$70,000	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$600	
Locally Mounted	20%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,472,200	10	$88,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$12,900	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2030	$153,600	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$283,100	2045	* *	1-3	$60,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$106,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$87,900	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : Basement. Leaking Vacuum Pump								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Heating								
Terminal Devices								
Air Handler	15%			2035	$309,800	1	$9,900	
Convector/Radiator	50%			2033	$448,700	1	$17,300	
Fan Coil Unit/Heat	35%			2030	$952,300	1	$12,100	
Controls								
Pneumatic	100%			2036	$2,120,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$14,600	2033	$291,000	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,800	
Exhaust Fans								
Interior	100%	0-2	$24,300	2030	$486,700	2	$2,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : One Kitchen Exhaust Is Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	75%	0-2	$528,500	2045	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Basement. Defective Booster Control								
Galvanized Steel	25%			2033	$350,200	1		
Water Heater With Tanks								
Gas Fired	60%	0-2	$1,000	2030	$10,500	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons Gasoline Fired Temporary Water Heater								
Gas Fired	40%			2033	$7,000	2		
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Explanation : 80 Gallons Temporary Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$22,000	4	$3,400	

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

DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

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
Plumbing								
Backflow Preventer								
Generic	100%			2035	$49,000	1	$6,600	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$151,800	1-2	$3,000	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression 5 Feet X 15 Feet Which Equals 75 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)**
Address : **35 STARR STREET @ SARATOGA AVE.**
Borough : **BROOKLYN**
Agency's Number : **K111**
Program / Asset # : **BOE0421.000 / 1381**
Yr Built/Renovated : **1964 / 2010**
Area Sq Ft : **161,000**
Project Type : **EDUCATION**
Date of Survey : **26-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3185** **Lot** : **1** **BIN** : **3072497**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,572,500	$75,200
Interior Architecture	$12,038,600	$919,400
Electrical	$474,800	$1,401,700
Mechanical	$653,600	$3,812,200
Site Enclosure	$85,000	
Total	**$15,824,500**	**$6,208,500**
Importance Code A	$2,572,500	$1,423,800
Importance Code B	$12,653,300	$4,784,700
Importance Code C	$598,700	
Total	**$15,824,500**	**$6,208,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,500	$8,300	$10,300	
Interior Architecture	$123,800	$19,000	$8,000	$16,000
Electrical	$105,000	$21,800	$15,000	$16,500
Mechanical	$89,300	$51,300	$55,700	$24,900
Site Enclosure	$16,400			
Site Pavements	$65,600			
Total	**$411,700**	**$100,400**	**$89,100**	**$57,400**
Importance Code A	$68,800	$25,600	$27,300	$16,900
Importance Code B	$256,600	$74,900	$61,800	$40,400
Importance Code C	$86,400			
Total	**$411,700**	**$100,400**	**$89,100**	**$57,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$75,200	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Finish								
Metal Panel	5%			2053	* *	5-10	$30,400	
Granite Panels	5%			LIFE	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Painted Finish								
Windows								
Aluminum	94%			2049	* *	5	$20,700	
Steel	6%	0-2	$10,200	2041	* *	5	$8,300	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Metal Security Bars	10%			2048	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Above Kitchen Cafeteria								
Metal: Cage/Fence	90%			2038	* *	5-10	$90,900	
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout All Roofs								
Roof								
IRMA/Protected Membrane	95%	Now	$2,519,500	2043	* *			
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 25%								
Location : Above Gymnasium And Cafeteria								
Insul Deter/Miss, Extent : Severe, Area Affected : 25%								
Location : Above Gymnasium And Cafeteria								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : At Stair Bulkheads								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Above Gymnasium And Cafeteria								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Throughout All Roof Levels								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Above Gymnasium And Cafeteria And Fourth Floor								
Metal Panel	5%			2046	* *	10	$10,000	
Soffits								
Ceramic Tile	20%	Now	$700	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Main Entrance								
Pre-Cast Concrete	80%	0-2	$600	LIFE	* *	5	$300	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : At Roof Level								

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$28,000	
Ceramic Tile	5%	Now	$36,900	2042	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Staff Toilets And Kitchen								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Staff Toilets And Kitchen								
Sheet Vinyl/Rubber	5%			2033	$856,800	5	$19,200	
Terrazzo	5%			LIFE	* *	5	$10,000	
Vinyl Tile	25%			2038	* *	3	$24,000	
Vinyl Tile 9" X 9"	50%	0-2	$523,700	2028	$10,473,800	3	$48,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms And Corridors								
Wood	5%	Now	$156,200	2061	* *	5	$12,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$27,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Ceramic Tile	1%	Now	$10,000	2042	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Staff Toilets And Kitchen								
Concrete Masonry Unit	15%	Now	$513,700	LIFE	* *	5	$21,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Vertical Cracks, Extent : Moderate, Area Affected : 6%								
Location : Gymnasium, Fan Room								
Concrete Masonry Unit	4%			LIFE	* *	5	$5,700	
Folding Partition	5%			2041	* *	5	$44,500	
Glazed Ceramic Panel	5%	4+	$27,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	1%			LIFE	* *			
Plaster	39%			LIFE	* *	5	$41,600	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Interior								
Ceilings								
AcousTileConcealSpLn	6%			2038	* *	5	$18,800	
AcousTileConcealSpLn	19%	Now	$78,400	2038	* *	5	$29,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms 408, 412								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout 4th Floor Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor Classrooms 408, 412								
AcousTileSusp.Lay-In	10%	Now	$21,300	2038	* *	5	$12,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Hallways								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor								
Exposed Struc: Concrete	3%	Now	$230,500	LIFE	* *	5	$1,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Fan Room								
Exposed Struc: Concrete	17%			LIFE	* *	5	$6,600	
Fiber Board	5%			2038	* *			
Plaster	40%	Now	$62,400	LIFE	* *	5	$62,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 306								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$85,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corner Of Wilson Avenue And Starr Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Base Posts Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$16,400	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$44,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Starr Street, Wilson Avenue And Troutman Street								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Starr Street At Patch Repair								

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	96%	0-2	$9,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of School								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Between School And Park								
Explanation : Clogged Drains								
Masonry: Granite	4%	0-2	$8,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : North And South Exits								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$2,600	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Dumpsters On Troutman Street								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$36,800	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,800 Ampere And One 800 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$269,700	5	$600	
Fused Disc Sw	10%			2043	* *	5	$100	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$400	
Fused Knife Sw	5%	2-4	$17,400	2058	* *	5	$100	
Obsolete Equipment, Extent : Light, Area Affected : 20%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Molded Case Bkrs	60%			2032	$208,500	5	$2,500	
Molded Case Bkrs	5%			2041	* *	5	$200	
Molded Case Bkrs	20%			2055	* *	5	$800	
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : New AC Panelboards Throughout Building								
Wiring								
Braided Cloth	40%	2-4	$163,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Thermoplastic	25%			2033	$102,300	1		
Thermoplastic	10%			2043	* *	1		
Thermoplastic	25%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : New Wiring For AC And Outlets Throughout Building								
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$2,400	
Corroded, Extent : Light, Area Affected : 100%								
Location : Water Main								
Lighting								
Interior Lighting								
Fluorescent	79%			2038	* *	10	$123,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout School								
Incandescent	1%	0-2	$48,500	2043	* *	2		
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Storage Spaces, Roof Lobby								
LED	20%			2038	* *			
Egress Lighting								
Emergency, Battery	10%			2038	* *	10	$4,100	
Exit, LED	70%			2048	* *	1		
Exit, Service	20%			2033	$15,100	1		

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

DEPARTMENT OF EDUCATION - 040
I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)
Asset # : 1381

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
Lighting								
Exterior Lighting								
HID	5%			2028	$38,500	10		
HID	3%			2033	$23,100	10		
HID	2%	Now	$15,400	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$309,500	1	$60,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Motion Sensors And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Analog	35%	Now	$148,800	2043	* *	1-3	$31,600	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout Building, Obsolete Fire Alarm System								
Generic, Analog	65%			2043	* *	1-3	$64,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$52,900	
Exposed Tank(s), Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks. Capacity 15,000 Gallon Each								
Conversion Equipment								
Steam Boiler	86%			2031	$1,311,800	1	$145,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Installed In 1964.								
Steam Boiler	14%	Now	$42,700	2053	* *	1	$21,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Boiler 1 Has One Leaking Tube, Boiler 2 Has 1 Plugged Tube.								

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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.*

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Heating								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$19,100	
Steam Piping/Pump	60%	0-2	$16,800	2043	* *			
Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
Location : Condensate Pump In Room B-19								
Steam Piping/Pump	20%			2043	* *			
Terminal Devices								
Air Handler	10%	Now	$6,600	2033	$329,300	1	$9,500	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Second Floor Fan Room								
Explanation : Broken Flex Connector At Gymnasium Blower Bl-3 Discharge.								
Air Handler	10%			2033	$329,300	1	$10,600	
Convector/Radiator	75%			2038	* *	1	$41,400	
Fan Coil Unit/Heat	5%			2033	$216,900	1	$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	3%			2033	$124,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 244, 305 And 312								
Explanation : 3 Units.								
Window/Wall Unit	87%			2028	$576,800	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	99%			LIFE	* *	2-5	$94,300	
Ductwork/Diffusers	1%	Now	$76,900	LIFE	* *	2-5	$1,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Fan Room Above Auditorium								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Fan Room Above Auditorium								
Explanation : No Insulation On Ductwork, Quantity 200 Square Feet								
Exhaust Fans								
Interior	25%			2033	$194,000	2	$1,300	
Interior	5%			2038	* *	2	$300	
Roof	70%			2033	$237,700	2	$3,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	99%			2038	* *	1		
Galvanized Steel	1%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 100 Gallon Storage Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK (ORGANIZATION.: I.S. 347/349-BK)

Asset # : 1381

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2033	$846,200	4	$16,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$35,000	4	$3,600	
Sewage Ejector(s)								
Electric	100%			2033	$91,600	4	$6,800	
Backflow Preventer								
Generic	100%	2-4	$1,600	2033	$78,200	1	$9,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Service Into Room B-7a With Backflow Preventer With Rusting Valve. Service Into Room B-20 Without Backflow Preventer.								
Fixtures								
Generic	100%							
Leaking Connections, Extent : Moderate, Area Affected : 20%								
Location : Leaking Floor Mounted Urinals In Rooms 318, 218 And 118.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 113 - BK**
Address : **300 ADELPHI STREET BTWN: DEKALB AVE., LAFAYETTE AVE**
Borough : **BROOKLYN**
Agency's Number : **K113**
Program / Asset # : **BOE0423.000 / 1383**
Yr Built/Renovated : **1962 / 2006**
Area Sq Ft : **147,000**
Project Type : **EDUCATION**
Date of Survey : **14-Oct-2022**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2103** **Lot** : **4**
BIN : **3059051**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,314,100	$1,306,200
Interior Architecture	$153,400	$881,500
Electrical	$491,200	$979,000
Mechanical	$493,600	$2,773,300
Total	**$2,452,400**	**$5,940,000**
Importance Code A	$1,314,100	$1,306,200
Importance Code B	$1,064,700	$4,633,800
Importance Code C	$73,500	
Total	**$2,452,400**	**$5,940,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,200		$2,400	$2,100
Interior Architecture	$71,700	$7,600	$29,100	$19,400
Electrical	$21,900	$16,500	$14,400	$15,700
Mechanical	$42,000	$29,600	$84,000	$23,100
Site Enclosure	$6,300			
Site Pavements	$60,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$239,400**	**$60,900**	**$137,100**	**$67,400**
Importance Code A	$44,800	$14,600	$17,300	$16,700
Importance Code B	$122,800	$44,300	$119,800	$50,800
Importance Code C	$71,800	$2,100		
Total	**$239,400**	**$60,900**	**$137,100**	**$67,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	$1,314,100	LIFE	* *	5	$71,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Front, Sides, Rear								
Explanation : Repointing Of Bricks Needed								
Granite Panels	2%			LIFE	* *	5	$1,100	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,300	
Windows								
Aluminum	95%			2050	* *	5	$4,200	
Metal Louvers	5%			2043	* *	10	$1,400	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$6,400	
Metal Panel	2%			2054	* *	5	$600	
Metal Rail	5%			2047	* *	5-10	$7,300	
Metal: Cage/Fence	3%			2047	* *	5-10	$1,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$5,100	
Roof								
Built-Up (BUR)	95%	4+	$24,700	2034	$1,234,900			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead Door Sill								
Copper/Terne	5%			2062	* *	10	$12,400	
Soffits								
Stucco Cement	100%			2039	* *	5	$4,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$48,500	
Ceramic Tile	5%			2043	* *	5	$11,100	
Sheet Vinyl/Rubber	5%			2034	$812,200	5	$16,600	
Terrazzo	5%			LIFE	* *	5	$8,700	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Explanation : Minor Cracks At Terrazo								
Vinyl Tile	70%			2039	* *	3	$77,600	
Wood	5%			2062	* *	5	$20,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$4,200	
Concrete Masonry Unit	10%	0-2	$73,500	LIFE	* *	5	$5,600	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Stair 6 And Basement								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Basement								
Explanation : Major Leaks During Heavy Rain								
Masonry: Brick	7%			LIFE	* *			
Plaster	55%	Now	$41,900	LIFE	* *	5	$23,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$79,900	2039	* *	5	$22,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileConcealSpLn	15%			2039	* *	5	$41,600	
Exposed Struc: Concrete	13%			LIFE	* *	5	$4,500	
Metal Panel	2%			LIFE	* *	5	$5,500	
Plaster	50%			LIFE	* *	5	$69,300	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2044	* *			
Iron Picket	65%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$6,300	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Areaway Located On South Side Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,200	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$29,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Courtyard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : South Courtyard								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : South Courtyard								
Parking/Driveway								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	80%			2034	$258,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	95%			2050	* *	5	$3,700	
Wiring								
Braided Cloth	80%	2-4	$357,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	40%			2032	$81,200	5	$400	
Locally Mounted	60%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

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
Lighting								
Interior Lighting								
Fluorescent	97%			2039	* *	10	$130,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$2,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	1%			2034	$45,600	2		
Egress Lighting								
Emergency, Battery	50%			2034	$138,100	10	$17,700	
Exit, Service	50%			2034	$35,500	1		
Exterior Lighting								
HID	10%	Now	$7,700	2034	$76,800			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Fixtures On Roof Are Not Operational.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$54,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$424,400	1-3	$90,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$45,500	
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$145,600	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Boiler Room								
Explanation : Boiler No.1. 10 Tubes Pluged								
Distribution								
Hot Wtr Piping/Pump	20%			2042	* *	4	$1,500	
Steam Piping/Pump	80%			2054	* *			
Terminal Devices								
Air Handler	30%			2034	$928,800	1	$27,300	
Convector/Radiator	70%			2032	$941,700	1	$33,200	
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	2%			2034	$78,100			
Window/Wall Unit	70%			2027	$436,300	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$41,000	
No Component	50%							
Exhaust Fans								
Interior	40%			2034	$291,900	2	$1,800	
Roof	60%			2034	$191,500	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	2-4	$21,000	2039	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Water Service Mains In Basement								
Water Heater With Tanks								
Gas Fired	100%			2027	$57,300	2		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$21,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$32,900	4	$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2034	$341,300	1-2	$6,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 113 - BX (J. H. S. 113 - BX)**		
Address	: **3710 BARNES AVENUE BTWN: E.216 ST. - E.217 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X113**
Program / Asset #	: **BOE0253.000 / 413**	**Yr Built/Renovated**	: **1937 / 2008**
Area Sq Ft	: **208,447**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4675** **Lot** : **20**	**BIN**	: **2058396**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,538,600	$3,987,300
Interior Architecture	$1,384,300	$2,858,100
Electrical	$930,200	$3,096,600
Mechanical	$5,141,100	$7,249,400
Total	**$8,994,100**	**$17,191,400**
Importance Code A	$1,538,600	$4,092,500
Importance Code B	$7,455,500	$13,098,900
Total	**$8,994,100**	**$17,191,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,800		$38,500	$15,500
Interior Architecture	$140,100		$5,500	$40,900
Electrical	$60,300	$23,200	$23,800	$25,100
Mechanical	$72,200	$32,800	$45,300	$66,000
Site Enclosure	$13,200			
Site Pavements	$4,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$325,900**	**$70,400**	**$127,500**	**$161,900**
Importance Code A	$40,500	$20,600	$58,100	$36,500
Importance Code B	$228,100	$49,800	$69,300	$125,400
Importance Code C	$57,300			
Total	**$325,900**	**$70,400**	**$127,500**	**$161,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Exterior Walls Covered By Scaffolding And Netting								
Windows								
Aluminum	60%			2034	$2,256,900	5	$46,200	
Aluminum	40%			2034	$1,730,300	5	$30,800	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor Along Perimeter And Courtyard								
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	55%	Now	$1,018,400	2045	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room 337 And Various Locations On Third Floor Corridor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Beyond Useful Life								
Copper/Terne	5%	Now	$20,800	2063	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
IRMA/Protected Membrane	10%			2040	* *	10	$15,500	
Modified Bitumen	30%	Now	$520,200	2045	* *			1
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Gymnasium Roof								
Seams Open/Split, Extent : Severe, Area Affected : 30%								
Location : Gymnasium Roof								
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : Over Gymnasium								
Soffits								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Covered By Scaffolding And Netting								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$68,200	
Ceramic Tile	1%			2050	* *	5	$3,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Mosaic Tile	4%	Now	$119,900	2033	$1,199,100	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Older Restrooms And Kitchen								
Sheet Vinyl/Rubber	1%			2035	$209,000	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$12,200	
Vinyl Tile	14%			2035	$1,235,600	3	$16,400	
Vinyl Tile	20%			2045	* *	3	$31,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Vinyl Tile 9" X 9"	35%	Now	$894,200	2045	* *	3	$41,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms And Corridors								
Wood	10%	4+	$38,100	2050	* *	5	$29,200	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Auditorium Stage								
Interior Walls								
Ceramic Tile	1%	Now	$13,100	2038	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Ceramic Tile	4%	2-4	$26,200	2038	* *	5	$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Student Restrooms Throughout								
Glass: Single Pane	2%			LIFE	* *	5	$3,500	
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Stairwells								
Explanation : Glass Panels Painted Over								
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 3%								
Location : Stairwells								
Explanation : Mesh Partitions In Stairwells								
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$34,800	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Interior								
Ceilings								
AcousTile,Adhered	12%	Now	$370,100	2040	* *	5	$18,700	
Adhesion Failure, Extent : Severe, Area Affected : 30%								
Location : 2nd Floor Cafeteria								
Loose/Delam Surface, Extent : Severe, Area Affected : 80%								
Location : 2nd Floor Cafeteria								
AcousTileSusp.Lay-In	10%			2040	* *	5	$31,200	
Metal Panel	3%	2-4	$6,300	LIFE	* *	5	$11,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	65%			LIFE	* *	5	$126,700	
Plaster	10%	Now	$48,600	LIFE	* *	5	$19,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads, Room 337 And Third Floor Corridor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads, Room 337 And Third Floor Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2045	* *			
Iron Picket	98%	Now	$13,200	2070	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : East 216th Street, Barnes Avenue								
Retaining Walls								
Cast in Place Concrete	60%			2070	* *			
Masonry: Fieldstone	40%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$4,900	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Ramp								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Rubber Matting	2%			2040	* *			
Not Accessible	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Courtyard Not Accessible Due To Construction Netting And Scaffold								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 1,600 Amperes: Distribution Switchboard A, Distribution Switchboard B								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$900	
Raceway								
Conduit	100%			2035	$690,400	1		
Panelboards								
Fused Disc Sw	8%			2034	$52,300	5	$400	
Fused Disc Sw	2%			2043	* *	5	$100	
Molded Case Bkrs	9%			2034	$58,900	5	$500	
Molded Case Bkrs	80%			2043	* *	5	$4,400	
Molded Case Bkrs	1%			2060	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Molded Case Circuit Breaker Panel Board Installed In 2023								
Wiring								
Braided Cloth	60%	2-4	$552,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2035	$368,000	1		
Motor Controllers								
Locally Mounted	90%			2033	$334,400	5	$1,300	
Locally Mounted	10%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Lighting								
Interior Lighting								
Fluorescent	93%			2040	* *	10	$177,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Classrooms, Offices, And Hallways, Including Basement								
Fluorescent	5%			2035	$159,100	10	$9,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Boiler Room, And Auditorium								
LED	1%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Health Clinic - Room 274								
Explanation : LED Lights								
LED	1%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lights								

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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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Lighting								
Egress Lighting								
Emergency, Service	20%			2040	* *	1		
Emergency, Battery	38%	2-4	$40,800	2043	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 23%								
Location : Auditorium, Staircases, Hallways								
Exit, Service	5%			2030	$4,600	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Exit Lights Non Battery Pack								
Exit, Battery	37%			2035	$111,900	10	$5,200	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,600	
Alarm								
Security System								
Generic	50%			2040	* *	1	$38,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2030	$200,300	1	$38,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$550,600	1-3	$128,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways Throughout The Building, Including The Basement								
Explanation : Strobe Lights, Smoke Detectors, Horns, Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Electricity	5%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Electric Unit Heaters / Space Heaters								
Natural Gas	95%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Heating								
Conversion Equipment								
Radiant Heater	5%			2040	* *	2	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Electric Unit Heaters / Space Heaters								
Steam Boiler	95%			2048	* *	1	$196,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	70%			2035	$1,196,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
Steam Piping/Pump	30%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Terminal Devices								
Air Handler	25%			2030	$1,004,200	1	$32,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	60%			2033	$1,047,200	1	$40,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	15%			2030	$793,800	1	$10,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Digital	30%			2030	$1,839,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Pneumatic	70%			2033	$2,887,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	60%			2043	* *	1		
No Component	40%							

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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	$234,000	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : R-407c Refrigerant								
Split Unit	10%			2040	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Medical Clinics, Kitchen, Telecom Rooms								
Window/Wall Unit	20%			2028	$161,700	1		
Window/Wall Unit	20%			2030	$161,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$58,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$58,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
Exhaust Fans								
Interior	100%			2030	$946,600	2	$6,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	$38,400	2035	$1,918,900	1		
Corroded, Extent : Light, Area Affected : 2%								
Location : Basement - Water Main Shut Off Valve								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Brass/Copper	30%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	75%			2040	* *	4	$5,000	
Submersible	25%	Now	$1,600	2030	$1,600	4	$1,100	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Area								

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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

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
Plumbing								
Backflow Preventer								
No Component	95%							
Generic	5%			2035	$4,800	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Unit For Boilers Make-up								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$3,300	2030	$33,200	2	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Defective Flue Exhaust								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Area								
Explanation : 2 Units, 250 Gallons Each								
Vertical Transport								
Elevators								
Geared Traction	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : 1st To 2nd Floor								
Explanation : One Freight Unit								
Hydraulic	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Basement To 3rd Floor								
Explanation : One Passenger Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$147,600	1-2	$2,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 117 - BK**		
Address	: **300 WILLOUGHBY AVENUE @ KENT AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K117**
Program / Asset #	: **BOE0427.000 / 1358**	**Yr Built/Renovated**	: **1955 / 2017**
Area Sq Ft	: **147,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1926** **Lot** : **10**	**BIN**	: **3055165**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,363,600	$124,300
Interior Architecture	$2,560,200	$3,612,600
Electrical	$731,700	$970,800
Mechanical	$3,604,100	$3,311,000
Site Pavements	$54,000	
Total	**$8,313,600**	**$8,018,700**
Importance Code A	$1,626,000	$1,436,300
Importance Code B	$6,234,400	$6,582,500
Importance Code C	$453,300	
Total	**$8,313,600**	**$8,018,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,700	$12,500		
Interior Architecture	$65,200	$9,100	$1,800	$14,000
Electrical	$14,200	$48,400	$15,100	$13,700
Mechanical	$175,600	$44,100	$45,800	$21,300
Site Enclosure	$26,600			
Site Pavements	$27,500			
Total	**$315,900**	**$114,100**	**$62,800**	**$49,000**
Importance Code A	$6,700	$27,400	$14,600	$14,600
Importance Code B	$240,400	$86,700	$48,200	$34,500
Importance Code C	$68,800			
Total	**$315,900**	**$114,100**	**$62,800**	**$49,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	2-4	$338,000	LIFE	* *	5	$80,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Masonry: Brick	33%			LIFE	* *	5	$44,100	
Metal Panel	5%			2053	* *	5-10	$45,900	
Granite Panels	2%	4+	$6,700	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Windows								
Aluminum	100%	Now	$926,100	2049	* *	5	$15,800	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$14,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Roof								
Modified Bitumen	100%			2038	* *	10	$99,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$20,600	
Interior								

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

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$46,200	
Ceramic Tile	5%	0-2	$61,000	2036	$610,100	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Poured Epoxy/Resin	10%			2031	$1,212,400			
Terrazzo	5%	2-4	$50,600	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Vinyl Tile	43%	Now	$257,100	2038	* *	3	$34,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms And Corridors Throughout								
Vinyl Tile	7%			2038	* *	3	$5,500	
Vinyl Tile 9" X 9"	10%	Now	$865,400	2033	$1,730,700	3	$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Classrooms And Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Classrooms And Corridors Throughout								
Wood	7%	Now	$90,400	2048	* *	5	$13,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Wood	3%			2048	* *	5	$11,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Interior								
Interior Walls								
Ceramic Tile	2%	Now	$14,700	2042	* *	5	$1,300	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%	0-2	$62,900	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	55%	Now	$89,600	LIFE	* *	5	$21,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, 1st Floor Office								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout, 1st Floor Office								
SGFT/Glazed Masonry	25%	0-2	$300,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Corridors								
Ceilings								
AcousTile,Adhered	7%	Now	$24,400	2038	* *	5	$7,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corridor Near Boiler Room								
AcousTile,Adhered	3%			2038	* *	5	$6,300	
AcousTileConcealSpLn	15%	0-2	$26,100	2038	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors Throughout								
Exposed Struc: Concrete	30%	0-2	$486,400	LIFE	* *	5	$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	45%	Now	$296,200	LIFE	* *	5	$59,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%	Now	$26,600	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : By Kitchen Exit								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : By Kitchen Exit								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	7%	0-2	$54,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	93%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	85%	Now	$27,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	15%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	80%			2033	$236,600	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$21,500	5	$200	
Fused Disc Sw	3%			2049	* *	5	$100	
Molded Case Bkrs	70%			2049	* *	5	$2,700	
Molded Case Bkrs	20%			2032	$61,300	5	$800	
Wiring								
Braided Cloth	30%	0-2	$122,700	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$204,600	1		
Thermoplastic	20%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	68%			2038	* *	10	$91,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$2,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	30%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$126,300	10	$17,700	
Exit, LED	40%			2068	* *	1		
Exit, Service	10%			2028	$6,500	1		
Exterior Lighting								
HID	1%			2028	$7,000	10		
LED	9%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$282,600	1	$54,900	
Fire/Smoke Detection								
Generic, Analog	100%			2028	$388,300	1-3	$90,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Obsolete System								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$45,500	
Conversion Equipment								
Steam Boiler	100%	Now	$262,400	2031	$1,312,000	1	$131,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : All 3 Boilers								
Repairs In Progress, Extent : N/A, Area Affected : 30%								
Location : Boiler No. 1 Is Under Repair. Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$24,100	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Replacement Steam Trap Components Are Failing								
Terminal Devices								
Air Handler	20%			2028	$566,500	1	$18,200	
Convector/Radiator	80%			2031	$984,700	1	$38,000	
Controls								
Electrical	20%			2028	$167,400			
Pneumatic	80%	Now	$116,400	2027	$2,327,300			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%			2038	* *	2	$2,700	
Split Unit	5%			2038	* *			
Window/Wall Unit	40%			2028	$228,100	1		
No Component	25%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$47,800	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,000	
Exhaust Fans								
Interior	50%			2033	$333,800	2	$2,300	
Roof	50%			2038	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%	Now	$28,800	2031	$576,500	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 2 Hot Water Circulation Pumps								
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Near Kent Avenue In The Basement								
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Approximately 250 Gallons, No Label On Unit. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$30,100	4	$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$104,100	1-2	$2,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 117 - BX (J. H. S. 117 - BX)**		
Address	: **1865 MORRIS AVENUE BTWN: MOUNT HOPE PL., EAST 176 S**		
Borough	: **BRONX**	**Agency's Number**	: **X117**
Program / Asset #	: **BOE0257.000 / 416**	**Yr Built/Renovated**	: **1937 / 2000**
Area Sq Ft	: **112,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **2827** **Lot** : **1**	**BIN**	: **2007902**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,900	$1,147,700
Interior Architecture	$413,400	$4,117,500
Electrical	$509,300	$861,300
Mechanical	$3,707,700	$4,966,700
Site Enclosure	$51,000	
Site Pavements	$232,300	
Total	**$4,971,700**	**$11,093,300**
Importance Code A	$57,900	$2,199,900
Importance Code B	$4,662,000	$8,893,300
Importance Code C	$251,700	
Total	**$4,971,700**	**$11,093,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,300			
Interior Architecture	$32,800		$6,200	$17,800
Electrical	$17,300	$10,500	$35,300	$10,600
Mechanical	$299,300	$19,200	$83,200	$20,400
Site Enclosure	$32,500			
Site Pavements	$45,900			
Total	**$469,900**	**$29,700**	**$124,700**	**$48,800**
Importance Code A	$53,400	$11,100	$11,300	$11,100
Importance Code B	$399,800	$18,600	$113,400	$37,700
Importance Code C	$16,700			
Total	**$469,900**	**$29,700**	**$124,700**	**$48,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$139,300	
Masonry: Limestone	7%	Now	$42,300	LIFE	* *	5	$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Building Base Facing Schoolyard								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	45%	Now	$12,800	2042	* *	5	$6,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum	55%	Now	$45,100	2042	* *	5	$8,000	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Exterior Window Guards								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$11,600	
Masonry: Limestone	15%			LIFE	* *	5	$2,600	
Roof								
Modified Bitumen	100%			2034	$925,700	10	$82,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$19,500	
Ceramic Tile	3%			2037	* *	5	$5,300	
Quarry Tile	2%	Now	$53,600	2039	* *	5	$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$2,800	
Vinyl Tile	80%	Now	$80,500	2034	$4,025,300	3	$53,400	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	8%			2062	* *	5	$26,700	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Gymnasium								

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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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	$12,700	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%			2037	* *	5	$8,100	
Glass: Single Pane	1%			LIFE	* *	5	$1,200	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$24,400	
SGFT/Glazed Masonry	25%	Now	$187,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	$8,900	
AcousTileSusp.Lay-In	2%			2039	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Plaster	83%	Now	$92,000	LIFE	* *	5	$92,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2044	* *			
Iron Picket	30%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	50%	Now	$32,500	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Handball Court								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Adjacent To Handball Court								
Explanation : Peeling Paint								
Masonry: Brick	50%	Now	$51,000	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Mount Hope Place And Walton Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$167,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Mount Hope Place And Walton Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$64,400	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Activity Yard								
Asphalt	100%	Now	$45,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Schoolyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : One Main Disconnect Switch Rated At 2,000 Amperes								
Transformers								
Dry Type	100%			2051	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : One Transformer Rated At 150 Kva								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : One Switchboard With Three Vertical Sections								
Raceway								
Conduit	60%			2034	$149,700	1		
Conduit	40%			2044	* *	1		
Panelboards								
Molded Case Bkrs	3%			2033	$7,400	5	$100	
Molded Case Bkrs	79%			2042	* *	5	$2,300	
Molded Case Bkrs	9%			2050	* *	5	$300	
Molded Case Bkrs	9%			2056	* *	5	$300	
Wiring								
Braided Cloth	3%	2-4	$5,300	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	57%			2034	$199,500	1		
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$800	
Ground								

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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$92,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building (Except Staircases)								
Fluorescent	6%			2039	* *	10	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : T4 Lamps								
Incandescent	2%			2029	$63,500	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories, Auditorium								
Explanation : Incandescent Lights								
LED	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	20%			2029	$14,100	1		
Emergency, Battery	10%			2029	$19,300	10	$2,700	
Emergency, Battery	20%			2039	* *	10	$5,400	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	6%			2029	$32,100	10		
HID	4%			2039	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And All Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2039	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$295,800	1-3	$69,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, And Horns								

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

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground Sidewalk Vault								
Explanation : Two 10,000 Gallon Tanks For No.4 Fuel								
Conversion Equipment								
Steam Boiler	100%			2032	$999,600	1	$110,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	10%	Now	$9,200	2034	$91,800			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Return Pipe Near Vacuum Pump In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Steam Piping/Pump	90%			2034	$826,500			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2029	$431,600	1	$13,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	45%			2032	$422,000	1	$16,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	35%	0-2	$49,800	2034	$995,200	1	$11,400	
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%	Now	$221,600	2028	$2,216,500			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%	Now	$136,200	2044	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	70%			2029	$304,100	1		
No Component	25%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,500	
Exhaust Fans								
Interior	100%			2029	$508,600	2	$3,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fans Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,472,900	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$23,000	4	$2,400	
Backflow Preventer								
Generic	100%			2029	$51,200	1	$6,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 175 Gallons								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$158,600	1-2	$3,100	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 118 - BX (J. H. S. 118 - BX)**		
Address	: **577 EAST 179 STREET @LA FONTAINE AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X118**
Program / Asset #	: **BOE0258.000 / 417**	**Yr Built/Renovated**	: **1939 / 2003**
Area Sq Ft	: **95,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **3069** **Lot** : **1**	**BIN**	: **2011995**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$97,900	$157,700
Interior Architecture	$1,153,400	$1,304,000
Electrical		$2,354,500
Mechanical		$1,633,200
Site Pavements	$71,900	
Total	**$1,323,200**	**$5,449,400**
Importance Code A	$97,900	$157,700
Importance Code B	$984,000	$5,291,600
Importance Code C	$241,400	
Total	**$1,323,200**	**$5,449,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$133,200		$4,100	
Interior Architecture	$96,500		$6,000	$6,100
Electrical	$44,900	$8,900	$9,300	$11,400
Mechanical	$44,600	$15,300	$21,000	$14,300
Site Enclosure	$58,800			
Site Pavements	$19,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$404,700**	**$31,400**	**$47,600**	**$38,900**
Importance Code A	$142,800	$9,400	$13,500	$9,400
Importance Code B	$155,100	$22,000	$32,900	$29,500
Importance Code C	$106,800		$1,200	
Total	**$404,700**	**$31,400**	**$47,600**	**$38,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$195,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	2%			LIFE	* *	5	$3,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	8%			LIFE	* *	5	$13,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	75%	Now	$23,800	2044	* *	5	$12,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Classrooms								
Aluminum w/ Guards	25%			2044	* *	5	$8,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$31,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Copings								
Masonry: Brick	55%			LIFE	* *	5-10	$41,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	35%			LIFE	* *	5-10	$47,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Outer Side Of Parapets								
Roof								
Copper/Terne	3%			2051	* *	10	$4,600	
Modified Bitumen	97%			2044	* *	10	$59,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Interior								
Floors								
Carpet	1%			2035	$25,100	3	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	5%			LIFE	* *	5	$30,300	
Ceramic Tile	4%	Now	$96,000	2045	* *	5	$2,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 30%								
Location : Kitchen Area And Toilet Rooms								
Ceramic Tile	1%			2049	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boys Toilet Room								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$10,800	
Vinyl Tile	30%			2036	$1,175,400	3	$20,800	
Vinyl Tile 9" X 9"	5%	Now	$567,100	2046	* *	3	$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Gymnasium Offices								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Gymnasium Offices								
Wood	49%	2-4	$207,200	2051	* *	5	$63,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms And Offices								
Poor Subfloor Evident, Extent : Light, Area Affected : 5%								
Location : 3rd And 4th Floor Gymnasiums								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Interior								
Interior Walls								
Ceramic Tile	2%			2049	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boys Toilet Room								
Explanation : Location Noted								
Ceramic Tile	3%	2-4	$10,000	2039	* *	5	$1,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Original Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Original Toilet Rooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,700	
Masonry: Brick	10%	0-2	$115,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd And 4th Floor Gymnasiums								
Plaster	55%			LIFE	* *	5-10	$55,200	
SGFT/Glazed Masonry	25%	0-2	$54,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Ceilings								
AcousTile,Adhered	5%			2041	* *	5	$6,900	
AcousTileSusp.Lay-In	5%			2049	* *	5	$6,900	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$26,000	
Plaster	75%			LIFE	* *	5-10	$178,500	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Exit 3 Vestibule And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$28,100	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Along Arthur Avenue								
Iron Picket	50%	2-4	$30,600	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$19,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Multiple Locations Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Along Lafontaine Avenue								
On-Site Walkways								
Cast in Place Concrete	60%			2049	* *			
Masonry: Granite	40%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout Exit Stairs								
Parking/Driveway								
Asphalt	100%	4+	$71,900	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	80%			2036	$165,300	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Fused Knife Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	70%			2035	$171,700	5	$1,500	
Molded Case Bkrs	8%			2044	* *	5	$200	
Molded Case Bkrs	2%			2035	$4,900	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Under 600 Volts								
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main								
Explanation : Recently Upgraded								
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$1,305,100	10	$78,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2041	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library								
HID	2%			2041	* *	10	$100	
Incandescent	4%			2031	$107,800	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Chandeliers								
LED	3%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%	Now	$32,700	2041	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$600	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$17,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$91,300	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2031	$225,800	1-3	$54,300	
Generic, Digital	10%			2041	* *	1-3	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$94,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	40%			2036	$732,200	1	$23,500	
Convector/Radiator	60%			2041	* *	1	$18,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
Window/Wall Unit	60%			2031	$221,100	1		
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,900	
Exhaust Fans								
Interior	100%			2036	$431,400	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$248,400	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,500	4	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$40,400	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 118 - BX MINISCHOOL**				
Address	: **577 EAST 179 STREET @ LA FONTAINE AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X118**	
Program / Asset #	: **BOE0258.010 / 13429**		**Yr Built/Renovated**	: **1998 /**	
Area Sq Ft	: **11,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **06-Jan-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Floors 1**				
Block	: **3069**	**Lot** : **1**	**BIN**	: **2011995**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$137,400	$809,900
Interior Architecture		$427,600
Electrical		$167,900
Mechanical	$183,500	
Total	**$320,900**	**$1,405,400**
Importance Code A	$137,400	$809,900
Importance Code B	$183,500	$595,500
Total	**$320,900**	**$1,405,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,900			$900
Interior Architecture	$96,700			$2,900
Electrical	$1,400	$1,000	$1,200	$1,200
Mechanical	$7,900	$500	$2,500	$500
Site Pavements	$7,200			
Total	**$142,200**	**$1,600**	**$3,700**	**$5,700**
Importance Code A	$29,500	$500	$500	$1,500
Importance Code B	$78,200	$1,000	$3,100	$3,500
Importance Code C	$34,500			$700
Total	**$142,200**	**$1,600**	**$3,700**	**$5,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$5,600	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Foundation Walls								
Metal Panel	95%	Now	$23,400	2056	* *	5	$32,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Windows								
Aluminum w/ Guards	100%			2035	$122,800	5	$1,900	
Roof								
Single Ply Membrane	100%	Now	$137,400	2031	$687,100			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Interior								
Floors								
Ceramic Tile	5%			2045	* *	5	$800	
Vinyl Tile	95%	Now	$42,800	2036	$427,600	3	$5,700	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$1,300	
Gypsum Board	95%			LIFE	* *	5-10	$42,200	
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$25,000	2049	* *	5	$7,300	
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Gypsum Board	5%			LIFE	* *	5-10	$2,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$7,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Ramps And Stairs								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	$300	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	$300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$167,900	10	$10,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2036	$9,500	10	$1,300	
Exit, Battery	50%			2036	$8,000	10	$400	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2044	* *	1	$2,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$10,600	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$29,100	1-3	$7,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

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
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Furnace	100%			2036	$35,000	1	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Internal Package Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,700	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2030	$183,500	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Internal Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,700	
Exhaust Fans								
Interior	80%			2041	* *	2	$300	
Roof	20%			2041	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : 30 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 118 - M (J. H. S. 118 - M)**		
Address	: **154 WEST 93 STREET BTWN: COLUMBUS AVE., AMSTERDAM A**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M118**
Program / Asset #	: **BOE0069.000 / 1695**	**Yr Built/Renovated**	: **1940 / 2010**
Area Sq Ft	: **141,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,4,5,6,8**		
Block	: **1223** **Lot** : **5**	**BIN**	: **1032522**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$100,100	$477,700
Interior Architecture	$510,200	$6,301,200
Electrical	$410,300	$1,358,500
Mechanical	$731,500	$2,713,900
Site Pavements	$99,000	$166,400
Total	**$1,851,000**	**$11,017,700**
Importance Code A	$163,000	$2,069,000
Importance Code B	$1,453,000	$8,948,700
Importance Code C	$235,100	
Total	**$1,851,000**	**$11,017,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,000			
Interior Architecture	$57,000		$24,300	$17,900
Electrical	$24,800	$14,600	$38,700	$16,200
Mechanical	$86,500	$31,900	$88,900	$27,500
Site Enclosure	$35,500			
Site Pavements	$81,000			
Elevators/Escalators	$32,600	$32,600	$32,600	$32,600
Total	**$340,400**	**$79,100**	**$184,500**	**$94,200**
Importance Code A	$23,000	$14,000	$15,800	$14,000
Importance Code B	$250,600	$65,200	$168,700	$80,300
Importance Code C	$66,900			
Total	**$340,400**	**$79,100**	**$184,500**	**$94,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$2,200	
Masonry: Brick	90%			LIFE	* *	5	$63,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$2,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Entire Building Covered With Scaffolding And Safety Netting								
Windows								
Aluminum	95%	Now	$100,100	2050	* *	5	$10,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Steel	5%	Now	$8,300	2033	$83,100	5	$6,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Mechanical Rooms								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$63,100	
Masonry: Brick	55%			LIFE	* *	5	$14,900	
Pre-Cast Concrete	15%			LIFE	* *	5	$25,600	
Roof								
Cast in Place Concrete	5%	Now	$12,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout Above Basement								
Metal Panel	2%			2047	* *	10	$2,600	
Modified Bitumen	92%			2042	* *	10	$64,900	
Skylight, Metal/Glass	1%			2034	$203,100	10	$2,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$35,600	LIFE	* *	5	$44,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	5%			2037	* *	5	$10,200	
Terrazzo	5%			LIFE	* *	5	$8,000	
Vinyl Tile	50%	Now	$144,500	2034	$2,890,400	3	$38,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	Now	$66,900	2034	$3,347,000	3	$15,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Wood	10%			2049	* *	5	$38,300	
Interior Walls								
Cast in Place Concrete	5%	Now	$56,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement, From Oil Tank Pit								
Ceramic Tile	5%	4+	$16,300	2037	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Masonry: Limestone	2%			LIFE	* *			
Marble Panels	17%			LIFE	* *			
Plaster	50%	Now	$72,100	LIFE	* *	5	$43,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Room 705								
SGFT/Glazed Masonry	20%	4+	$106,600	LIFE	* *			
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Along Bullnose Course In Corridors Throughout								
Wood	1%			LIFE	* *	5	$11,600	
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$10,200	
Exposed Struc: Concrete	45%			LIFE	* *	5	$14,400	
Plaster	50%	Now	$63,600	LIFE	* *	5	$63,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East Facing Classrooms On 6th, 7th And 8th Floors								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : East Facing Classrooms On 6th, 7th And 8th Floors								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2044	* *			
Iron Picket	45%	4+	$7,800	2054	* *			
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	5%	Now	$5,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Property								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : South Side Of Property								
Free Standing Walls								
Cast in Place Concrete	50%			2054	* *			
Masonry: Brick	50%	0-2	$22,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Ramps And Stairs Around Perimeter Of Property								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%	4+	$99,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	40%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$3,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	0-2	$11,700	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Lot								
Activity Yard								
Asphalt	70%	Now	$49,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	10%			2047	* *			
Rubber Matting	20%	Now	$16,600	2034	$166,400			
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Rear Yard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	$332,900	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Room								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$299,600	5	$3,700	
Raceway								
Conduit	95%			2034	$281,000	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	70%			2033	$214,600	5	$2,600	
Molded Case Bkrs	20%			2050	* *	5	$700	
Wiring								
Braided Cloth	75%	2-4	$306,800	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2034	$81,800	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$800	
Locally Mounted	20%			2051	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$103,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%	0-2	$8,600	2044	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Spaces And Stairs								
LED	18%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasiums 1 and 2, Auditorium								
Explanation : LED Lights Were Installed About 3 Years Ago.								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$17,000	
Exit, Battery	50%			2039	* *	10	$4,800	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$52,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$89,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	$33,600	2044	* *	5	$21,800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Explanation : Water Leaks Into Tank								
Conversion Equipment								
Steam Boiler	100%	0-2	$62,900	2032	$1,258,400	1	$125,700	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. Three Broken Fresh Air Louvers								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Boiler No.1 And Boiler No.4 In Sub-basement								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Basement. No.2 Boiler Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 4 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$81,200	2044	* *	4	$7,000	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump In The Sub-basement								
Terminal Devices								
Air Handler	30%			2034	$815,100	1	$26,200	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 1st And 2nd Floor. Leaking Coils								
Convector/Radiator	70%	Now	$41,300	2039	* *	1	$28,700	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Corroded Radiators								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Thermostatic Valves								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	40%			2029	$218,800	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$78,600	
Exhaust Fans								
Interior	100%			2034	$640,300	2	$4,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$368,600	2039	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump Is Not Working								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Roof. Leaking Gravity Tank								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : Duplex Pumps Serve House Tank								
Water Heater With Tanks								
Electric	50%			2029	$36,300	4		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : One 120 Gallon Unit								
Gas Fired	50%			2032	$26,200	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 70 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$20,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,900	2034	$28,900	4	$3,000	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Pump Is Not Working And Defective Float								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Pumps								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

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
Vertical Transport								
Elevators								
Gearless Traction	80%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Three Units From Basement To 7th Floor, One Unit From Basement To 8th Floor								
Explanation : 4 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$73,700	
Sprinkler								
No Component	70%							
Generic	30%			2054	* *	1-2	$11,900	
Chemical System								
Wet	2%			2032	$1,100	1-10	$600	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement								
Explanation : Over Range In Kitchen								
No Component	98%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 119 - Q**
Address : **74-01 78 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0769.000 / 1557**
Area Sq Ft : **101,000**
Date of Survey : **01-May-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **3812** **Lot** : **20**

Agency's Number : **Q119**
Yr Built/Renovated : **1929 / 2024**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4092660**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$124,200
Interior Architecture	$3,388,500	$1,763,300
Electrical	$64,800	$1,114,700
Mechanical	$2,017,300	$1,702,000
Site Pavements	$145,600	
Total	**$5,616,300**	**$4,704,200**
Importance Code A		$124,200
Importance Code B	$5,394,800	$4,580,000
Importance Code C	$221,500	
Total	**$5,616,300**	**$4,704,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,800	$14,500		$14,700
Interior Architecture	$123,000			$10,400
Electrical	$5,000	$4,300	$4,700	$6,600
Mechanical	$60,600	$15,800	$23,800	$39,600
Site Enclosure	$2,300			
Site Pavements	$52,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$268,400**	**$49,100**	**$42,900**	**$85,700**
Importance Code A	$18,800	$22,500	$8,000	$22,900
Importance Code B	$220,500	$26,600	$34,900	$62,700
Importance Code C	$29,100			
Total	**$268,400**	**$49,100**	**$42,900**	**$85,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,800	
Masonry: Brick	62%			LIFE	* *	5	$58,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Masonry: Brick Cavity	30%			LIFE	* *	5	$28,200	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : 1997 Addition								
Not Accessible	3%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building Base								
Explanation : Masonry Granite. Inaccessible Due To Construction Barrier								
Windows								
Aluminum	85%			2060	* *	5	$25,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout (2023)								
Aluminum w/ Guards	15%			2060	* *	5	$4,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout (2023)								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Original Building And Cafeteria (2023)								
Masonry: Brick	50%			LIFE	* *	5	$6,600	
Efflorescence, Extent : Moderate, Area Affected : 50%								
Location : Original Building								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Masonry: Brick Cavity	30%			LIFE	* *	5	$4,000	
Metal Rail	10%			2048	* *	5-10	$23,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Roof								
Modified Bitumen	72%			2045	* *	10	$65,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building And Cafeteria								
Single Ply Membrane	28%	Now	$10,800	2045	* *			
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : 1997 Addition (2023)								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1997 Addition At 3rd Floor Corridor								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,100	
Mosaic Tile	5%	4+	$14,500	2048	* *	5	$9,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Various Toilet Rooms								
Poured Epoxy/Resin	10%	0-2	$43,400	2030	$867,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor								
Quarry Tile	5%	2-4	$28,500	2040	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$5,900	
Vinyl Tile	40%	0-2	$513,400	2035	$1,711,300	3	$22,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%			2030	$1,857,800	3	$11,300	
Wood	10%	0-2	$18,500	2050	* *	5	$14,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Gymnasium								
Interior Walls								
Cast in Place Concrete	15%	4+	$149,800	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Locations In The Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In The Basement								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Foundation Wall Waterproofing								
Gypsum Board	15%			LIFE	* *	5	$23,100	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$34,600	
SGFT/Glazed Masonry	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	$5,000	2048	* *	5	$3,800	
Adhesion Failure, Extent : Light, Area Affected : 10%								
Location : Various Classrooms Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Various Classrooms Throughout								
AcousTileSusp.Lay-In	20%	0-2	$10,300	2048	* *	5	$15,100	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : 1997 Addition 3rd Floor Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : 1997 Addition 3rd Floor Corridor								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : 1997 Addition Throughout Corridors								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,500	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Plaster	55%			LIFE	* *	5	$52,000	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2055	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building Facade								
Explanation : Iron Picket Inaccessible Due To Construction Barriers								
Retaining Walls								
Cast in Place Concrete	20%	Now	$2,300	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Play Yard Wall At Parking Area At 74th Street								
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Areaways At South And East Facades								
Explanation : Construction Barriers								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$22,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$24,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Exit Stairs								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Ramp At 74th Street								
Pavers/Stone	5%	2-4	$5,100	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Play Yard Wall Along 74th Street								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$71,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Parking Area At 74th Street								
Activity Yard								
Asphalt	80%	0-2	$73,800	2050	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Near West Facade Exit Stairs								
Cast in Place Concrete	20%	0-2	$600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Painted-on Markings Deteriorated								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes And 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$213,100	5	$300	
Fused Disc Sw	20%			2045	* *	5	$100	
Raceway								
Conduit	60%			2035	$149,700	1		
Conduit	40%			2045	* *	1		
Panelboards								
Fused Disc Sw	1%			2034	$2,500	5		
Fused Disc Sw	5%			2043	* *	5	$100	
Fused Knife Sw	20%			2034	$49,000	5	$500	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	23%			2043	* *	5	$600	
Molded Case Bkrs	50%			2034	$122,600	5	$1,300	
Wiring								
Braided Cloth	40%			2034	$140,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing Of The Building								
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2040	* *	5	$300	
Locally Mounted	60%			2033	$111,500	5	$400	

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	70%			2040	* *	10	$64,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2035	$308,300	10	$18,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Addition								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	10%	Now	$1,300	2035	$6,400	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 3rd And 4th Floor Gymnasiums								
Emergency, Battery	40%			2035	$69,400	10	$9,800	
Exit, Service	5%			2030	$2,200	1		
Exit, Battery	45%			2045	* *	10	$3,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Scaffolding And Netting Around The Building								
Alarm								
Security System								
Generic	50%			2040	* *	1	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Heating								
Energy Source								
Natural Gas	20%			2055	* *	1		
Interruptible Gas/Dual Fuel	80%			2055	* *	1		
Conversion Equipment								
Steam Boiler	80%			2048	* *	1	$80,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof Of New Wing								
Explanation : Rooftop Units Under Air Conditioning								
Distribution								
Steam Piping/Pump	80%	Now	$26,500	2035	$530,000			
Leak Evident, Extent : Moderate, Area Affected : 80%								
Location : Radiator Valve Connections, Throughout The Old Wing Classrooms								
No Component	20%							
Terminal Devices								
Air Handler	20%			2030	$311,400	1	$12,500	
Convector/Radiator	60%			2033	$405,900	1	$19,600	
No Component	20%							
Controls								
Electrical	20%			2030	$92,000			
Pneumatic	80%			2029	$1,279,200			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	0-2	$17,400	2035	$347,500	2	$1,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Unit Rtu-5 Heating Element								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 13 Rooftop Units								
Split Unit	5%			2035	$122,800			
Window/Wall Unit	55%			2033	$215,500	1		
No Component	10%							
Under Construction	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$45,100	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$11,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

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
Ventilation								
Exhaust Fans								
Interior	60%			2030	$275,200	2	$1,900	
Roof	40%			2035	$80,300	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$20,700	4	$3,200	
Backflow Preventer								
Generic	100%			2035	$46,200	1	$6,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From 1st To 4th Floor, One Unit From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2055	* *	1-5	$10,200	
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$5,700	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 125 - BX (J. H. S. 125 - BX)**		
Address	: **1111 PUGSLEY AVENUE @WATSON AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X125**
Program / Asset #	: **BOE0264.000 / 394**	**Yr Built/Renovated**	: **1952 / 2015**
Area Sq Ft	: **155,792**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3790** **Lot** : **40**	**BIN**	: **2025717**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$587,500	$1,493,700
Interior Architecture	$844,500	$5,374,700
Electrical	$285,500	$1,243,200
Mechanical	$991,000	$6,628,000
Site Enclosure	$78,900	
Total	**$2,787,400**	**$14,739,600**
Importance Code A	$587,500	$1,493,700
Importance Code B	$2,037,400	$13,148,100
Importance Code C	$162,500	$97,800
Total	**$2,787,400**	**$14,739,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$22,600		$3,100
Interior Architecture	$20,200	$12,500		$34,200
Electrical	$18,300	$14,800	$16,300	$40,700
Mechanical	$56,600	$24,300	$36,800	$72,700
Site Enclosure	$49,400			
Site Pavements	$16,800			
Total	**$161,300**	**$74,300**	**$53,000**	**$150,700**
Importance Code A	$15,400	$38,000	$15,400	$18,800
Importance Code B	$96,500	$23,700	$37,600	$131,900
Importance Code C	$49,400	$12,500		
Total	**$161,300**	**$74,300**	**$53,000**	**$150,700**

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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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$125,300	
Masonry: Limestone	5%			LIFE	* *	5	$4,900	
Windows								
Aluminum	90%			2043	* *	5	$45,100	
Steel	10%	Now	$385,800	2060	* *	5	$31,300	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Auditorium Stairway A								
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : Stairway								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Stairway								
Parapets								
Masonry: Brick Cavity	90%	4+	$64,900	LIFE	* *	5	$12,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Metal Rail	2%			2040	* *	5-10	$5,100	
Pre-Cast Concrete	8%			LIFE	* *	5	$7,100	
Roof								
Modified Bitumen	100%	Now	$136,800	2035	$1,368,500			
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Center Of Main Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Cafeteria								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Main Roof								
Explanation : Solar Panels Installed								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,500	
Ceramic Tile	3%	Now	$20,200	2038	* *	5	$3,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Panel/Paver: Bluestone	5%			LIFE	* *	5	$8,700	
Terrazzo	2%			LIFE	* *	5	$3,600	
Vinyl Tile	80%	Now	$263,800	2035	$5,276,900	3	$70,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%			2050	* *	5	$21,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$25,100	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	65%	0-2	$162,500	LIFE	* *	5	$97,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium And Toilet Room Near Auditorium								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%	Now	$53,400	2040	* *	5	$20,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Cafeteria, Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	55%	0-2	$364,700	LIFE	* *	5	$18,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exit 11 And 12								
Metal Panel	5%			LIFE	* *	5	$13,500	
Plaster	25%			LIFE	* *	5	$33,800	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2045	* *			
Iron Picket	95%	0-2	$49,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Haviland Avenue								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Of Building								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$78,900	2055	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Rear Courtyard								
Explanation : Peeling Paint								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$16,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2048	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2052	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Kilovolt ampere Transformer For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$15,300	5	$200	
Fused Disc Sw	5%			2043	* *	5	$200	
Fused Knife Sw	5%			2034	$15,300	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room And Boiler Room								
Molded Case Bkrs	75%			2034	$229,900	5	$3,100	
Molded Case Bkrs	10%			2043	* *	5	$400	
Wiring								
Braided Cloth	50%			2034	$204,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2055	* *	1		
Thermoplastic	30%			2035	$122,700	1		
Motor Controllers								
Locally Mounted	100%			2052	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$135,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$15,000	
Exit, Battery	50%			2040	* *	10	$5,300	
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$4,600	
Alarm								
Security System								
Generic	50%			2035	$149,700	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$149,700	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2045	* *	1-3	$98,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Lobby								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$48,300	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$154,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	20%			2040	* *	1	$19,300	
Convector/Radiator	80%			2040	* *	1	$40,300	
Controls								
Digital	100%			2033	$4,581,600			
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	50%			2040	* *			
Window/Wall Unit	40%			2030	$241,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,900	
Exhaust Fans								
Interior	90%			2030	$636,800	2	$4,300	
Roof	10%			2035	$31,000	2	$500	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : Boys Bathroom Exhaust Fan Undersized								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$1,639,100	1		
Galvanized Steel	20%			2033	$407,300	1		
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 10 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$112,500	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 30%								
Location : Outdoor Drains That Connect At The Basement								
Sump Pump(s)								
Non-Submersible	100%	0-2	$31,900	2045	* *	4	$3,300	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2040	* *	1	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 108								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$13,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 125 - Q**		
Address	: **46-02 47TH AVE. BTWN: 46 ST., 47 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q125**
Program / Asset #	: **BOE0773.000 / 1559**	**Yr Built/Renovated**	: **1925 / 2006**
Area Sq Ft	: **244,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,5,Ph**		
Block	: **2284** **Lot** : **6**	**BIN**	: **4052874**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$209,800	$373,500
Interior Architecture	$3,396,400	$255,700
Electrical		$3,854,400
Mechanical	$697,600	$6,208,000
Total	**$4,303,700**	**$10,691,600**
Importance Code A	$209,800	$373,500
Importance Code B	$2,290,300	$10,190,000
Importance Code C	$1,803,700	$128,100
Total	**$4,303,700**	**$10,691,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,600			$63,100
Interior Architecture	$53,900		$26,900	$22,600
Electrical	$48,000	$46,900	$41,500	$44,300
Mechanical	$57,800	$56,100	$110,000	$62,600
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$216,800**	**$110,400**	**$185,800**	**$199,900**
Importance Code A	$73,800	$24,200	$24,700	$87,200
Importance Code B	$143,000	$86,300	$161,100	$112,700
Importance Code C				
Total	**$216,800**	**$110,400**	**$185,800**	**$199,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$49,600	LIFE	* *	5	$95,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Entry Entablature								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$76,100	
Masonry: Brick	50%			LIFE	* *	5	$121,800	
Masonry: Brick Cavity	33%			LIFE	* *	5	$80,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Explanation : Location Noted								
Masonry: Limestone	3%			LIFE	* *	5	$5,500	
Metal Panel	3%			2060	* *	5-10	$50,200	
Granite Panels	2%			LIFE	* *	5	$3,700	
Windows								
Aluminum	35%	Now	$130,500	2050	* *	5	$13,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Aluminum	45%			2050	* *	5	$34,400	
Aluminum	20%			2050	* *	5	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$28,800	
Masonry: Brick	50%			LIFE	* *	5	$12,400	
Masonry: Brick Cavity	30%			LIFE	* *	5	$7,400	
Masonry: Limestone	3%			LIFE	* *	5	$900	
Metal Panel	2%			2060	* *	5	$1,900	
Roof								
Built-Up (BUR)	63%			2039	* *	10	$79,400	
Copper/Terne	2%			2062	* *	10	$6,300	
Modified Bitumen	5%			2042	* *	10	$6,300	
Plaza Roof: Stone Panels	30%			2060	* *			
Soffits								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	$10,600	
Metal Panel	10%			2060	* *	5-10	$1,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$62,700	
Ceramic Tile	7%			2047	* *	5	$20,100	
Marble Panels	2%			LIFE	* *	5	$4,300	
Quarry Tile	3%			2051	* *	5	$12,900	
Traffic Topping	5%	Now	$209,900	2042	* *	5	$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Science Floor								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Stair F								
Wrinkling, Extent : Severe, Area Affected : 100%								
Location : Stair F								
Vinyl Tile	13%	Now	$526,600	2039	* *	3	$14,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Hallways								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Hallways								
Vinyl Tile	50%			2042	* *	3	$71,600	
Wood	10%			2069	* *	5	$53,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	2-4	$1,360,400	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Basement								
Ceramic Tile	20%			2047	* *	5	$116,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$23,300	
Masonry: Brick	10%	Now	$227,200	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Entrance To Gymnasium								
Marble Panels	3%	Now	$157,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Broken Panel In Rear Of Auditorium, Stage Left								
Plaster	40%			LIFE	* *	5	$69,900	
SGFT/Glazed Masonry	7%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	40%	Now	$856,100	2047	* *	5	$64,900	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : First Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
AcousTileSusp.Lay-In	20%			2047	* *	5	$52,000	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$48,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2078	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2051	* *			
Pavers/Stone	10%			2047	* *			
On-Site Walkways								
Asphalt	20%			2043	* *			
Cast in Place Concrete	80%			2051	* *			
Activity Yard								
Asphalt	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Main Service Disconnect Switches Rated At 4000, 2000, 1200, 1600 And 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,000	
Raceway								
Conduit	85%			2044	* *	1		
Conduit	15%			2034	$103,600	1		
Panelboards								
Fused Disc Sw	5%			2033	$32,700	5	$300	
Molded Case Bkrs	95%			2042	* *	5	$6,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$1,500	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$75,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$94,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoors								
Explanation : Installed In 2017, Nameplate Is Not Accessible								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoors								
Explanation : Installed In 2017								
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Installed In 2017, Size Is Not Available								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$3,538,200	10	$212,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Old Building Has Lightning Preventer, New Building Has Lightning Protection								
Alarm								
Security System								
Generic	100%			2039	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Building Perimeter								
Explanation : Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$154,900	

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

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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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Heating								
Energy Source								
Natural Gas	30%			2054	* *	1		
Interruptible Gas/Dual Fuel	70%			2054	* *	1		
Conversion Equipment								
Steam Boiler	70%			2039	* *	1	$169,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers. 2 Heat Exchangers								
Steam Boiler	30%			2047	* *	1	$72,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	60%			2042	* *	4	$7,200	
Steam Piping/Pump	10%			2044	* *			
Steam Piping/Pump	30%			2054	* *			
Terminal Devices								
Air Handler	15%			2034	$705,300	1	$22,600	
Convector/Radiator	55%			2039	* *	1	$43,300	
Convector/Radiator	5%			2047	* *	1	$3,900	
No Component	25%							
Controls								
Pneumatic	100%			2032	$4,828,700			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2039	* *	1	$28,300	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Split Unit	5%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : R-410a Refrigerant								
Window/Wall Unit	70%			2029	$662,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2054	* *	4	$3,000	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2039	* *	1	$45,300	
No Component	70%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$95,200	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$40,800	
Exhaust Fans								
Interior	50%			2034	$554,100	2	$3,700	
Roof	50%			2039	* *	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2044	* *	1		
Brass/Copper	30%			2054	* *	1		
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2029	$35,000	4	$3,600	
Non-Submersible	30%			2039	* *	4	$2,300	
Sewage Ejector(s)								
Electric	30%			2039	* *	4	$4,400	
No Component	70%							
Backflow Preventer								
Generic	100%			2039	* *	1	$14,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units In New Wing								
Fire Suppression								
Standpipe								
Generic	70%			2044	* *	1-5	$86,100	
Generic	30%			2054	* *	1-5	$38,300	
Sprinkler								
No Component	65%							
Generic	35%			2054	* *	1-2	$23,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

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
Fire Suppression								
Fire Pump								
Generic	45%			2037	* *	1	$20,500	
Generic	55%			2043	* *	1	$25,100	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 126 - Q**		
Address	: **31-51 21 STREET BTWN: 31 DR., 31 RD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q126**
Program / Asset #	: **BOE0774.000 / 1560**	**Yr Built/Renovated**	: **1925 / 2010**
Area Sq Ft	: **116,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,5**		
Block	: **553** **Lot** : **1**	**BIN**	: **4006382**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$536,100	$240,500
Interior Architecture	$1,804,400	
Electrical	$2,395,700	$1,016,100
Mechanical	$3,979,400	$3,287,800
Site Enclosure	$188,000	
Site Pavements	$179,200	
Total	**$9,082,700**	**$4,544,400**
Importance Code A	$536,100	$1,328,400
Importance Code B	$8,292,200	$3,216,000
Importance Code C	$254,500	
Total	**$9,082,700**	**$4,544,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,400			$5,600
Interior Architecture	$122,100	$5,300		$12,000
Electrical	$28,700	$12,000	$62,900	$13,000
Mechanical	$180,100	$16,100	$93,500	$17,400
Total	**$342,300**	**$33,400**	**$156,400**	**$47,900**
Importance Code A	$62,000	$11,500	$11,700	$17,100
Importance Code B	$280,300	$20,600	$144,700	$30,800
Importance Code C		$1,300		
Total	**$342,300**	**$33,400**	**$156,400**	**$47,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	87%			LIFE	* *	5	$166,000	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$7,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout And Exterior Steps								
Masonry: Marble	3%			LIFE	* *	5	$4,300	
Windows								
Aluminum	80%	Now	$434,400	2050	* *	5	$22,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout Classrooms								
Aluminum	20%			2050	* *	5	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$17,700	
Metal Rail	5%			2047	* *	5-10	$18,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,100	
Roof								
Built-Up (BUR)	100%	Now	$101,700	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Above Room 514								
Soffits								
Masonry: Marble	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$34,700	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair E Landings								
Ceramic Tile	5%			2043	* *	5	$8,000	
Marble Panels	2%			LIFE	* *	5	$2,400	
Traffic Topping	3%	Now	$70,100	2039	* *	5	$3,000	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Vinyl Tile 9" X 9"	60%	Now	$1,567,500	2039	* *	3	$35,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Wood	25%			2062	* *	5	$74,800	
Interior Walls								
Cast in Place Concrete	5%	Now	$66,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	3%			2043	* *	5	$2,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,700	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$15,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	2-4	$16,300	2047	* *	5	$5,000	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Room 307 And Throughout								
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,100	
Metal Panel	5%	2-4	$33,600	LIFE	* *	5	$6,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	65%	4+	$100,300	LIFE	* *	5	$40,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Room 514								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 514								
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 514								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$90,000	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gates								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	50%	4+	$98,000	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Entry Gates								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$93,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	100%	4+	$86,000	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Molded Case Bkrs	70%			2033	$171,700	5	$2,100	
Molded Case Bkrs	25%			2042	* *	5	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Under 600 Volts								
Wiring								
Braided Cloth	40%			2033	$140,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$504,600	2029	$1,682,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Defective Ballasts Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2029	$17,700	10	$1,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Incandescent	1%			2029	$32,900	2		
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2029	$7,300	1		
Emergency, Battery	40%	Now	$79,800	2044	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2039	* *	10	$3,900	
Exterior Lighting								
HID	9%	Now	$15,000	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Roof And Building Perimeter								
Incandescent	1%			2029	$6,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Decorative Fixtures								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Alarm								
Security System								
Generic	50%			2039	* *	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$111,500	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$73,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$276,200	5	$35,900	
Conversion Equipment								
Steam Boiler	20%	Now	$41,400	2032	$207,100	1	$20,700	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Wall Bricks And Floors Of The Units, Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler 3, Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	80%			2032	$828,300	1	$91,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	Now	$1,900	2034	$95,100			
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Condensate Line In Basement								
Steam Piping/Pump	90%			2034	$856,100			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$8,900	2034	$447,100	1	$12,900	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Flexible Connections At Basement								
Convector/Radiator	45%			2032	$437,100	1	$16,900	
Fan Coil Unit/Heat	10%	Now	$29,500	2029	$294,500	1	$3,400	
Controller Not Working, Extent : Moderate, Area Affected : 70%								
Location : Thermostats And Motors, Various Classrooms								
Fan Coil Unit/Heat	20%			2029	$589,000	1	$7,500	
Unit Heater - Steam	5%	Now	$1,700	2029	$33,700	4	$500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Coils Leak, Various Locations On 1st Floor								
Controls								
Pneumatic	100%			2028	$2,295,600			
Air Conditioning								
Energy Source								
Electricity	55%			2042	* *	1		
No Component	45%							
Conversion Equipment								
Split Unit	5%			2034	$141,000			
Window/Wall Unit	20%	Now	$27,000	2029	$90,000	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
Window/Wall Unit	30%			2029	$135,000	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,700	
Exhaust Fans								
Interior	25%	Now	$2,600	2029	$131,700	2	$700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Flexible Connections, Basement								
Interior	70%			2029	$368,800	2	$2,500	
Roof	5%	Now	$200	2034	$11,500	2	$100	
Broken, Extent : Severe, Area Affected : 5%								
Location : Roof Kitchen Fan Motor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%	0-2	$74,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement During Heavy Rain								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$20,900	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Underneath Auditorium And Cafeteria								
Sump Pump(s)								
Non-Submersible	100%			2034	$23,800	4	$2,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 60%								
Location : 2nd, 3rd And 4th Floor Restrooms								
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 400 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$49,300	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 127 - BX**		
Address	: **1560 PURDY STREET @ST. RAYMOND AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X127**
Program / Asset #	: **BOE0266.000 / 396**	**Yr Built/Renovated**	: **1953 / 2000**
Area Sq Ft	: **128,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3948** **Lot** : **55**	**BIN**	: **2041247**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$201,500	$229,500
Interior Architecture	$8,548,300	$2,022,800
Electrical	$678,200	$1,347,000
Mechanical	$1,888,600	$1,186,900
Total	**$11,316,600**	**$4,786,100**
Importance Code A	$201,500	$282,100
Importance Code B	$10,935,100	$4,504,000
Importance Code C	$180,000	
Total	**$11,316,600**	**$4,786,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$12,800
Interior Architecture	$120,000			$38,900
Electrical	$49,300	$12,500	$13,500	$19,000
Mechanical	$42,000	$10,000	$18,200	$7,500
Site Enclosure	$7,800			
Site Pavements	$96,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$322,600**	**$29,700**	**$38,900**	**$85,300**
Importance Code A				$13,100
Importance Code B	$264,100	$29,700	$38,900	$72,300
Importance Code C	$58,500			
Total	**$322,600**	**$29,700**	**$38,900**	**$85,300**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Exterior								
Exterior Walls								
Masonry: Brick	82%			LIFE	* *	5	$112,000	
Masonry: Brick	8%	4+	$92,200	LIFE	* *	5	$10,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Roof								
Masonry: Limestone	5%			LIFE	* *	5	$5,100	
Metal Panel	5%			2045	* *	5-10	$47,000	
Windows								
Aluminum	90%	Now	$109,300	2043	* *	5	$11,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Basement Fan Room								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement - Elevator And Cafeteria								
Explanation : Water Infiltration From Fan Room Window Leads To Flooding Throughout Basement Level								
Metal Louvers	10%			2044	* *	10	$15,600	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$7,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Masonry: Limestone	5%			LIFE	* *	5	$600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Metal Security Bars	10%			2063	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapets								
Explanation : Construction Work In Progress								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Roof								
Modified Bitumen	100%			2043	* *	10	$106,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Interior									
Floors									
Cast in Place Concrete	7%	Now	$23,700	LIFE		* *	5	$29,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Laboratory 152									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Ash Hoist Doors - Boiler Room									
Ceramic Tile	5%	Now	$28,100	2038		* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Room 106									
Terrazzo	3%			LIFE		* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Exit 10									
Vinyl Tile	35%	0-2	$38,500	2035	$1,925,500		3	$25,500	
Uneven Substrate, Extent : Moderate, Area Affected : 2%									
Location : Rooms 152a And 154a									
Vinyl Tile 9" X 9"	45%	Now	$716,700	2030	$7,167,100		3	$32,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Wood	5%	0-2	$29,700	2050		* *	5	$9,100	
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Gymnasium Water Fountain									
Explanation : Improper Transition Strip									
Interior Walls									
Concrete Masonry Unit	5%			LIFE		* *	5	$3,000	
Glazed Ceramic Panel	3%			LIFE		* *			
Plaster	20%	Now	$73,500	LIFE		* *	5	$8,900	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Student Cafeteria									
Plaster	45%	4+	$33,100	LIFE		* *	5	$19,900	
Paint Peeling, Extent : Moderate, Area Affected : 2%									
Location : Auditorium And Stair 3-4									
SGFT/Glazed Masonry	27%	4+	$73,300	LIFE		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Gymnasium									
Ceilings									
AcousTile,Adhered	15%			2040		* *	5	$29,200	
AcousTileSusp.Lay-In	5%			2040		* *	5	$9,700	
Plaster	80%	Now	$484,500	LIFE		* *	5	$97,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Site Enclosure								
Fence/Gates								
Cast Iron Rail	75%	0-2	$7,800	2045	* *	5	$13,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : St Raymond Avenue								
Chain Link	25%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$45,600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$31,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	4+	$18,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%			2035	$266,300	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Fused Knife Sw	5%			2034	$15,300	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	5%			2034	$15,300	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Corridors								
Molded Case Bkrs	70%			2034	$214,600	5	$2,400	
Molded Case Bkrs	10%			2051	* *	5	$300	
Wiring								
Braided Cloth	70%			2034	$245,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2035	$35,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$105,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%	Now	$145,200	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%	Now	$35,200	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2040	* *	10	$4,300	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Alarm								
Security System								
Generic	50%			2035	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2030	$304,300	1-3	$73,100	
Generic, Digital	10%			2035	$33,800	1-3	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Landings								
Explanation : Elevator Smoke Detection System								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	70%			2045	* *			
Under Construction	30%							
Terminal Devices								
Air Handler	20%			2030	$493,300	1	$15,800	
Convector/Radiator	60%			2040	* *	1	$24,800	
Fan Coil Unit/Heat	20%			2030	$649,900	1	$8,300	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	85%			2043	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	20%			2035	$622,500			
Window/Wall Unit	65%			2030	$322,700	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$71,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

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
Ventilation								
Exhaust Fans								
Interior	60%			2035	$348,800	2	$2,400	
Roof	40%			2035	$101,700	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$33,700	2045	* *	1		
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Low Water Pressure On Parts Of 2nd And 3rd Floor								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%	Now	$330,200	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 30%								
Location : Under The Basement Piping Causes Major Flooding During Storms								
Storm Drain Piping								
Cast Iron	100%	Now	$92,400	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 30%								
Location : Outside Drains Connecting At Basement Level Are Damaged And Cause Major Flooding During Storms								
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$7,600	
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$54,400	1-2	$1,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 129 - BX PAIRED WITH P. S. 234 - BX**
Address : **2055 MAPES AVENUE BTWN: EAST 179 ST., EAST 180 ST.**
Borough : **BRONX**
Agency's Number : **X129**
Program / Asset # : **BOE0316.000 / 374**
Yr Built/Renovated : **1971 / 2011**
Area Sq Ft : **134,000**
Project Type : **EDUCATION**
Date of Survey : **16-May-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **3109** **Lot** : **1**
BIN : **2012957**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,285,600	$403,400
Interior Architecture	$4,353,800	$3,064,600
Electrical	$122,900	$1,563,000
Mechanical	$3,213,000	$2,756,300
Site Pavements	$583,900	
Total	**$11,559,200**	**$7,787,300**
Importance Code A	$3,285,600	$456,000
Importance Code B	$7,658,400	$7,331,300
Importance Code C	$615,200	
Total	**$11,559,200**	**$7,787,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,500			$13,900
Interior Architecture	$72,400		$14,200	$22,300
Electrical	$12,700	$14,100	$13,100	$15,000
Mechanical	$68,800	$9,100	$20,400	$10,500
Site Enclosure	$76,400			
Site Pavements	$62,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$321,000**	**$30,400**	**$54,900**	**$69,000**
Importance Code A	$21,500		$300	$13,900
Importance Code B	$192,800	$30,400	$54,600	$46,300
Importance Code C	$106,700			$8,800
Total	**$321,000**	**$30,400**	**$54,900**	**$69,000**

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

DEPARTMENT OF EDUCATION - 040

I. S. 129 - BX PAIRED WITH P. S. 234 - BX

Asset # : 374

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$219,500	
Masonry: Brick Cavity	75%	0-2	$2,349,600	LIFE	* *	5	$131,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Bulkheads								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	66%			2050	* *	5	$18,500	
Aluminum	33%			2050	* *	5	$9,300	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Throughout Windows								
Explanation : Window Guards								
Metal Louvers	1%			2043	* *	10	$1,800	
Parapets								
Masonry: Brick	50%	2-4	$21,500	LIFE	* *	5	$8,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Inside Faces								
Pre-Cast Concrete	50%			LIFE	* *	5	$52,100	
Roof								
IRMA/Protected Membrane	100%	Now	$936,000	2044	* *			
Insul Miss/Displaced, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$171,600	LIFE	* *	5	$43,100	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	2-4	$113,700	2043	* *	5	$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout Toilet Rooms								
Terrazzo	5%	4+	$18,900	LIFE	* *	5	$7,700	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Entrance Vestibules								
Vinyl Tile	55%	0-2	$61,300	2034	$3,064,600	3	$40,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout Corridors								
Vinyl Tile 9" X 9"	20%			2029	$3,226,200	3	$14,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms In Southwest Wing								
Explanation : Location Noted								
Wood	5%			2049	* *	5	$18,500	
Interior Walls								
Ceramic Tile	5%	2-4	$19,800	2043	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	5%	2-4	$33,800	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeterias, Gymnasium And Storage Areas								
Folding Partition	5%			2050	* *	5	$17,500	
Plaster	50%			LIFE	* *	5	$21,100	
SGFT/Glazed Masonry	35%	2-4	$226,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Stair B And Various Locations In Corridors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Interior								
Ceilings								
AcousTile,Adhered	20%	2-4	$259,700	2047	* *	5	$19,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms								
AcousTileConcealSpLn	30%	0-2	$194,700	2047	* *	5	$36,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	10%	0-2	$100,600	2047	* *	5	$9,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Cafeterias And Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 30%								
Location : Throughout Cafeterias And Gymnasium								
Exposed Struc: Concrete	29%			LIFE	* *	5	$8,900	
Metal Panel	5%			LIFE	* *	5	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Location Noted								
Metal Panel	1%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Acoustical Panels								
Explanation : Location Noted								
Plaster	5%			LIFE	* *	5	$6,200	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	4+	$1,100	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Chain Link	65%	0-2	$7,800	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Corner Of Prospect Avenue And East 179th Street								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : North Exit On Mapes Avenue								
Explanation : Torn Out/ Holes								
Iron Picket	25%	2-4	$8,100	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Mapes Avenue								
Free Standing Walls								
Masonry: Brick	100%	Now	$36,100	2054	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Mapes Avenue Near Exit 4								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$23,300	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$36,600	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Corner Of Mapes Avenue And East 179th Street								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Along Prospect Avenue								
On-Site Walkways								
Asphalt	90%	0-2	$81,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Exit At Mapes Avenue								
Cast in Place Concrete	10%			2047	* *			
Parking/Driveway								
Asphalt	100%	4+	$308,100	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Parking Area								
Activity Yard								
Asphalt	85%	0-2	$137,500	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout All Play Yards								
Pavers/Stone	5%	0-2	$25,400	2043	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout Northwest Play Yard								
Rubber Matting	10%	0-2	$57,300	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Southeast Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout All Play Yards								
Open Seams, Extent : Severe, Area Affected : 30%								
Location : Throughout All Play Yards								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	10%			2054	* *	1		
Conduit	90%			2034	$266,200	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	10%			2042	* *	5	$400	
Molded Case Bkrs	79%			2033	$242,200	5	$2,800	
Wiring								
Thermoplastic	20%			2054	* *	1		
Thermoplastic	80%			2034	$327,300	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$120,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$2,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	10%			2034	$8,500	1		
Emergency, Battery	40%			2034	$92,100	10	$12,900	
Exit, Battery	50%			2034	$97,200	10	$4,500	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Alarm								
Security System								
Generic	50%			2042	* *	1	$25,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$7,100	2039	* *	1-3	$75,100	
Devices Damaged, Extent : Moderate, Area Affected : 2%								
Location : Sprinkler Flow Switch In Basement Not Operational								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	50%			2044	* *			
Under Construction	50%							
Terminal Devices								
Air Handler	20%	Now	$25,800	2034	$516,400	1	$14,900	
Broken, Extent : Severe, Area Affected : 10%								
Location : Unit Serving The Gym And Auditorium								
Convector/Radiator	70%			2039	* *	1	$30,300	
Fan Coil Unit/Heat	10%			2034	$340,200	1	$4,300	
Controls								
Pneumatic	100%			2028	$2,651,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit On Cafeteria Roof								
Window/Wall Unit	80%			2029	$415,800	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

I. S. 129 - BX PAIRED WITH P. S. 234 - BX

Asset # : 374

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
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2034	$376,700	1	$4,300	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2039	* *	2	$9,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,700	
Exhaust Fans								
Interior	15%			2034	$91,300	2	$600	
Roof	85%			2034	$226,300	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2044	* *	1		
Galvanized Steel	60%			2032	$1,051,000	1		
Water Heater With Tanks								
Electric	100%			2029	$145,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 40 Gallons								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%	Now	$34,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Janitor Closet Drains On All Floors								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$27,500	4	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Units Are Temporary Replacements								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$94,900	1-2	$1,900	

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 131 - BX**		
Address	: **885 BOLTON AVENUE @STORY AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X131**
Program / Asset #	: **BOE0269.000 / 397**	**Yr Built/Renovated**	: **1966 / 2011**
Area Sq Ft	: **154,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **3644** **Lot** : **1**	**BIN**	: **2103869**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$134,000	$1,293,100
Interior Architecture	$6,202,500	$113,500
Electrical	$81,400	$1,712,800
Mechanical	$932,000	$3,435,900
Total	**$7,349,900**	**$6,555,200**
Importance Code A	$134,000	$1,293,100
Importance Code B	$7,072,200	$5,210,600
Importance Code C	$143,700	$51,500
Total	**$7,349,900**	**$6,555,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,200	$12,400		$17,500
Interior Architecture	$44,900	$46,200	$4,700	$36,900
Electrical	$5,800	$15,200	$16,200	$17,900
Mechanical	$53,900	$22,700	$41,800	$22,700
Site Pavements	$4,700			
Total	**$131,400**	**$96,400**	**$62,700**	**$94,900**
Importance Code A	$37,500	$27,600	$15,300	$33,100
Importance Code B	$89,200	$60,900	$42,700	$61,900
Importance Code C	$4,700	$7,800	$4,700	
Total	**$131,400**	**$96,400**	**$62,700**	**$94,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$115,800	
Pre-Cast Concrete	15%			LIFE	* *	5	$66,400	
Windows								
Aluminum	98%			2043	* *	5	$19,700	
Metal Louvers	2%			2038	* *	10	$2,500	
Parapets								
Masonry: Brick Cavity	5%			LIFE	* *	5	$200	
Metal Rail	10%			2040	* *	5-10	$7,300	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Lower Roofs								
Explanation : Fence Railing With Mesh Panels								
Pre-Cast Concrete	85%			LIFE	* *	5	$21,700	
Roof								
Copper/Terne	5%			2050	* *	10	$13,100	
Modified Bitumen	95%	Now	$22,200	2035	$1,110,900			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 270								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Roof								
Explanation : Solar Panels								
Soffits								
Stucco Cement	100%	0-2	$134,000	2040	* *	5	$37,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Interior								
Floors								
Carpet	8%			2031	$342,000	3	$28,300	
Carpet	15%			2037	* *	3	$53,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 3rd Floors - Charter School								
Cast in Place Concrete	12%	Now	$123,400	LIFE	* *	5	$62,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sump Room And Alarm Panel Room								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Sump Room								
Explanation : Ground Water Penetration								
Ceramic Tile	5%	Now	$136,300	2048	* *	5	$5,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Staff And Student Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	18%			2040	* *	3	$15,900	
Recent Replace Evident, Extent : N/A, Area Affected : 35%								
Location : 2nd, 3rd And 4th Floors And Cafeteria								
Vinyl Tile 9" X 9"	30%			2030	$5,799,200	3	$35,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 4th Floor								
Wood	5%	0-2	$36,000	2050	* *	5	$11,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Gymnasium And Stage								
Wood	2%			2075	* *	5	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 144 And 161								
Explanation : Newly Installed								
Interior Walls								
Ceramic Tile	3%			2044	* *	5	$9,400	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Cafeteria								
Concrete Masonry Unit	10%			LIFE	* *	5	$12,500	
Folding Partition	2%			2043	* *	5	$15,600	
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$51,500	
SGFT/Glazed Masonry	25%	4+	$143,700	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 1%								
Location : Stairway By Gymnasium								

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2040	* *	5	$47,200	
AcousTileSusp.Lay-In	5%			2048	* *	5	$11,800	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Cafeteria								
Exposed Struc: Concrete	65%			LIFE	* *	5	$24,000	
Exposed Struc: Steel	3%			LIFE	* *			
Plaster	7%			LIFE	* *	5	$10,300	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Auditorium And Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2045	* *			
Iron Picket	70%			2055	* *			
Metal: Cage/Fence	28%			LIFE	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	88%	Now	$2,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry - Exit 1								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Covered Courtyard								
Explanation : Exposed Rebar								
Masonry: Brick	10%	Now	$2,300	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Covered Courtyard								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Covered Courtyard								
Explanation : Tripping Hazard								
Masonry: Granite	2%			LIFE	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere, One 1,200 Ampere And One 400 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	10%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch For Solar								
Transformers								
Dry Type	100%			2048	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 225 Kilovolt-ampere Transformer For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	20%			2034	$61,300	5	$700	
Fused Toggle Switch	1%			2034	$3,100	5		
Molded Case Bkrs	70%			2034	$214,600	5	$2,800	
Molded Case Bkrs	9%			2051	* *	5	$400	
Wiring								
Braided Cloth	50%			2034	$204,600	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2035	$122,700	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	10%			2033	$18,600	5	$100	
Locally Mounted	90%			2048	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
LED	100%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2035	$9,700	1		
Emergency, Battery	40%			2045	* *	10	$14,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : Exit Lights Are Under Construction								
Exterior Lighting								
LED	10%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$81,400	2035	$406,800	1-3	$86,300	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : Carbon Monoxide Panel Is Not Operational								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$152,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Natural Gas Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			

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

DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$593,500	1	$19,100	
On Extended Life, Extent : Light, Area Affected : 20%								
Location : Second Floor Fan Room								
Convector/Radiator	80%			2040	* *	1	$39,800	
Controls								
Pneumatic	100%			2033	$3,047,600			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	25%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : 3 Units								
Window/Wall Unit	65%			2033	$388,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,900	
Exhaust Fans								
Interior	20%			2030	$139,900	2	$900	
Roof	80%			2040	* *	2	$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$15,200	
Sanitary Piping								
Cast Iron	100%	Now	$198,600	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Under Boiler Pit Which Floods In The Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$31,600	2045	* *	4	$3,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Temp Units In Use								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							

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

DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

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
Plumbing								
Hot Water Storage Tank								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$8,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 135 - BX (J. H. S. 135 - BX)**
Address : **2441 WALLACE AVENUE @MACE AVENUE**
Borough : **BRONX**
Agency's Number : **X135**
Program / Asset # : **BOE0272.000 / 400**
Yr Built/Renovated : **1955 / 2011**
Area Sq Ft : **138,000**
Project Type : **EDUCATION**
Date of Survey : **23-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **4432** **Lot** : **1**
BIN : **2051313**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$121,500	$94,000
Interior Architecture	$4,121,300	$3,225,800
Electrical	$839,300	$3,272,500
Mechanical	$2,227,800	$9,215,900
Site Enclosure	$57,800	
Site Pavements	$53,400	$78,900
Total	**$7,421,000**	**$15,887,200**
Importance Code A	$121,500	$1,378,300
Importance Code B	$7,184,700	$14,508,900
Importance Code C	$114,900	
Total	**$7,421,000**	**$15,887,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$8,600		
Interior Architecture	$60,800	$23,700		$22,500
Electrical	$31,100	$13,400	$14,200	$38,400
Mechanical	$45,600	$23,000	$33,100	$78,100
Site Enclosure	$43,800			
Site Pavements	$41,300			
Total	**$222,700**	**$68,600**	**$47,300**	**$139,000**
Importance Code A	$30,100	$22,300	$13,700	$14,000
Importance Code B	$107,600	$32,400	$33,700	$125,100
Importance Code C	$85,000	$13,900		
Total	**$222,700**	**$68,600**	**$47,300**	**$139,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$94,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	6%			LIFE	* *	5	$5,000	
Not Accessible	9%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : No Access - Scaffolding								
Windows								
Aluminum	100%			2051	* *	5	$48,000	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$13,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Rail	5%			2048	* *	5-10	$14,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	5%			2063	* *	10	$16,200	
Modified Bitumen	94%			2040	* *	10	$121,500	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Limited Access/ Construction Barriers								
Skylight, Metal/Glass	1%			2045	* *	10	$4,300	
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$36,300	
Mosaic Tile	8%	Now	$478,100	2040	* *	5	$20,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Toilet Rooms And Kitchen Area								
Sheet Vinyl/Rubber	2%			2040	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entrance Lobby								
Vinyl Tile	55%	4+	$64,500	2035	$3,225,800	3	$42,800	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Vinyl Tile 9" X 9"	20%	Now	$67,900	2030	$3,395,900	3	$15,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Various Stair Landings And Classrooms								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Explanation : Removed And Replaced With Vinyl Tiles								
Wood	5%			2063	* *	5	$19,400	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$31,400	2038	* *	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Concrete Masonry Unit	56%			LIFE	* *	5	$49,900	
Folding Partition	5%			2043	* *	5	$27,900	
Glazed Ceramic Panel	1%	0-2	$3,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Main Entrance Lobby								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance Lobby								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	3%			LIFE	* *	5	$2,000	
SGFT/Glazed Masonry	28%	0-2	$114,900	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Basement Corridor								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Corridors And Stairwells								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2052	* *	5	$51,800	
Exposed Struc: Concrete	35%			LIFE	* *	5	$11,300	
Fiber Board	5%			2040	* *			
Metal Panel	5%			LIFE	* *	5	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Material Note: Painted Metal Panels								
Plaster	30%			LIFE	* *	5	$38,900	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$43,800	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Along Holland Avenue								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Play Yard Along Holland Avenue								
Iron Picket	20%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$57,800	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Play Yard Along Holland Avenue								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$19,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Wallace Avenue And Mace Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$6,300	2048	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Exit Stairs To Play Yard								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Walkway Off Mace Avenue								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			
Activity Yard								
Asphalt	80%	Now	$53,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Basketball Courts								
Pavers/Stone	15%			2044	* *			
Rubber Matting	5%	2-4	$15,800	2035	$78,900			
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Serv. A: Rated At 550 Amperes According Inspector Estimate - No Available Nameplate Ratings								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Serv. B: Rated At 550 Amperes According Inspector Estimate - No Available Nameplate Ratings								
Transformers								
Dry Type	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Rated At 225 Kilovolt Amperes								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	* *	5	$300	
Molded Case Bkrs	50%			2035	$149,800	5	$1,800	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Fused Knife Sw	3%	2-4	$9,200	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sprinkler Control Valve Room, Boiler Room, Basement - Mechanical Room								
Fused Toggle Switch	2%	2-4	$6,100	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Molded Case Bkrs	75%			2034	$229,900	5	$2,700	
Molded Case Bkrs	5%			2043	* *	5	$200	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$81,800	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$500	
Locally Mounted	50%	2-4	$55,700	2052	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$2,064,300	10	$124,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2035	$78,300			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$16,700	
Exit, Battery	50%			2040	* *	10	$4,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Lighting								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Alarm								
Security System								
Generic	50%			2035	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2030	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$364,500	2045	**	1-3	$77,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways (From Basement To Third Floor)								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$328,600	5	$42,800	
Conversion Equipment								
Steam Boiler	15%	Now	$18,500	2033	$184,800	1	$18,500	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Deteriorated Insulation, Boiler No.2								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boiler No.2 Safety Valve Malfunctioning								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Boiler Room								
Explanation : 3 Units								
Steam Boiler	85%			2033	$1,046,900	1	$116,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Steam Piping/Pump	100%	Now	$56,600	2035	$1,131,600			
Broken, Extent : Severe, Area Affected : 20%								
Location : 1 Of 2 Vacuum Pumps In Basement								
Terminal Devices								
Air Handler	10%			2035	$265,900	1	$8,500	
Convector/Radiator	90%			2033	$1,040,000	1	$40,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

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
Heating								
Controls								
Pneumatic	100%	Now	$1,365,500	2033	$2,731,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : System Does Not Function At All								
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	75%			2028	$401,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,000	
Exhaust Fans								
Interior	20%			2030	$125,300	2	$800	
Roof	80%			2030	$219,400	2	$3,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$1,804,000	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$683,300	4	$20,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$28,300	4	$2,900	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$3,900	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 80 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 136 - BK (J. H. S. 136 - BK)**		
Address	: **4004 4TH AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K136**
Program / Asset #	: **BOE0441.000 / 1369**	**Yr Built/Renovated**	: **1901 / 1999**
Area Sq Ft	: **120,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph,Att**		
Block	: **713** **Lot** : **20**	**BIN**	: **3010580**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,064,300	$225,200
Interior Architecture	$162,400	$3,248,700
Electrical	$245,000	$409,300
Mechanical	$959,700	$5,547,300
Total	**$2,431,500**	**$9,430,600**
Importance Code A	$1,064,300	$1,296,300
Importance Code B	$1,367,200	$8,134,300
Total	**$2,431,500**	**$9,430,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,500	$29,800		$17,900
Interior Architecture	$21,300		$6,100	$40,500
Electrical	$12,900	$13,700	$11,200	$11,200
Mechanical	$50,700	$36,500	$22,500	$37,600
Site Pavements	$14,000			
Total	**$109,300**	**$80,100**	**$39,800**	**$107,200**
Importance Code A	$22,400	$41,700	$11,900	$29,800
Importance Code B	$65,700	$38,400	$25,800	$76,000
Importance Code C	$21,300		$2,100	$1,500
Total	**$109,300**	**$80,100**	**$39,800**	**$107,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Glass Block	1%			LIFE	* *	5	$1,200	
Masonry: Brick	79%			LIFE	* *	5	$150,700	
Masonry: Granite	10%			LIFE	* *	5	$14,300	
Metal Panel	5%			2055	* *	5-10	$65,600	
Windows								
Aluminum	98%	Now	$1,064,300	2043	* *	5	$27,300	
Air Infiltration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	2%			2038	* *	10	$7,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,200	
Masonry: Brick Cavity	30%			LIFE	* *	5	$6,300	
Metal Rail	10%			2048	* *	5-10	$37,700	
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : No Parapet								
Roof								
Modified Bitumen	55%	Now	$10,500	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse And Room 404								
Slate	45%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$34,900	
Ceramic Tile	5%			2044	* *	5	$8,000	
Sheet Vinyl/Rubber	1%			2040	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Audtiorium								
Explanation : Sheet Vinyl Flooring								
Terrazzo	5%			LIFE	* *	5	$6,200	
Vinyl Tile	72%	Now	$162,400	2035	$3,248,700	3	$43,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridor And Classrooms								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Wood	7%			2050	* *	5	$20,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$4,300	
Concrete Masonry Unit	9%			LIFE	* *	5	$3,100	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	1%			2045	* *	5	$3,000	
Marble Panels	5%			LIFE	* *			
Plaster	50%	0-2	$21,300	LIFE	* *	5	$12,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	17%			2040	* *	5	$21,100	
AcousTileSusp.Lay-In	5%			2040	* *	5	$5,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,500	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	3%			LIFE	* *	5	$3,700	
Plaster	60%			LIFE	* *	5	$37,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,000	2040	* *			
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Pavers/Stone	5%			2038	* *			
Activity Yard								
Asphalt	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

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
Under 600 Volts								
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2057	* *	5	$300	
Molded Case Bkrs	90%			2057	* *	5	$2,800	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2061	* *	1		
Motor Controllers								
Locally Mounted	30%			2052	* *	5	$200	
Locally Mounted	70%			2033	$130,100	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2043	* *	10	$104,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$14,500	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$44,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2043	* *	1-3	$74,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$37,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : For Dual Fuel, But Gasoline Not Installed								
Conversion Equipment								
Steam Boiler	100%			2033	$1,071,000	1	$118,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$2,000	2035	$98,400			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Vacuum Pumps. Basement								
Steam Piping/Pump	90%			2035	$885,600			
Terminal Devices								
Air Handler	20%	4+	$23,100	2030	$462,500	1	$13,400	
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Convector/Radiator	80%			2033	$803,800	1	$31,000	
Controls								
Pneumatic	100%			2033	$2,374,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	$7,000	2030	$139,600	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Window/Wall Unit	30%			2030	$139,600	1		
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium And Auditorium								
Explanation : Split Units Installation Has Not Yet Completed.								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$26,800	
No Component	60%							
Exhaust Fans								
Interior	40%			2030	$218,000	2	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof Fan Room								
Explanation : E F - 1a, Toilet Exhaust, Constantly Trips. E F - 1b, House Exhaust, Out Of Service.								
No Component	60%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$313,700	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Replacement Process Is Just Started.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$24,600	4	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$34,000	1-2	$700	
Fire Pump								
Generic	100%			2048	* *	1	$22,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 136 - BK TEMP. C.R. BLDG - K**
Address : **4004 4TH AVENUE BEHIND MAIN BUILDING**
Borough : **BROOKLYN**
Program / Asset # : **BOE0441.010 / 15730**
Area Sq Ft : **7,700**
Date of Survey : **22-Sep-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **713** **Lot** : **20**
Agency's Number : **K939**
Yr Built/Renovated : **1998 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$99,300	$164,400
Electrical	$117,500	$140,000
Mechanical		$118,000
Total	**$216,800**	**$422,300**
Importance Code A	$99,300	$164,400
Importance Code B	$117,500	$258,000
Total	**$216,800**	**$422,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,200	$600		
Interior Architecture	$10,400	$1,500		
Electrical	$8,100	$700	$1,000	$23,100
Mechanical	$51,900	$200	$1,700	$200
Total	**$78,600**	**$3,200**	**$2,600**	**$23,400**
Importance Code A	$28,700	$600	$700	
Importance Code B	$49,800	$2,500	$1,900	$23,300
Total	**$78,600**	**$3,200**	**$2,600**	**$23,400**

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 136 - BK TEMP. C.R. BLDG - K
Asset # : 15730

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$3,800	
Metal Panel	95%	Now	$99,300	2045	* *	5	$27,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Corners And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Windows								
Windows								
Aluminum	100%			2043	* *	5	$1,300	
Roof								
Roll Roofing	100%	Now	$8,200	2031	$164,400	5	$20,600	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Interior								
Floors								
Vinyl Tile	100%			2040	* *	3	$4,600	
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$10,400	2040	* *	5	$6,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Site Pavements								
On-Site Walkways								
Asphalt	90%			2038	* *			
Cast in Place Concrete	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outdoor								
Explanation : Main Service Switch Rated At 1200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$66,600	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outdoor								
Explanation : Outdoor Front Of The Main Service Switch Cabinet								

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 136 - BK TEMP. C.R. BLDG - K
Asset # : 15730

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2034	$1,500	5		
Molded Case Bkrs	95%			2034	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$117,500	10	$7,100	
Egress Lighting								
Emergency, Battery	50%			2030	$6,600	10	$900	
Exit, Battery	50%			2040	* *	10	$300	
Exterior Lighting								
HID	20%	2-4	$7,400	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2030	$7,400	1	$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Communication Signal Failure								
Generic	50%			2043	* *	1	$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$20,300	1-3	$4,700	

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
Heating								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Radiant Heater	100%	0-2	$20,500	2040	* *	2	$2,900	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Heat Pump Provides Heating For All The Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK TEMP. C.R. BLDG - K

Asset # : 15730

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	$19,500	2040	* *	1	$2,200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Electrical	100%			2033	$43,800			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%	0-2	$11,800	2036	$118,000	2	$400	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 136 - M**
Address : **6 EDGECOMBE AVENUE @ W.135 ST.**
Borough : **MANHATTAN**
Agency's Number : **M136**
Program / Asset # : **BOE0082.000 / 1728**
Yr Built/Renovated : **1925 / 2013**
Area Sq Ft : **113,000**
Project Type : **EDUCATION**
Date of Survey : **03-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **1960** **Lot** : **1** **BIN** : **1059460**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,076,400	$1,150,900
Interior Architecture	$6,999,600	$2,061,300
Electrical	$407,100	$2,897,400
Mechanical	$2,731,100	$2,846,700
Site Enclosure	$444,100	
Site Pavements	$332,900	$988,400
Total	**$13,991,200**	**$9,944,600**
Importance Code A	$3,076,400	$1,203,500
Importance Code B	$10,470,700	$8,588,300
Importance Code C	$444,100	$152,800
Total	**$13,991,200**	**$9,944,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,300	$800		
Interior Architecture	$68,000	$13,500		$13,000
Electrical	$50,800	$13,100	$10,600	$10,600
Mechanical	$62,000	$16,300	$25,600	$16,300
Site Pavements	$31,200			
Total	**$240,200**	**$43,700**	**$36,200**	**$39,800**
Importance Code A	$39,500	$12,200	$11,200	$11,200
Importance Code B	$136,300	$31,500	$25,000	$28,700
Importance Code C	$64,400			
Total	**$240,200**	**$43,700**	**$36,200**	**$39,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	90%	Now	$2,895,500	LIFE	* *	5	$171,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Outside Rooms 514, 460, 412, 407 And 258								
Masonry: Granite	3%			LIFE	* *	5	$4,300	
Masonry: Marble	2%			LIFE	* *	5	$2,900	
Windows								
Aluminum	100%			2041	* *	5	$55,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,100	
Masonry: Brick	93%			LIFE	* *	5	$19,400	
Metal Panel	2%			2043	* *	5	$1,600	
Roof								
Modified Bitumen	95%	Now	$180,900	2033	$904,600			1
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Kitchen And Rooms 506 And 512								
Roll Roofing	5%	Now	$28,300	2035	$28,300	5	$3,500	
Blisters, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Marble Panels	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$34,700	LIFE	* *	5	$17,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%	Now	$138,100	2036	$460,500	5	$4,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Marble Panels	5%			LIFE	* *	5	$6,000	
Sheet Vinyl/Rubber	5%			2033	$534,300	5	$12,000	
Traffic Topping	5%	Now	$194,900	2033	$389,700	5	$5,000	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Vinyl Tile	15%	0-2	$135,400	2033	$676,800	3	$9,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	50%	Now	$6,531,200	2043	* *	3	$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	5%			2048	* *	5	$15,000	
Wood	5%			2061	* *	5	$15,000	
Interior Walls								
Cast in Place Concrete	5%	Now	$33,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,700	
Gypsum Board	5%			LIFE	* *	5	$2,600	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$16,600	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,300	
Metal Panel	5%			LIFE	* *	5	$6,200	
Plaster	80%			LIFE	* *	5	$49,500	
Site Enclosure								
Fence/Gates								
Chain Link	26%			2043	* *			
Iron Picket	74%	0-2	$444,100	2083	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Leaning								

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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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	65%	Now	$165,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pavers/Stone	35%	Now	$167,100	2036	$835,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Asphalt	95%	0-2	$30,600	2036	$152,800			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	5%	0-2	$600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Toggle Switch	1%			2032	$2,500	5		
Molded Case Bkrs	90%			2032	$220,700	5	$2,700	
Molded Case Bkrs	4%			2049	* *	5	$100	
Wiring								
Braided Cloth	40%			2032	$140,000	1		
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	40%			2031	$74,300	5	$300	
Variable Frequency Drive	60%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Lighting								
Interior Lighting								
Fluorescent	99%			2033	$1,707,600	10	$102,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%	Now	$38,800	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2041	* *	10	$3,800	
Exterior Lighting								
HID	2%			2033	$10,800	10		
LED	8%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2028	$108,600	1	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2033	$108,600	1	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$298,500	1-3	$69,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$111,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$46,300	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pump								
On Extended Life, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Terminal Devices								
Air Handler	20%			2028	$435,500	1	$14,000	
Convector/Radiator	50%			2031	$473,100	1	$18,300	
Fan Coil Unit/Heat	30%			2028	$860,600	1	$11,000	
Controls								
Pneumatic	100%			2031	$2,236,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2038	* *	2	$300	
Split Unit	5%			2033	$137,400			
Window/Wall Unit	80%			2028	$350,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$63,000	
Exhaust Fans								
Interior	90%			2028	$461,900	2	$3,100	
Roof	10%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2038	* *	1		
Water Heater With Tanks								
Electric	10%			2031	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : 50 Gallon Unit In The Kitchen And A 5 Gallon Unit For The Laboratory Rooms In The Basement. Quantity 1.								
Gas Fired	90%			2027	$63,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room. Quantity 3.								
Explanation : Approximately 250 Gallons								
HW Heat Exchanger								
Steam Fired	100%	Now	$559,500	2063	* *	4	$11,200	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$23,200	4	$2,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$48,000	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 137 - Q**
Address : **109-15 98TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1027.000 / 13469**
Area Sq Ft : **181,500**
Date of Survey : **20-Sep-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **9172** **Lot** : **1**

Agency's Number : **Q137**
Yr Built/Renovated : **2002 / 2015**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4467457**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$116,800	$130,000
Interior Architecture	$234,900	$253,800
Electrical	$3,127,100	$479,400
Mechanical	$7,545,500	$3,994,600
Site Pavements	$65,200	
Total	**$11,089,500**	**$4,857,800**
Importance Code A	$116,800	$226,700
Importance Code B	$10,972,700	$4,571,400
Importance Code C		$59,700
Total	**$11,089,500**	**$4,857,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,300		$21,500	$15,400
Interior Architecture	$102,200	$7,500		$28,700
Electrical	$54,600	$32,900	$60,200	$29,600
Mechanical	$198,000	$114,500	$161,800	$114,500
Site Pavements	$16,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$413,600**	**$169,300**	**$257,900**	**$202,500**
Importance Code A	$46,000	$18,000	$39,500	$33,300
Importance Code B	$367,700	$143,900	$218,400	$169,200
Importance Code C		$7,500		
Total	**$413,600**	**$169,300**	**$257,900**	**$202,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$23,200	
Glass Block	5%			LIFE	* *	5	$5,800	
Masonry: Brick Cavity	70%			LIFE	* *	5	$130,000	
Metal Panel	5%			2054	* *	5-10	$63,800	
Windows								
Aluminum	95%			2050	* *	5	$30,700	
Metal Louvers	5%			2043	* *	10	$10,100	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$18,200	
Metal Panel	10%			2054	* *	5	$8,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,700	
Roof								
Metal Panel	10%			2047	* *	10	$23,800	
Modified Bitumen	90%			2039	* *	10	$116,800	
Soffits								
Stucco Cement	100%			2047	* *	5	$9,100	
Interior								
Floors								
Carpet	2%			2033	$122,300	3	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	10%			LIFE	* *	5	$73,900	
Mosaic Tile	3%			2047	* *	5	$25,300	
Quarry Tile	15%			2047	* *	5	$76,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Labs, Teachers Cafeteria And Kitchen								
Explanation : Location Noted								
Terrazzo	5%	0-2	$32,300	LIFE	* *	5	$13,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby Adjacent To Cafeteria								
Vinyl Tile	60%	0-2	$114,600	2039	* *	3	$76,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Computer Lab And Other Locations Throughout								
Wood	5%			2062	* *	5	$31,700	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$14,900	
Concrete Masonry Unit	35%			LIFE	* *	5	$41,800	
Glass Block	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$44,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$59,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$105,500	
AcousTileSusp.Lay-In	40%			2047	* *	5	$135,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$42,200	
Plaster	10%			LIFE	* *	5	$21,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,100	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along 98th Street								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Along 98th Street								
On-Site Walkways								
Cast in Place Concrete	80%			2047	* *			
Panel/Paver: Concrete	20%			2054	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	4+	$65,200	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard Basketball Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 3,000 Amperes, 2,500 Amperes And 2,000 Amperes Respectively.								
Transformers								
Dry Type	100%			2039	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Rooms								
Explanation : Three 45 Kilovoltampere Transformers								

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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$800	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	30%			2042	* *	5	$1,300	
Molded Case Bkrs	70%			2042	* *	5	$3,300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	60%			2039	* *	5	$700	
Variable Frequency Drive	40%			2051	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Spsces								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$55,800	
Generators								
Diesel	100%			2037	* *	1	$70,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$40,500	
Fuel Storage								
Day Tank	25%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : 100 Gallons Rated Capacity								
Main Tank	75%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 300 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2029	$2,354,900	10	$141,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2029	$277,000	10	$16,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby, Auditorium, Cafeteria, Library And Corridors								
LED	5%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2029	$57,200	1		
Exit, Service	10%			2029	$8,000	1		
Exit, Battery	40%			2029	$105,300	10	$4,900	
Exterior Lighting								
Fluorescent	1%			2029	$7,400	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Roof Bulkheads								
HID	1%			2029	$8,700	10		
LED	8%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$174,400	1	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$479,400	1-3	$111,800	

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, Fuel Oil No. 2, 10,000 Gallons								

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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2034	$96,700	2	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2039	* *	1	$176,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 265 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$29,800	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 2%								
Location : Basement North Side Mechanical Room								
Terminal Devices								
Convector/Radiator	83%			2039	* *	1	$48,700	
Unit Heater - Steam	2%			2029	$21,100	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Other Locations								
Explanation : Ceiling Recessed Cabinet Heaters, Unit Heaters								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Assembly Spaces								
Explanation : Location Noted								
Controls								
Digital	15%			2034	$800,700			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Assembly Spaces - New Stand-alone Digital Controls, No Front End.								
Pneumatic	85%	Now	$1,831,800	2035	$3,053,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Thermostats, Vav Boxes Actuators								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	98%			2037	* *	1	$192,500	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement - Chiller Room - 2 Units, 350 Tons Each								
Split Unit	1%			2034	$44,100			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Split Unit	1%	Now	$44,100	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Dry Food Storage								

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DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$6,000	2044	* *	4	$8,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Basement - Chiller Room At Air Separator								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	$3,606,200	1	$112,200	
Heat Rejection								
Water Cooling Tower	100%			2028	$938,700	2	$182,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit, 2 Cells								
Ventilation								
Distribution								
Ductwork/Diffusers	2%	Now	$8,200	LIFE	* *	2-5	$2,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Basement North Side Mechanical Room At Ahu-4								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$99,200	
Exhaust Fans								
Interior	50%			2029	$412,100	2	$2,800	
Roof	49%			2029	$176,700	2	$2,700	
Wall Unit	1%			2029	$800	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof - Elevator Machine Rooms, Emergency Generator Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Temporary Unit, 100 Gallons. 1 Additional Gas Fired Unit Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2029	$18,600	4	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Duplex Set								
Non-Submersible	50%	Now	$18,600	2044	* *	4	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement - North Side Mechanical Room - 1 Duplex Set								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2029	$97,300	4	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Duplex Set								
Backflow Preventer								
Generic	100%			2029	$83,000	1	$11,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$91,500	
Sprinkler								
Generic	100%			2044	* *	1-2	$50,800	
Fire Pump								
Generic	100%			2030	$177,400	1	$33,900	
Chemical System								
Wet	100%			2027	$222,200	1-10	$116,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 360 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 139 - BX**		
Address	: **345 BROOK AVENUE @E. 142 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X139**
Program / Asset #	: **BOE0276.000 / 404**	**Yr Built/Renovated**	: **1957 / 2019**
Area Sq Ft	: **151,221**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4**		
Block	: **2286** **Lot** : **36**	**BIN**	: **2000391**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$80,300	$93,200
Interior Architecture	$9,600,700	$162,400
Electrical	$786,000	$1,304,800
Mechanical	$4,480,300	$4,133,300
Site Pavements	$55,400	
Total	**$15,002,700**	**$5,693,700**
Importance Code A	$80,300	$1,442,900
Importance Code B	$14,213,500	$4,250,800
Importance Code C	$708,900	
Total	**$15,002,700**	**$5,693,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,600	$21,500		$10,200
Interior Architecture	$56,800	$12,200		$27,600
Electrical	$16,900	$14,700	$16,000	$38,900
Mechanical	$41,400	$57,800	$35,200	$79,200
Site Enclosure	$57,300			
Site Pavements	$20,500			
Total	**$219,500**	**$106,200**	**$51,300**	**$156,000**
Importance Code A	$53,600	$36,500	$15,000	$25,500
Importance Code B	$123,600	$66,300	$36,300	$130,500
Importance Code C	$42,300	$3,400		
Total	**$219,500**	**$106,200**	**$51,300**	**$156,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$27,600	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East 142nd Street								
Glazed Ceramic Panel	5%			LIFE	* *	5	$25,900	
Masonry: Brick Cavity	45%			LIFE	* *	5	$49,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal/Glass Curt Wall	45%			LIFE	* *	5	$93,200	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : East 142nd Street, Play Yard Facade (Partial) And Main Entrance								
Explanation : Sidewalk Bridge Currently Installed								
Windows								
Aluminum	45%			2051	* *	5	$31,000	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout 1st And 2nd Floors								
Aluminum	50%			2051	* *	5	$34,400	
Metal Louvers	5%			2038	* *	10	$21,500	
Parapets								
Masonry: Brick Cavity	30%			LIFE	* *	5	$3,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Cornice	25%			2070	* *	10	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Solar Shades At Top Of Curtain Walls								
Explanation : Location Noted								
Metal Rail	25%			2052	* *	5-10	$57,400	
Metal: Cage/Fence	10%			2052	* *	5-10	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of Lower Roofs								
Explanation : Location Noted								
Pre-Cast Concrete	10%			LIFE	* *	5	$8,000	
Roof								
Modified Bitumen	93%	2-4	$80,300	2040	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Single Ply Membrane	5%			2043	* *	10	$7,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Bulkheads								
Skylight, Metal/Glass	2%			2065	* *	10	$10,300	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Auditorium Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$74,300	
Ceramic Tile	3%			2038	* *	5	$6,800	
Terrazzo	4%	2-4	$260,000	LIFE	* *	5	$7,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Throughout 1st Floor								
Vinyl Tile	30%	4+	$38,400	2040	* *	3	$25,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	45%	0-2	$8,340,900	2045	* *	3	$38,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor Corridor, Auditorium And Various Classrooms								
Wood	3%			2070	* *	5	$12,700	
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	4+	$76,800	2038	* *	5	$6,800	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Area								
Concrete Masonry Unit	10%	4+	$52,500	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations In Basement								
Folding Partition	1%			2043	* *	5	$6,800	
Masonry: Brick	5%	0-2	$265,900	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Plaster	52%			LIFE	* *	5	$42,500	
SGFT/Glazed Masonry	25%	2-4	$313,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Decorative Panels								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$71,500	2040	* *	5	$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	5%			2048	* *	5	$10,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,100	
Metal Panel	5%	2-4	$18,400	LIFE	* *	5	$13,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Plaster	65%	Now	$219,500	LIFE	* *	5	$88,100	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Site Enclosure								
Fence/Gates								
Chain Link	60%	0-2	$17,900	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Bottom Of Play Yard Fence Not Attached								
Metal Panel	40%	0-2	$3,900	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 2%								
Location : East 142nd Street Near Exit 5								
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	40%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaway At East 142nd Street								
Explanation : Location Noted								
Masonry: Brick	60%	0-2	$35,500	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Planters In Courtyard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Along East 141st Street								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	$6,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Exit Steps And Ramps								
Masonry: Granite	10%	2-4	$5,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exit Steps								
Pavers/Stone	40%	0-2	$8,700	2038	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Courtyard								
Activity Yard								
Asphalt	100%	2-4	$55,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	85%			2035	$44,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At Approximately 800 Amperes Each								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Solar Panels Being Installed								
Transformers								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Electrical Room								
Explanation : For Solar Panels								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$299,600	5	$4,000	
Raceway								
Conduit	70%			2035	$207,000	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	1%			2034	$3,100	5		
Fused Toggle Switch	1%			2034	$3,100	5		
Molded Case Bkrs	93%			2034	$285,100	5	$3,700	
Molded Case Bkrs	5%			2043	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Under 600 Volts								
Wiring								
Braided Cloth	50%			2034	$204,600	1		
Thermoplastic	30%			2035	$122,700	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$124,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	9%			2040	* *	10	$12,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor Lobby And Corridors, Basement Storage And Mechanical Spaces								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2030	$104,000	10	$14,600	
Exit, Battery	50%			2040	* *	10	$5,100	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	50%			2040	* *	1	$28,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$145,300	1	$28,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$399,400	1-3	$96,000	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$46,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 6500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	0-2	$27,000	2033	$1,349,700	1	$134,800	
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : Basement Boiler 2 Has No Insulation								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three No.2 Oil Burning Steam Boilers. Boilers Are Very Old.								
Distribution								
Steam Piping/Pump	100%			2035	$1,240,000			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%	0-2	$116,600	2030	$582,800	1	$16,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Rooms								
Convector/Radiator	80%			2040	* *	1	$39,100	
Controls								
Pneumatic	100%			2029	$2,992,600			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	20%			2035	$735,400			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Auditorium And Kitchen								
Explanation : 11 Units								
Window/Wall Unit	70%			2030	$410,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,300	
Exhaust Fans								
Interior	20%			2030	$137,400	2	$900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Rooms								
Roof	80%			2030	$240,400	2	$3,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roofs								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$748,800	4	$22,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	95%			2030	$29,400	4	$3,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Submersible	5%	0-2	$200	2030	$200	4	$200	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Basement Fan Rooms								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,100	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 141 - BX (J. H. S. 141 - BX)**		
Address	: **660 WEST 237 STREET @ INDEPENDENCE AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X141**
Program / Asset #	: **BOE0278.000 / 186**	**Yr Built/Renovated**	: **1957 / 2006**
Area Sq Ft	: **172,015**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,Ph**		
Block	: **5918** **Lot** : **376**	**BIN**	: **2085870**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$426,200	$943,900
Interior Architecture	$1,598,500	$271,500
Electrical	$253,000	$760,700
Mechanical	$5,623,500	$1,236,300
Total	**$7,901,200**	**$3,212,400**
Importance Code A	$501,400	$1,035,600
Importance Code B	$7,399,800	$2,176,800
Total	**$7,901,200**	**$3,212,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,600	$22,500		$31,300
Interior Architecture	$12,300	$119,700		$53,700
Electrical	$28,100	$54,300	$29,400	$60,900
Mechanical	$207,400	$42,300	$67,100	$41,000
Site Enclosure	$3,600			
Site Pavements	$49,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$353,400**	**$246,000**	**$103,700**	**$194,100**
Importance Code A	$91,400	$39,200	$17,000	$48,400
Importance Code B	$259,300	$191,400	$86,700	$145,800
Importance Code C	$2,700	$15,500		
Total	**$353,400**	**$246,000**	**$103,700**	**$194,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Exterior								
Exterior Walls								
Ceramic Tile	10%			2045	* *	10	$11,800	
Glazed Ceramic Panel	2%			LIFE	* *	5	$11,800	
Masonry: Brick	25%			LIFE	* *	5	$31,600	
Masonry: Brick Cavity	30%	0-2	$168,800	LIFE	* *	5	$37,900	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : New Wing								
Metal Panel	25%			2045	* *	5-10	$216,900	
Metal Coiling Doors	5%			2040	* *	5	$19,700	
Pre-Cast Concrete	3%	0-2	$5,600	LIFE	* *	5	$12,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Storage And Oil Tank Room								
Windows								
Aluminum	77%	Now	$19,500	2043	* *	5	$10,000	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Classrooms, Locker Room								
Aluminum	10%			2043	* *	5	$2,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Rear Windows At Cafeteria								
Fiberglass Panel	10%			2043	* *	5	$9,700	
Metal Louvers	3%			2038	* *	10	$4,900	
Parapets								
Glazed Ceramic Panel	15%			2045	* *	5-10	$27,000	
Masonry: Brick	25%			LIFE	* *	5	$4,200	
Masonry: Brick Cavity	45%			LIFE	* *	5	$7,600	
Metal Panel	5%			2055	* *	5	$3,300	
Metal Rail	5%			2048	* *	5-10	$15,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,300	
Roof								
Built-Up (BUR)	14%			2030	$198,200	10	$16,600	
Copper/Terne	2%			2063	* *	10	$5,900	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Bulkheads Of Main Roof								
Explanation : Coated With Fluid Applied Membrane								
IRMA/Protected Membrane	25%			2035	$717,500	10	$29,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Lower Roof, Main Building. Above Gymnasium And Auditorium								
Metal Panel	1%			2048	* *	10	$2,200	
Modified Bitumen	58%			2043	* *	10	$68,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Soffits								
Stucco Cement	100%	0-2	$20,500	2040	* *	5	$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Breezeway								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Interior								
Floors								
Carpet	3%			2028	$97,100	3	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	17%	4+	$52,900	LIFE	* *	5	$66,500	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceramic Tile	5%			2038	* *	5	$8,900	
Poured Epoxy/Resin	2%	Now	$82,000	2033	$205,000			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Laboratory Classrooms 338, 340 And Others								
Quarry Tile	3%			2040	* *	5	$8,000	
Terrazzo	10%			LIFE	* *	5	$14,000	
Vinyl Tile	45%			2045	* *	3	$40,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Corridors And Classrooms								
Vinyl Tile 9" X 9"	10%			2030	$1,463,500	3	$8,900	
Wood	5%			2050	* *	5	$16,800	
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$15,500	
Concrete Masonry Unit	15%			LIFE	* *	5	$18,600	
Folding Partition	2%			2043	* *	5	$15,500	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	48%			LIFE	* *	5	$44,600	
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	3%			LIFE	* *	5	$37,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Paneling								
Ceilings								
AcousTileConcealSpLn	10%			2040	* *	5	$22,300	
AcousTileSusp.Lay-In	20%			2040	* *	5	$35,700	
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,600	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$11,200	
Metal Panel	3%			LIFE	* *	5	$6,700	
Plaster	37%			LIFE	* *	5	$41,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Site Enclosure								
Fence/Gates								
Chain Link	85%			2045	* *			
Iron Picket	5%			2055	* *			
Metal Panel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	20%	Now	$3,600	2055	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Side Yard								
Masonry: Brick	80%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$46,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 237th Street And Independence Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 237th Street And Independence Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$2,700	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 237th Street								
Activity Yard								
Asphalt	50%			2038	* *			
Cast in Place Concrete	50%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : One Main Disconnect Switch Rated At 6,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	65%			2045	* *	5	$500	
Molded Case Bkrs	35%			2045	* *	5	$1,600	
Raceway								
Conduit	60%			2035	$207,100	1		
Conduit	40%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	6%			2043	* *	5	$200	
Molded Case Bkrs	60%			2034	$208,500	5	$2,700	
Molded Case Bkrs	30%			2043	* *	5	$1,400	
Molded Case Bkrs	4%			2057	* *	5	$200	
Wiring								
Braided Cloth	55%	4+	$253,000	2060	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2035	$46,000	1		
Thermoplastic	35%			2045	* *	1		
Motor Controllers								
Locally Mounted	65%			2033	$120,800	5	$800	
Locally Mounted	35%			2048	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$52,900	
Generators								
Diesel	100%			2038	* *	1	$66,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ph - Generator Room								
Explanation : One Diesel Generator Rated At 500 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$38,300	
Fuel Storage								
Day Tank	50%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ph - Generator Room								
Explanation : One 160 Gallons								
Main Tank	50%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
LED	4%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lights								
LED	96%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building (Except Gymnasium)								
Explanation : Retrofitted Led Lights								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Lighting								
Egress Lighting								
Emergency, Service	15%			2030	$16,300	1		
Emergency, Battery	35%			2035	$103,500	10	$14,500	
Exit, Service	20%			2030	$15,200	1		
Exit, Battery	30%			2035	$74,900	10	$3,500	
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2043	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm System								
Generic	50%			2043	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exterior Walls								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$106,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe, Bell, Horn, Smoke Detector, Manual Pull Station								

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
Heating								
Energy Source								
Electricity	2%			2045	* *	1		
Natural Gas	98%			2045	* *	1		
Conversion Equipment								
Radiant Heater	2%	Now	$45,800	2035	$91,700	2	$1,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : All Electric Unit Heaters In Penthouse								
Steam Boiler	98%	Now	$75,200	2040	* *	1	$150,200	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : All 3 Boilers Need Repairs And Boiler 2 Does Not Function								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$70,500	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Expansion Tank And Vacuum Pump Need Repair								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Heating								
Terminal Devices								
Air Handler	50%	Now	$82,900	2030	$1,657,300	1	$47,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Blower No. 2 Has Defective Electronics								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	50%			2048	* *	1	$27,800	
Controls								
Pneumatic	100%			2029	$3,404,100			
Air Conditioning								
Energy Source								
Electricity	90%			2051	* *	1		
No Component	10%							
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2035	$779,600	1	$23,900	
R-134a Refrigerant, Extent : Light, Area Affected : 30%								
Location : New Wing Roof								
Split Unit	20%	Now	$16,700	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Elevator Machine Room								
Window/Wall Unit	40%	Now	$5,300	2030	$266,900	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	$2,100	2045	* *	4	$3,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : One Of Three Pumps								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Explanation : Unit 3 Is Not Properly Mounted And Vibrates Excessively As A Result Causing Damage To Concrete Pad								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	$24,600	2040	* *	1	$38,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Cooling Coil Leak In Air Handling Unit 5								
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%	Now	$9,200	2040	* *	2	$38,300	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Compressor Of 16								
No Component	60%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,900	
Exhaust Fans								
Interior	30%	Now	$23,400	2040	* *	2	$1,300	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Exhaust Fan Broken Bearing Seal								
Roof	70%			2035	$239,200	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	$45,200	2061	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Water Fountains On The Upper Floors								
Galvanized Steel	60%			2040	* *	1		
Sanitary Piping								
Cast Iron	60%	Now	$66,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement Drain Backs Up When It Rains Hard								
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$17,600	2040	* *	4	$3,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Pumps								
Backflow Preventer								
Generic	100%			2040	* *	1	$10,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$66,300	2	$2,600	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2061	* *	1-5	$34,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

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
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2061	* *	1-2	$19,300	
Fire Pump								
Generic	100%			2044	* *	1	$32,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 142 - BX (J. H. S. 142 - BX)**		
Address	: **3750 BAYCHESTER AVENUE @ CRAWFORD AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X142**
Program / Asset #	: **BOE0279.000 / 1095**	**Yr Built/Renovated**	: **1958 / 2000**
Area Sq Ft	: **137,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4935** **Lot** : **1**	**BIN**	: **2066190**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$311,300	$162,800
Interior Architecture	$6,842,000	$1,178,900
Electrical	$379,900	$3,516,400
Mechanical	$2,629,900	$4,252,200
Site Pavements	$226,400	$834,500
Total	**$10,389,500**	**$9,944,900**
Importance Code A	$363,900	$1,474,700
Importance Code B	$9,799,200	$7,747,000
Importance Code C	$226,400	$723,200
Total	**$10,389,500**	**$9,944,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,600	$15,300	$24,900	
Interior Architecture	$46,700	$29,600	$9,600	$9,600
Electrical	$30,700	$28,500	$15,500	$12,800
Mechanical	$43,400	$44,700	$33,400	$21,900
Total	**$141,500**	**$118,100**	**$83,400**	**$44,400**
Importance Code A	$35,200	$29,900	$39,400	$14,600
Importance Code B	$106,300	$79,300	$44,000	$29,800
Importance Code C		$9,000		
Total	**$141,500**	**$118,100**	**$83,400**	**$44,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$62,600	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$48,900	
Glazed Ceramic Panel	5%			LIFE	* *	5	$29,400	
Masonry: Brick Cavity	80%			LIFE	* *	5	$100,200	
Windows								
Aluminum	100%			2049	* *	5	$49,700	
Roof								
Built-Up (BUR)	85%	Now	$311,300	2038	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Main Roof At Drain Locations								
Copper/Terne	5%	Now	$20,600	2048	* *			1
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Bulkheads								
Modified Bitumen	10%			2038	* *	10	$15,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Canopy								
Explanation : Over Entry Area								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$7,400	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$38,300	LIFE	* *	5	$48,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room. Electrical Room								
Ceramic Tile	3%			2036	$381,000	5	$6,600	
Quarry Tile	5%			2046	* *	5	$16,500	
Terrazzo	2%	4+	$8,400	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entry Lobby								
Vinyl Tile	35%			2038	* *	3	$28,900	
Vinyl Tile 9" X 9"	35%	Now	$6,305,700	2043	* *	3	$28,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	10%			2048	* *	5	$41,300	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	$723,200	5	$12,800	
Concrete Masonry Unit	15%			LIFE	* *	5	$15,400	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	2%			2043	* *	5	$18,000	
Plaster	38%			LIFE	* *	5	$29,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$164,100	2038	* *	5	$24,900	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,600	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$12,400	
Plaster	60%	Now	$372,200	LIFE	* *	5	$74,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Window Soffits And Ceiling At Entry Lobby								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Roof Drain Leader Chases At Various Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$226,400	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : North And East Side Walkways								
Activity Yard								
Asphalt	100%			2036	$834,500			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	$52,600	2063	* *	5	$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$299,600	5	$3,600	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$200	
Molded Case Bkrs	85%			2032	$260,600	5	$3,100	
Molded Case Bkrs	10%			2049	* *	5	$400	
Wiring								
Braided Cloth	80%	2-4	$327,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$800	
Locally Mounted	10%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$2,131,400	10	$128,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2038	* *	1		
Emergency, Battery	25%			2038	* *	10	$8,900	
Exit, Battery	50%			2038	* *	10	$5,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Lighting								
Exterior Lighting								
HID	5%	Now	$16,400	2038	* *			
Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$263,300	1	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$84,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$345,400	5	$45,500	
Conversion Equipment								
Steam Boiler	100%			2031	$1,311,900	1	$145,600	
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%			2033	$1,205,300			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Feed Water Piping And Vacuum Pump Leaking								
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Vacuum Pump Is Not Working								

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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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Heating								
Terminal Devices								
Air Handler	40%			2028	$1,132,900	1	$36,400	
Convector/Radiator	60%			2031	$738,500	1	$28,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%	Now	$71,500	2043	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Window/Wall Unit	75%	0-2	$21,400	2028	$427,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of The Units Are Not Working								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,000	
Exhaust Fans								
Interior	40%			2033	$267,000	2	$1,800	
Roof	60%			2028	$175,200	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$384,300	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$727,800	2063	* *	4	$14,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement								
Sanitary Piping								
Cast Iron	100%	0-2	$94,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Clogged. Backups At Basement During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2033	$6,700	1	$900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : One Unit Service Elevator From 1st Floor To Basement								
Explanation : Not Operational								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 143 - BX (J. H. S. 143 - BX)**		
Address	: **120 WEST 231 STREET @ SEDGWICK AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X143**
Program / Asset #	: **BOE0280.000 / 2606**	**Yr Built/Renovated**	: **1957 / 2007**
Area Sq Ft	: **132,406**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Jan-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3253** **Lot** : **141**	**BIN**	: **2015547**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$105,200	$200,000
Interior Architecture	$618,000	$5,064,400
Electrical	$814,600	$2,945,800
Mechanical	$266,200	$4,866,500
Site Pavements	$88,200	
Total	**$1,892,200**	**$13,076,800**
Importance Code A	$105,200	$252,600
Importance Code B	$1,494,500	$12,824,200
Importance Code C	$292,400	
Total	**$1,892,200**	**$13,076,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,700		$18,600	
Interior Architecture	$60,600		$10,300	$26,300
Electrical	$28,900	$2,500	$2,900	$35,300
Mechanical	$10,400	$28,300	$25,000	$28,300
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$164,100**	**$38,200**	**$64,300**	**$97,300**
Importance Code A	$56,700		$18,600	
Importance Code B	$107,500	$38,200	$45,700	$90,800
Importance Code C				$6,500
Total	**$164,100**	**$38,200**	**$64,300**	**$97,300**

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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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$1,900	
Masonry: Brick Cavity	75%			LIFE	* *	5	$112,400	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$14,000	
Pre-Cast Concrete	18%			LIFE	* *	5	$87,600	
Windows								
Aluminum	100%			2047	* *	5	$28,400	
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$7,900	
Metal Panel	20%			2051	* *	5	$10,200	
Metal Rail	20%			2044	* *	5-10	$47,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Railing Attached To Parapet Wall								
Explanation : Wire Mesh Panels Insets								
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Copper/Terne	4%	Now	$42,500	2059	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Fluid Applied Roofing	5%			2059	* *			
Modified Bitumen	80%			2039	* *	10	$105,200	
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Main Roofs								
Skylight, Metal/Glass	1%			2041	* *	10	$4,400	
Soffits								
Fiberglass Panel	2%			2040	* *	5		
Metal Panel	98%			2051	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,400	
Ceramic Tile	4%	Now	$45,800	2040	* *	5	$4,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Ceramic Tile	1%			2044	* *	5	$2,000	
Recent Installation, Extent : N/A, Area Affected : 1%								
Location : 3rd Floor Toilet								
Vinyl Tile	60%			2036	$3,363,600	3	$59,500	
Vinyl Tile 9" X 9"	20%	Now	$162,300	2041	* *	3	$14,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 4th Floor And 1st Floor Corridors, Classrooms, Basement Corridor								
Wood	5%			2059	* *	5	$18,600	

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

DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2040	* *	5	$13,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	45%	Now	$292,400	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$163,300	2036	$1,632,700	5	$24,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Exposed Struc: Concrete	20%			LIFE	* *	5	$6,200	
Plaster	55%			LIFE	* *	5	$68,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2051	* *			
Iron Picket	90%			2066	* *			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	20%			2066	* *			
Masonry: Brick	80%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$88,200	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kingsbridge Terrace								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Activity Yard								
Asphalt	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								

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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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$299,600	5	$600	
Raceway								
Conduit	100%			2031	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2030	$30,700	5	$300	
Fused Knife Sw	5%	2-4	$15,300	2056	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	85%			2030	$260,600	5	$3,000	
Wiring								
Braided Cloth	90%	2-4	$368,200	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	10%			2031	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2029	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	68%			2031	$1,374,300	10	$82,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	30%			2036	$606,300	10	$36,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$113,800	10	$16,000	
Exit, Service	50%			2036	$29,200	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	$50,900	1	$9,900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$69,900	1-3	$16,800	

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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.*

DEPARTMENT OF EDUCATION - 040
I. S. 143 - BX (J. H. S. 143 - BX)
Asset # : 2606

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Temporary Boiler Being Used								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	75%			2031	$1,913,500	1	$61,400	
Convector/Radiator	25%			2036	$277,200	1	$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$322,000			
Window/Wall Unit	30%			2027	$154,100	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$157,000	2	$92,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : For The Split Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,800	
Exhaust Fans								
Interior	60%			2031	$360,800	2	$2,400	
Roof	40%	0-2	$52,600	2036	$105,200	2	$1,300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Explanation : One Bathroom Exhaust Fan Needs New Motor								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	$1,730,800	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Temporary Water Heater Being Used								
HW Heat Exchanger								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Various								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2041	* *	1-2	$1,900	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 143 - M**		
Address	: **511 WEST 182 STREET @AUDUBON AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M143**
Program / Asset #	: **BOE0086.000 / 2635**	**Yr Built/Renovated**	: **1965 / 2018**
Area Sq Ft	: **160,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **2155** **Lot** : **35**	**BIN**	: **1063703**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$179,500	$127,400
Interior Architecture	$8,429,400	
Electrical	$338,400	$854,500
Mechanical	$2,933,300	$1,575,600
Total	**$11,880,700**	**$2,557,500**
Importance Code A	$1,771,100	$180,100
Importance Code B	$10,109,600	$2,377,400
Total	**$11,880,700**	**$2,557,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,100	$10,900		$25,100
Interior Architecture	$92,000			$50,600
Electrical	$36,700	$9,100	$6,000	$6,900
Mechanical	$144,700	$28,200	$47,900	$32,200
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$332,700**	**$55,500**	**$61,100**	**$122,000**
Importance Code A	$52,500	$27,800	$16,800	$41,900
Importance Code B	$280,200	$27,700	$44,200	$58,000
Importance Code C				$22,100
Total	**$332,700**	**$55,500**	**$61,100**	**$122,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$65,900	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Building Base And Window Sill Panels								
Masonry: Brick	70%			LIFE	* *	5	$61,500	
Painted Surfaces, Extent : Light, Area Affected : 30%								
Location : Building Base Walls								
Pre-Cast Concrete	15%	Now	$97,900	LIFE	* *	5	$42,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Vertical Ribs Located At Multiple Elevations								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Various Vertical Ribs Located At Multiple Elevations								
Windows								
Aluminum	100%			2048	* *	5	$21,900	
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$3,200	
Metal Panel	25%			2052	* *	5	$12,500	
Metal Rail	25%			2045	* *	5-10	$58,500	
Metal: Cage/Fence	5%			2045	* *	5-10	$5,000	
Pre-Cast Concrete	20%			LIFE	* *	5	$16,300	
Roof								
Copper/Terne	5%			2047	* *	10	$13,600	
IRMA/Protected Membrane	18%			2037	* *	10	$19,600	
Modified Bitumen	75%			2037	* *	10	$81,600	
Skylight, Metal/Glass	2%	Now	$12,500	2042	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Over Fourth Floor								
Soffits								
Stucco Cement	100%			2037	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry								
Explanation : Canopies								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,800	
Ceramic Tile	5%	Now	$14,700	2041	* *	5	$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Granite Panels	5%			LIFE	* *	5	$9,500	
Sheet Vinyl/Rubber	5%			2037	* *	5	$19,100	
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	30%	Now	$43,100	2037	* *	3	$28,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lunch Room								
Vinyl Tile 9" X 9"	40%			2027	$8,326,900	3	$50,800	
Wood	5%			2047	* *	5	$23,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	$17,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,100	
Folding Partition	5%			2040	* *	5	$44,200	
Marble Panels	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$47,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$102,500	2037	* *	5	$31,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : First And Fourth Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
AcousTileSusp.Lay-In	5%			2045	* *	5	$12,400	
Exposed Struc: Concrete	45%			LIFE	* *	5	$17,500	
Metal Panel	5%			LIFE	* *	5	$15,500	
Plaster	20%			LIFE	* *	5	$31,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Main Service Switch Rated At 2500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$299,600	5	$700	
Raceway								
Conduit	75%			2032	$221,800	1		
Conduit	25%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2048	* *	5	$400	
Molded Case Bkrs	70%			2048	* *	5	$2,900	
Molded Case Bkrs	20%			2040	* *	5	$800	
Wiring								
Braided Cloth	40%			2031	$163,700	1		
Thermoplastic	60%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	3%			2037	* *	10	$4,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fluorescent	95%			2037	* *	10	$148,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2037	* *			
Egress Lighting								
Emergency, Service	10%			2037	* *	1		
Emergency, Battery	40%			2032	$116,800	10	$16,400	
Exit, Service	40%			2027	$30,000	1		
Exit, Battery	10%			2032	$24,600	10	$1,100	
Exterior Lighting								
HID	10%			2037	* *	10		
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Alarm								
Security System								
No Component	50%							
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	25%			2042	* *	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Recently Installed								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2037	* *	1-3	$49,300	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2032	$404,400	5	$52,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Oil Tanks 10,000 Gallon Each								
Conversion Equipment								
Steam Boiler	100%	Now	$75,800	2030	$1,515,800	1	$151,400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler 1								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Oil Leaks At Boiler 1 Burner.								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Boiler Room. Insulation Repaired At Boiler 2.								
Repairs In Progress, Extent : N/A, Area Affected : 5%								
Location : Boiler Room. Oil Burner 2 Out For Shop Repair.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$27,900	2042	* *			
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Boiler Room. Defective Controller At Steam Condensate Return Pumping System.								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Boiler Room. Vacuum Pump.								
Obsolete Equipment, Extent : Light, Area Affected : 10%								
Location : Boiler Room. Steam Condensate Return Pumping System.								
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : Boiler Room. Chemical Feed System Upgraded In 2017.								
Steam Traps Faulty, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2037	* *	1	$21,000	
Convector/Radiator	75%			2030	$1,066,600	1	$41,100	
Fan Coil Unit/Heat	5%			2027	$215,600	1	$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2031	$592,900	1		
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : Throughout. 2019 Upgrade.								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2032	$303,700	1	$10,500	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Mechanical Room 219								
Explanation : 2 Units Of Dx Cooling Coil In Ductwork. Each Unit Serves Auditorium And Gymnasium. Upgraded In 2010.								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2037	* *	2	$29,600	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Gymnasium Roof.								
Explanation : 2 Condensing Units Associated With Dx Cooling Coils.								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,700	
Exhaust Fans								
Interior	20%			2032	$154,300	2	$1,000	
Roof	80%			2040	* *	2	$4,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof. 2020 Upgrade								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$44,700	2042	* *	1		
Damaged, Extent : Severe, Area Affected : 5%								
Location : Basement Water Meter Room. Leaking And Corroded Isolation Valve At Domestic Water Main.								
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$12,300	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 3%								
Location : Boiler Room, 1st Floor								
Explanation : Water Backs Up When It Rains.								
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$3,600	
Fixtures								
Generic	100%							
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Throughout.								
Explanation : 2014 Upgrade Of Student Toilets, Urinals And Sinks.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2032	$120,300	1-2	$2,400	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 143 - M MINISCHOOL**		
Address	: **511 WEST 182ND ST. @AUDUBON AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M859**
Program / Asset #	: **BOE0086.010 / 4359**	**Yr Built/Renovated**	: **1970 /**
Area Sq Ft	: **10,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2155** **Lot** : **35**	**BIN**	: **1063703**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$702,500	
Interior Architecture	$281,500	
Electrical	$73,400	$66,600
Mechanical	$161,900	
Total	**$1,219,400**	**$66,600**
Importance Code A	$702,500	
Importance Code B	$516,900	$66,600
Total	**$1,219,400**	**$66,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$81,400			$1,900
Electrical	$24,200	$400	$200	$300
Mechanical	$10,500	$700	$1,300	$24,900
Site Enclosure	$4,400			
Site Pavements	$31,700			
Total	**$152,200**	**$1,100**	**$1,500**	**$27,100**
Importance Code A	$500	$500	$500	$500
Importance Code B	$111,700	$600	$1,000	$26,600
Importance Code C	$40,000			
Total	**$152,200**	**$1,100**	**$1,500**	**$27,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$123,100	2062	* *	5	$34,000	1
Deformed/Dented, Extent : Severe, Area Affected : 40%								
Location : At Corners								
Deteriorated Finish, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Painted Surfaces, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Classroom Exterior Walls, Staff Toilet								
Windows								
Aluminum	100%	Now	$91,300	2057	* *	5	$900	
Air Infiltration, Extent : Severe, Area Affected : 40%								
Location : Classrooms								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Classrooms								
Roof								
Metal Panel	100%	Now	$488,200	2052	* *			
Scupper Non-Func/Miss, Extent : Severe, Area Affected : 5%								
Location : Facade								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Classrooms, Hallways								
Interior								
Floors								
Mosaic Tile	5%	Now	$45,900	2052	* *	5	$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Main Entrance								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Main Entrance								
Vinyl Tile	85%	Now	$114,800	2042	* *	3	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Classrooms								
Vinyl Tile	10%	Now	$9,000	2037	* *	3	$600	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

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
Interior								
Interior Walls								
Concrete Masonry Unit	35%	Now	$17,600	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Metal Panel	65%	Now	$18,000	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$157,800	2052	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,400	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	65%	Now	$31,700	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Rubber Matting	35%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$66,600	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

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
Under 600 Volts								
Raceway								
Conduit	95%			2032	$15,800	1		
Conduit	5%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,500	5		
Molded Case Bkrs	30%			2031	$9,200	5	$100	
Molded Case Bkrs	65%			2048	* *	5	$200	
Wiring								
Thermoplastic	40%			2032	$8,800	1		
Thermoplastic	60%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$9,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,200	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2027	$9,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$3,800	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Mechanical Room								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Stobe Lights, Alarm Bell, Horns, Smoke Detector, Manual Pull Box, Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

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
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	100%			2032	$31,900	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2030	$161,900	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$9,000	LIFE	* *	2-5	$5,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Room								
Exhaust Fans								
Interior	95%			2032	$43,100	2	$300	
Roof	5%			2027	$1,000	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 144 - BX**
Address : **2545 GUNTHER AVENUE @ALLERTON AVENUE**
Borough : **BRONX**
Agency's Number : **X144**
Program / Asset # : **BOE0281.000 / 379**
Yr Built/Renovated : **1968 / 2022**
Area Sq Ft : **147,000**
Project Type : **EDUCATION**
Date of Survey : **23-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **4493** **Lot** : **1** **BIN** : **2053518**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$871,000	$894,500
Interior Architecture	$17,745,700	$1,710,700
Electrical	$714,800	$3,426,000
Mechanical	$401,700	$4,450,300
Site Enclosure	$106,300	
Total	**$19,839,400**	**$10,481,500**
Importance Code A	$871,000	$947,100
Importance Code B	$18,772,800	$9,534,400
Importance Code C	$195,600	
Total	**$19,839,400**	**$10,481,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,800	$36,600		$29,300
Interior Architecture	$82,400	$14,000		$73,200
Electrical	$44,000	$17,200	$15,500	$65,900
Mechanical	$29,800	$24,000	$36,700	$50,700
Site Enclosure	$3,000			
Site Pavements	$83,200			
Total	**$249,100**	**$91,800**	**$52,200**	**$219,100**
Importance Code A	$21,300	$51,100	$14,600	$44,200
Importance Code B	$143,900	$37,100	$37,600	$175,000
Importance Code C	$83,900	$3,600		
Total	**$249,100**	**$91,800**	**$52,200**	**$219,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	* *	5	$704,000	
Windows								
Aluminum	67%	Now	$503,700	2043	* *	5	$17,200	
Caulking Deteriorated, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Aluminum	33%	Now	$285,300	2043	* *	5	$8,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Window Guards								
Caulking Deteriorated, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Parapets								
Cast in Place Concrete	83%			LIFE	* *	5	$190,500	
Metal Rail	15%			2048	* *	5-10	$60,200	
Metal Security Bars	2%	0-2	$3,600	2063	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Exits At Lodovick Avenue								
Roof								
Built-Up (BUR)	25%			2040	* *	10	$29,300	
Copper/Terne	5%	Now	$3,200	2063	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead								
Modified Bitumen	70%			2040	* *	10	$82,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$19,400	LIFE	* *	5	$24,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Pit								
Mosaic Tile	8%	Now	$342,100	2033	$1,710,700	5	$22,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Toilet Rooms And Kitchen Area								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Toilet Rooms								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Toilet Rooms And Kitchen Area								
Poured Epoxy/Resin	2%			2030	$255,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories 436 And 438								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$3,500	
Vinyl Tile 9" X 9"	78%	Now	$2,843,200	2030	$14,215,800	3	$65,100	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen Offices								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Wood	5%			2063	* *	5	$20,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	$89,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Pit Walls								
Ceramic Tile	5%	Now	$40,400	2038	* *	5	$3,600	
Adhesion Failure, Extent : Severe, Area Affected : 5%								
Location : Various Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Various Toilet Rooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Boiler Room								
Folding Partition	2%			2043	* *	5	$7,200	
Plaster	45%			LIFE	* *	5	$19,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Lobby Area								
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$33,400	
AcousTileConcealSpLn	25%			2040	* *	5	$69,500	
Exposed Struc: Concrete	55%			LIFE	* *	5	$19,100	
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	3%	Now	$22,600	LIFE	* *	5	$8,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$106,300	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	4+	$3,000	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Seating Area At Allerton Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$42,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Along Allerton Avenue								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$40,600	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2048	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-amperes, 480/277/208 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	3%			2034	$9,200	5	$100	
Fused Disc Sw	2%			2051	* *	5	$100	
Molded Case Bkrs	90%			2034	$275,900	5	$3,500	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$368,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,000	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,131,600	10	$128,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2035	$67,300	10	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Boiler Room								
Explanation : Compact Fluorescent (Retrofitted) Lights								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	29%			2030	$26,900	1		
Emergency, Battery	29%			2043	* *	10	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed In 2022								
Emergency, Battery	12%	2-4	$30,300	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways (First And Second Floors)								
Exit, Battery	30%			2030	$64,000	10	$3,000	
Exterior Lighting								
HID	3%			2030	$21,100	10		
LED	7%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : LED Lights Installed On The Roof In 2022								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$1,200	
Alarm								
Security System								
Generic	50%			2030	$141,300	1	$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2030	$141,300	1	$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$90,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$45,500	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$145,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	20%			2035	$566,500	1	$18,200	
Convector/Radiator	80%			2040	* *	1	$38,000	
Controls								
Pneumatic	100%			2033	$2,909,100			
Air Conditioning								
Energy Source								
Electricity	70%			2051	* *	1		
No Component	30%							
Conversion Equipment								
Split Unit	10%			2035	$357,400			
Window/Wall Unit	60%			2030	$342,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,000	
Exhaust Fans								
Interior	20%			2035	$133,500	2	$900	
Roof	80%			2035	$233,700	2	$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$30,100	4	$4,700	
Sewage Ejector(s)								
Electric	100%			2035	$78,800	4	$8,800	
Backflow Preventer								
Generic	100%			2035	$67,200	1	$9,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$104,100	1-2	$2,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 145 - BX**
Address : **1000 TELLER AVENUE BTWN: EAST 164 ST., EAST 165 ST.**
Borough : **BRONX** | **Agency's Number** : **X145**
Program / Asset # : **BOE0282.000 / 380** | **Yr Built/Renovated** : **1965 / 2022**
Area Sq Ft : **166,392** | **Project Type** : **EDUCATION**
Date of Survey : **04-Apr-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2424** **Lot** : **1** | **BIN** : **2097111**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$701,600	$461,700
Interior Architecture	$622,400	$2,336,900
Electrical	$388,600	$1,209,000
Mechanical	$1,137,600	$7,407,500
Total	**$2,850,300**	**$11,415,200**
Importance Code A	$701,600	$1,999,400
Importance Code B	$2,062,400	$9,415,800
Importance Code C	$86,300	
Total	**$2,850,300**	**$11,415,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,900		$8,400	$7,300
Interior Architecture	$114,800		$15,500	$709,200
Electrical	$19,000	$17,500	$95,500	$18,700
Mechanical	$27,600	$27,500	$70,300	$29,200
Site Pavements	$52,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$228,900**	**$52,400**	**$197,100**	**$771,900**
Importance Code A	$24,400	$16,500	$25,300	$23,800
Importance Code B	$135,700	$36,000	$171,800	$748,100
Importance Code C	$68,800			
Total	**$228,900**	**$52,400**	**$197,100**	**$771,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	$648,100	LIFE	* *	5	$145,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : North Wall, Bulkheads And Other Areas Throughout								
Metal Panel	3%			2044	* *	5-10	$30,900	
Other Observation, Extent : Light, Area Affected : 3%								
Location : Main Entrance And Stairwell Windows								
Explanation : Mesh Design								
Windows								
Aluminum	75%	0-2	$53,500	2050	* *	5	$23,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Classroom And Office Windows								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Floors 1,2,3								
Explanation : Protective Metal Grilles								
Aluminum	23%			2050	* *	5	$14,600	
Metal Louvers	2%			2037	* *	10	$7,900	
Roof								
Modified Bitumen	100%			2044	* *	10	$201,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : All Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$115,100	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	15%			2030	$676,500	3	$74,700	
Cast in Place Concrete	19%			LIFE	* *	5	$103,500	
Ceramic Tile	5%			2037	* *	5	$12,500	
Poured Epoxy/Resin	1%			2029	$142,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	10%			LIFE	* *	5	$19,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria Rear Exit And Stairs								
Vinyl Tile	30%	Now	$42,300	2034	$2,113,500	3	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors At Baseboard, Auditorium And Throughout								
Vinyl Tile 9" X 9"	15%	Now	$305,900	2044	* *	3	$14,000	
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%			2049	* *	5	$23,300	

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

DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$22,400	
Concrete Masonry Unit	10%	Now	$86,300	LIFE	* *	5	$17,900	
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Folding Partition	1%			2042	* *	5	$11,200	
Gypsum Board	4%			LIFE	* *	5	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Health Clinic								
Explanation : Location Noted								
Masonry: Brick	10%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$40,400	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	4+	$30,900	2039	* *	5	$23,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium And Auditorium								
AcousTileConcealSpLn	1%			2039	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
AcousTileSusp.Lay-In	2%			2039	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Health Clinic								
Explanation : Location Noted								
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,500	
Metal Panel	22%	Now	$87,300	LIFE	* *	5	$64,400	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen, Corridors, Classrooms								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen, Corridors, Classrooms								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Kitchen, Corridors, Classrooms								
Explanation : Perforated Suspended Metal Ceilings								
Plaster	38%			LIFE	* *	5	$55,600	
Pre-cast Concrete Panels	2%			LIFE	* *	5	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Tectum Finish								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2064	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : Recent Installation								
Iron Picket	40%			2054	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	80%	0-2	$33,400	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Yard								
Cast in Place Concrete	20%	Now	$2,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Elevation Step								
Parking/Driveway								
Asphalt	50%	0-2	$6,700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Parking Area								
Cast in Place Concrete	50%	0-2	$9,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Refuse Collection Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 2,000 Amperes - 1,200 Amperes And 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Room								
Explanation : Three Sections.								
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$17,400	5	$200	
Fused Toggle Switch	1%			2033	$3,500	5		
Molded Case Bkrs	85%			2033	$295,300	5	$3,700	
Molded Case Bkrs	5%			2042	* *	5	$200	
Molded Case Bkrs	2%			2050	* *	5	$100	
Molded Case Bkrs	2%			2059	* *	5	$100	
Wiring								
Thermoplastic	32%			2034	$130,900	1		
Thermoplastic	68%			2044	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$600	
Locally Mounted	50%			2039	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	88%			2039	* *	10	$134,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2042	* *	10	$7,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms Throughout The Building, Auditorium, Kitchen.								
Incandescent	2%			2029	$94,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Lab - Room 309.								
Explanation : Incandescent Lights.								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Health Clinic - Room 145, Auditorium, Gymnasium.								
Explanation : LED Lights.								
Egress Lighting								
Emergency, Service	25%			2029	$26,200	1		
Emergency, Battery	25%			2034	$71,500	10	$10,000	
Emergency, Battery	25%			2039	* *	10	$10,000	
Exit, Battery	25%			2039	* *	10	$2,800	
Exterior Lighting								
HID	5%			2029	$39,800	10		
LED	5%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$31,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2029	$159,900	1	$31,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And All Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$105,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobes, Horns.								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$396,200	5	$51,500	
Conversion Equipment								
Steam Boiler	100%			2032	$1,485,100	1	$164,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$641,300	1	$20,600	
Convector/Radiator	80%			2039	* *	1	$43,000	
Controls								
Pneumatic	100%	Now	$658,600	2032	$3,292,900			
Broken, Extent : Moderate, Area Affected : 40%								
Location : Thermostats Throughout								
Leaking, Extent : Light, Area Affected : 40%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
Window/Wall Unit	65%			2029	$419,500	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,800	
Exhaust Fans								
Interior	20%			2034	$151,100	2	$1,000	
Roof	80%			2039	* *	2	$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	* *	1		
Galvanized Steel	50%			2032	$1,087,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$34,100	4	$3,500	
Backflow Preventer								
Generic	100%			2039	* *	1	$10,200	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

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
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2034	$353,400	1-2	$7,000	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 145 - Q**		
Address	: **33-34 80 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q145**
Program / Asset #	: **BOE0792.000 / 1545**	**Yr Built/Renovated**	: **1953 / 2018**
Area Sq Ft	: **200,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,Ph**		
Block	: **1252** **Lot** : **1**	**BIN**	: **4442764**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$613,700	$192,300
Interior Architecture	$1,871,200	$4,559,000
Electrical	$183,200	$2,472,400
Mechanical		$7,451,100
Site Pavements	$511,500	
Total	**$3,179,500**	**$14,674,800**
Importance Code A	$613,700	$192,300
Importance Code B	$2,358,900	$14,482,500
Importance Code C	$207,000	
Total	**$3,179,500**	**$14,674,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$115,900			
Interior Architecture	$162,000		$8,900	$29,200
Electrical	$102,000	$32,600	$36,800	$38,100
Mechanical	$158,100	$45,800	$58,300	$43,700
Site Enclosure	$4,100			
Site Pavements	$2,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$558,900**	**$92,800**	**$118,400**	**$125,500**
Importance Code A	$151,600	$19,800	$19,800	$19,800
Importance Code B	$350,400	$73,000	$91,600	$105,700
Importance Code C	$56,900		$7,000	
Total	**$558,900**	**$92,800**	**$118,400**	**$125,500**

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$324,400	LIFE	* *	5	$192,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Walls And Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Masonry: Limestone	5%			LIFE	* *	5	$15,200	
Windows								
Aluminum	68%	Now	$51,200	2044	* *	5	$26,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout Original Building								
Aluminum w/ Guards	30%	2-4	$30,400	2044	* *	5	$11,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2045	* *	10	$9,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$79,800	
Masonry: Brick	70%			LIFE	* *	5-10	$134,500	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Masonry: Limestone	10%			LIFE	* *	5-10	$34,300	
Metal Rail	10%	4+	$3,900	2049	* *	5	$19,900	
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	87%	Now	$65,300	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room B20, 1st Floor Womens And Boys Toilet Rooms								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Various Locations At Original Building								
Explanation : Roof Drains Damaged								
Plaza Roof: Stone Panels	10%	Now	$40,800	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : East And West Plaza Decks								
Explanation : Broken Concrete Pavers								
Roll Roofing	2%			2032	$20,600	5	$5,200	
Skylight, Metal/Glass	1%			2046	* *	10	$5,200	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$68,200	
Ceramic Tile	5%			2045	* *	5	$15,600	
Terrazzo	5%			LIFE	* *	5	$24,400	
Vinyl Tile	50%	0-2	$88,300	2036	$4,412,700	3	$58,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	5%			2044	* *	3	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Strip Vinyl At Various Locations								
Explanation : Location Noted								
Vinyl Tile 9" X 9"	5%	0-2	$1,277,500	2046	* *	3	$5,900	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	25%			2051	* *	5	$146,200	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Gymnasium And Various Classrooms								
Interior Walls								
Cast in Place Concrete	10%	0-2	$90,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room								
Ceramic Tile	1%	0-2	$65,400	2051	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Ceramic Tile	6%			2039	* *	5	$13,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$18,600	
Glazed Ceramic Panel	3%			LIFE	* *	10	$6,300	
Plaster	40%			LIFE	* *	5-10	$79,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Rooms 333, 345 And 350								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$34,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$41,100	2041	* *	5	$31,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
AcousTileSusp.Lay-In	25%			2041	* *	5	$78,000	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$78,000	
Exposed Struc: Steel	2%			LIFE	* *	10	$12,500	
Gypsum Board	10%			LIFE	* *	5-10	$107,200	
Metal Panel	3%			LIFE	* *	5	$23,400	
Plaster	1%	Now	$97,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Boys Toilet Room 128								
Plaster	19%			LIFE	* *	5-10	$101,900	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2056	* *			
Iron Picket	65%			2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Masonry: Brick	5%	0-2	$4,100	2046	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Masonry Posts Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$511,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Multiple Locations Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 30%								
Location : At 80th Street And At Northern Boulevard								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Site Pavements								
On-Site Walkways								
Asphalt	5%			2045	* *			
Cast in Place Concrete	90%			2049	* *			
Masonry: Granite	5%	2-4	$2,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Exit Stairs Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	93%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								
Pavers/Stone	2%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								
Rubber Matting	5%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere And One 1,200 Ampere Main Service Switches								
Transformers								
Dry Type	100%			2041	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Penthouse Mechanical Room								
Explanation : One 400 Kilovolt-ampere 480/277 Volts, One Smaller With Unreadable Rating								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$900	
Raceway								
Conduit	80%			2036	$276,200	1		
Conduit	20%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Fused Knife Sw	5%			2035	$17,400	5	$200	
Fused Toggle Switch	5%			2035	$17,400	5	$200	
Molded Case Bkrs	75%			2035	$260,600	5	$4,000	
Molded Case Bkrs	10%			2052	* *	5	$500	
Wiring								
Braided Cloth	10%			2035	$46,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Thermoplastic	70%			2036	$322,000	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	60%			2034	$111,500	5	$800	
Motor Control Center	40%			2041	* *	5	$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$61,500	
Generators								
Diesel	100%	Now	$14,200	2039	* *	1	$69,700	
Start Syst Needs Repair, Extent : Light, Area Affected : 100%								
Location : Roof Enclosure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : One 250 Kilovolt-ampere, 200 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$44,600	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 20 Gallon Rating								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Lighting								
Interior Lighting								
Fluorescent	70%			2041	* *	10	$128,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%	Now	$183,200	2031	$610,600			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building Addition								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Building Addition								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	45%			2041	* *	1		
Emergency, Battery	5%			2041	* *	10	$2,400	
Exit, Service	50%			2036	$44,200	1		
Exterior Lighting								
HID	10%			2036	$95,600	10	$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,600	
Alarm								
Security System								
Generic	50%			2044	* *	1	$37,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$192,200	1	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	10%			2041	* *	1-3	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Carbon Monoxide Detection System								
Generic, Digital	90%	Now	$47,500	2031	$475,400	1-3	$100,800	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : At Main Panel								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$35,700	2041	* *	1	$178,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Feedwater Tank In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units And 2 Heat Exchangers In Penthouse For Hot Water Devices								
Distribution								
Hot Wtr Piping/Pump	20%			2044	* *	4	$3,000	
Steam Piping/Pump	80%			2046	* *			
Terminal Devices								
Air Handler	20%	Now	$38,500	2036	$770,800	1	$22,300	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Controls For Kitchen And Cafeteria Units								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Air Handler Unit Ahu-1 Steam Coil								
Convector/Radiator	60%			2041	* *	1	$38,800	
Fan Coil Unit/Heat	20%			2036	$1,015,500	1	$12,900	
Controls								
Electrical	80%			2031	$910,800			
Pneumatic	20%	4+	$15,800	2034	$791,600			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Thermostats In New Wing Need Calibration								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2031	$604,300	1	$18,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Machinery Room								
Split Unit	5%			2036	$243,200			
Window/Wall Unit	70%			2031	$543,100	1		
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2046	* *	4	$2,000	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	$1,132,500	1	$37,100	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2031	$169,000	2	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$88,300	
No Component	50%							
Exhaust Fans								
Interior	30%			2036	$272,500	2	$1,800	
Roof	20%			2036	$79,500	2	$1,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$41,000	4	$6,300	
Backflow Preventer								
Generic	100%			2036	$91,500	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Service In Fan Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : Two Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

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
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2056	* *	1-5	$20,200	
Sprinkler								
No Component	75%							
Generic	25%			2036	$708,000	1-2	$14,000	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 150 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 151 - BX / P. S. 31 - BX**		
Address	: **250 EAST 156 STREET BET CONCOURSE VILLAGE W. AND E.**		
Borough	: **BRONX**	**Agency's Number**	: **X151**
Program / Asset #	: **BOE0288.000 / 386**	**Yr Built/Renovated**	: **1971 / 2023**
Area Sq Ft	: **171,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jan-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2443** **Lot** : **190**	**BIN**	: **2002458**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,367,500	$188,700
Interior Architecture	$18,898,600	$566,200
Electrical	$1,943,500	$271,300
Mechanical	$7,258,000	$1,814,800
Site Pavements	$54,100	
Total	**$30,521,700**	**$2,841,100**
Importance Code A	$7,194,400	$188,700
Importance Code B	$23,327,300	$2,652,300
Total	**$30,521,700**	**$2,841,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,100	$21,000		
Interior Architecture	$81,200	$11,700	$5,700	$36,200
Electrical	$21,100	$34,500	$42,500	$5,800
Mechanical	$52,300	$8,400	$42,800	$8,400
Site Pavements	$6,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$184,000**	**$82,800**	**$98,200**	**$57,600**
Importance Code A	$16,100	$21,000	$15,900	$400
Importance Code B	$127,000	$59,500	$82,300	$57,200
Importance Code C	$40,900	$2,300		
Total	**$184,000**	**$82,800**	**$98,200**	**$57,600**

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	$841,700	LIFE	* *	5	$188,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	100%			2052	* *	5	$32,300	
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$14,800	
Metal Rail	15%			2043	* *	5-10	$53,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$12,400	
Roof								
Built-Up (BUR)	95%			2030	$1,408,000	10	$117,800	
Copper/Terne	5%			2045	* *	10	$15,500	
Soffits								
Stucco Cement	100%			2043	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$58,900	
Ceramic Tile	3%			2039	* *	5	$8,100	
Ceramic Tile	2%			2043	* *	5	$5,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Toilet Room								
Slate	5%			LIFE	* *	5	$14,300	
Vinyl Tile	5%			2035	$381,000	3	$5,100	
Vinyl Tile 9" X 9"	70%			2027	$15,443,100	3	$94,300	
Wood	5%			2045	* *	5	$25,300	
Interior Walls								
Ceramic Tile	2%			2043	* *	5	$4,600	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Toilet								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,100	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	3%	4+	$40,900	2050	* *	5	$12,000	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Plaster	55%			LIFE	* *	5	$37,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	75%			2028	$3,329,200	5	$252,600	
AcousTileSusp.Lay-In	5%			2043	* *	5	$13,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,200	
Plaster	10%	4+	$16,800	LIFE	* *	5	$16,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staircase C, H, E, G And A								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Room 210								

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	* *			
Iron Picket	30%			2065	* *			
Free Standing Walls								
Cast in Place Concrete	60%			2065	* *			
Masonry: Brick	40%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$6,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East 156th Street								
On-Site Walkways								
Asphalt	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	100%	4+	$54,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2040	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2030	$10,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	40%			2030	$21,000	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	20%			2030	$10,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Under 600 Volts								
Transformers								
Dry Type	25%			2035	$6,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt-ampere 480 Pri-208/120 Secondary								
Dry Type	25%			2028	$6,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt-ampere 480 Pri-208/120 Secondary								
Dry Type	25%			2028	$6,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 30 Kilovolt-ampere 480pri-208/120 Secondary								
Dry Type	25%			2028	$6,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt-ampere 480pri-208/120 Secondary								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	$266,300	5	$600	
Fused Disc Sw	20%			2040	* *	5	$100	
Raceway								
Conduit	90%			2030	$310,700	1		
Conduit	10%			2040	* *	1		
Panelboards								
Fused Disc Sw	10%			2029	$34,700	5	$400	
Molded Case Bkrs	80%			2029	$277,900	5	$3,600	
Molded Case Bkrs	10%			2038	* *	5	$500	
Wiring								
Thermoplastic	90%			2030	$414,000	1		
Thermoplastic	10%			2040	* *	1		
Motor Controllers								
Locally Mounted	80%			2028	$148,600	5	$900	
Locally Mounted	20%			2035	$37,200	5	$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,300	
Generic	50%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$150,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Lighting								
Egress Lighting								
Emergency, Battery	30%			2027	$88,200	10	$12,400	
Emergency, Battery	20%			2038	* *	10	$8,300	
Exit, LED	45%			2065	* *	1		
Exit, Service	5%			2027	$3,800	1		
Exterior Lighting								
HID	20%			2027	$163,400	10	$100	
HID	10%			2030	$81,700	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	$98,600	1	$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside The Building								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	$135,500	1-3	$31,600	

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
Heating								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Radiant Heater	100%	0-2	$227,900	2030	$4,557,000	2	$63,400	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : About 200 Units								
Terminal Devices								
Air Handler	25%			2030	$823,800	1	$26,400	
Induction Unit	75%			2027	$486,900	1	$41,400	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2035	$831,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Units. R-410a								
Window/Wall Unit	30%	0-2	$119,400	2030	$199,000	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Areas								
Explanation : Obsolete Units								
Window/Wall Unit	30%			2027	$199,000	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2035	$854,700	1	$11,100	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2035	$128,600	2	$23,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,400	
Exhaust Fans								
Interior	20%			2030	$155,300	2	$1,000	
Roof	80%	0-2	$27,200	2027	$271,800	2	$3,400	
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$96,900	4		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$12,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Roof								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	$121,100	1-2	$2,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 155 - BX**
Address : **470 JACKSON AVENUE @ E. 147TH STREET**
Borough : **BRONX**
Agency's Number : **X155**
Program / Asset # : **BOE0292.000 / 1190**
Yr Built/Renovated : **1967 / 2015**
Area Sq Ft : **168,000**
Project Type : **EDUCATION**
Date of Survey : **17-May-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2578** **Lot** : **27** **BIN** : **2003910**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,058,200	$3,260,200
Interior Architecture	$18,969,000	$816,300
Electrical	$317,200	$1,739,600
Mechanical	$5,340,900	$4,408,300
Total	**$25,685,300**	**$10,224,400**
Importance Code A	$2,570,300	$3,339,800
Importance Code B	$22,320,400	$6,823,300
Importance Code C	$794,600	$61,300
Total	**$25,685,300**	**$10,224,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,100	$13,100		
Interior Architecture	$22,100	$30,900	$3,300	$35,900
Electrical	$15,700	$16,100	$20,300	$59,500
Mechanical	$44,100	$26,400	$39,500	$92,500
Site Enclosure	$16,200			
Site Pavements	$47,000			
Total	**$158,200**	**$86,500**	**$63,200**	**$187,900**
Importance Code A	$14,000	$30,700	$17,700	$18,000
Importance Code B	$128,000	$28,800	$45,500	$169,800
Importance Code C	$16,200	$26,900		
Total	**$158,200**	**$86,500**	**$63,200**	**$187,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$50,300	LIFE	* *	5	$20,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Interior Courtyard At Third Floor Lintel								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Jackson Avenue								
Explanation : Concrete Repainted At Cracks								
Masonry: Brick	40%	Now	$277,000	LIFE	* *	5	$32,800	
Efflorescence, Extent : Severe, Area Affected : 20%								
Location : Along Roof Joint								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Concord Avenue								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Roof Chimney								
Masonry: Brick	10%	2-4	$20,100	LIFE	* *	5	$8,200	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor And Basement								
Explanation : Glazed Brick								
Metal/Glass Curt Wall	40%			LIFE	* *	5	$61,600	
Metal Coiling Doors	5%	4+	$9,000	2040	* *	5	$6,400	
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : East 147th Street								
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Second Door From Jackson Avenue								
Windows								
Aluminum	100%			2051	* *	5	$21,500	
Parapets								
Masonry: Brick	80%	Now	$88,200	LIFE	* *	5	$13,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Roof								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Roof								
Metal Security Bars	15%			2050	* *			
Pre-Cast Concrete	5%	0-2	$1,400	LIFE	* *	5	$5,400	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout								
Explanation : Staining								

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Exterior								
Roof								
Built-Up (BUR)	5%			2035	$85,300	10	$7,100	
IRMA/Protected Membrane	90%	Now	$622,700	2035	$3,113,300			
Drains Inad/Misposn, Extent : Severe, Area Affected : 20%								
Location : Third Floor And First Floor Roofs								
Gravel/Stone Ballast, Extent : Light, Area Affected : 5%								
Location : Third Floor Roof At Exposed Insulation								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Third Floor Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Third Floor And First Floor Roofs								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Third Floor Roof								
Explanation : Water Penetration Through Classrooms Various Locations								
Metal Panel	5%			2048	* *	10	$13,100	
Soffits								
Cast in Place Concrete	100%	0-2	$2,700	LIFE	* *	5	$2,300	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : All Entry And Exit Door Soffits								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$29,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Mechanical Floors								
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Mechanical Rooms And Basement								
Explanation : Epoxy Coated								
Ceramic Tile	3%	Now	$184,900	2044	* *	5	$4,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Bathrooms And Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Bathrooms And Kitchen								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Ceramic Tile	2%			2048	* *	5	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Accessible Bathroom								
Explanation : Recently Renovated								
Terrazzo	5%			LIFE	* *	5	$10,400	
Vinyl Tile	10%			2035	$755,000	3	$10,000	
Vinyl Tile 9" X 9"	70%	0-2	$1,530,100	2030	$15,300,800	3	$70,100	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Dance Studio Office								
Wood	5%			2050	* *	5	$25,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$376,500	2044	* *	5	$5,600	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Base Of All Bathrooms And Kitchen								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Base Of All Bathrooms And Kitchen								
Ceramic Tile	2%			2048	* *	5	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Accessible Bathroom								
Explanation : Recent Renovation								
Concrete Masonry Unit	5%			LIFE	* *	5	$7,400	
Folding Partition	5%			2043	* *	5	$46,400	
Glazed Ceramic Panel	5%	2-4	$145,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lobby Mural								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Plaster	55%	0-2	$101,800	LIFE	* *	5	$61,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Teachers Lounge And Dance Studio								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Dance Studio								
SGFT/Glazed Masonry	25%	2-4	$170,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Stairwells								

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$645,600	2055	* *	5	$32,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Basement								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Basement, Corridors And Teachers Lounge								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Basement, Corridors And Teachers Lounge								
AcousTileSusp.Lay-In	1%			2048	* *	5	$2,600	
Exposed Struc: Concrete	64%	2-4	$513,000	LIFE	* *	5	$26,100	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Classrooms And Stair 6								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	4+	$22,100	LIFE	* *	5	$16,300	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%	4+	$800	2048	* *	5	$1,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : East 145th Street								
Iron Picket	95%	2-4	$15,400	2055	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Jackson Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$47,000	2040	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : East 147th Street Jackson Avenue And Concord Avenue								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : East 147th Street Jackson Avenue And Concord Avenue								
Explanation : Near Trees								
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry And Exit Stair								
Explanation : Steps And Landing								

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	$30,000	5	$100	
Molded Case Bkrs	90%			2055	* *	5	$4,000	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	60%			2034	$208,500	5	$2,700	
Molded Case Bkrs	30%			2051	* *	5	$1,300	
Wiring								
Thermoplastic	80%			2035	$327,300	1		
Thermoplastic	10%			2055	* *	1		
Thermoplastic	10%			2035	$40,900	1		
Motor Controllers								
Locally Mounted	70%			2033	$130,100	5	$800	
Locally Mounted	30%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$160,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$76,600	10	$10,800	
Emergency, Battery	25%			2040	* *	10	$10,800	
Exit, Service	25%			2030	$19,700	1		
Exit, Service	25%			2040	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Lighting								
Exterior Lighting								
HID	10%			2030	$80,300	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$322,900	1	$62,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$443,700	1-3	$103,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$55,200	
Conversion Equipment								
Steam Boiler	95%	Now	$1,512,100	2055	* *	1	$151,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boilers Are On Extended Life.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Oil Fired Steam Boilers. Boilers Recommended For Replacement								
Steam Boiler	5%			2033	$79,600	1	$8,800	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Damaged, Extent : Moderate, Area Affected : 35%								
Location : Damaged Refractory On Boiler No.1, Boiler No.1 Nearing Limit For Plugged Tubes, 12 Plugged Tubes								
Insul. Deteriorating, Extent : Moderate, Area Affected : 35%								
Location : Boiler No.1								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : No. 1 Boiler With 3 Pluggged Tubes And No. 3 Boiler With 4 Plugged Tubes								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%	0-2	$1,232,400	2045	* *	4	$7,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Two Condensate, Vacuum Pump Leaking								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Central Plant Steam Piping/Pmp	10%	Now	$308,100	2065	* *	4	$900	
Corroded, Extent : Severe, Area Affected : 1%								
Location : Boiler Room Next To The Domestic Hot Water Tanks								
Steam Piping/Pump	10%			2045	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Area								
Explanation : Corroded Distribution Piping								
Terminal Devices								
Air Handler	30%			2030	$1,030,900	1	$33,100	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Fan Room Above The Auditorium Serving Auditorium And Gymnasium								
Convector/Radiator	70%			2040	* *	1	$40,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Rusted Leaking Hot Water								
Controls								
Pneumatic	100%			2033	$3,324,700			
Air Conditioning								
Energy Source								
Electricity	10%			2051	* *	1		
No Component	90%							
Conversion Equipment								
Window/Wall Unit	80%	0-2	$55,300	2030	$553,400	1		
Broken, Extent : Moderate, Area Affected : 30%								
Location : Various Locations. 30 Percent Of Units Are Not Working								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$99,400	
Exhaust Fans								
Interior	20%			2030	$162,000	2	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Fan Room Above The Auditorium								
Roof	80%			2030	$283,500	2	$4,400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

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
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$35,200	2045	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Main Water Valves, Meter Room, Basement								
Brass/Copper	95%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$121,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 120 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%	0-2	$88,300	2035	$883,000	4	$17,600	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%	0-2	$115,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Kitchen. Corroded Grease Traps								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2030	$36,600	4	$3,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$5,000	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 158 - BX**				
Address	: **800 HOME STREET BTWN: TINTON AVE., UNION AVE.**				
Borough	: **BRONX**			**Agency's Number**	: **X158**
Program / Asset #	: **BOE0295.000 / 390**			**Yr Built/Renovated**	: **1974 / 2010**
Area Sq Ft	: **187,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **23-May-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors G,1,2,3,4,Ph**				
Block	: **2671**	**Lot**	: **11**	**BIN**	: **2004868**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,997,100	$78,600
Interior Architecture	$1,749,000	$6,748,400
Electrical	$269,000	$1,852,500
Mechanical	$3,510,200	$10,239,300
Site Pavements	$151,700	
Total	**$10,677,100**	**$18,918,700**
Importance Code A	$4,997,100	$212,600
Importance Code B	$5,264,100	$18,706,200
Importance Code C	$415,800	
Total	**$10,677,100**	**$18,918,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,100		$18,600	$31,400
Interior Architecture	$18,900	$7,500	$33,400	$28,300
Electrical	$22,100	$19,000	$69,000	$21,800
Mechanical	$108,700	$36,500	$111,400	$35,000
Site Enclosure	$13,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$240,900**	**$70,200**	**$239,600**	**$123,700**
Importance Code A	$102,400	$18,000	$37,200	$49,400
Importance Code B	$122,500	$49,100	$202,500	$74,400
Importance Code C	$16,000	$3,200		
Total	**$240,900**	**$70,200**	**$239,600**	**$123,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	92%	Now	$2,102,000	LIFE	* *	5	$78,600	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Rear Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout Exterior								
Metal Panel	5%			2044	* *	5-10	$29,400	
Metal Coiling Doors	1%	Now	$93,400	2054	* *	5	$1,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Access To Schoolyard								
Mosaic Tile	2%			2044	* *	10	$5,300	
Windows								
Aluminum	83%			2050	* *	5	$62,800	
Aluminum	15%			2042	* *	5	$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floor Windows								
Explanation : Exterior Window Guard								
Metal Louvers	2%	Now	$17,200	2037	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	95%	Now	$45,300	LIFE	* *	5	$8,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Parapets								
Pre-Cast Concrete	5%	0-2	$1,900	LIFE	* *	5	$2,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Coping Joints								
Roof								
IRMA/Protected Membrane	95%	4+	$133,400	2029	$2,668,300			
Insul Miss/Displaced, Extent : Light, Area Affected : 5%								
Location : Throughout Roof								
Metal Panel	5%			2039	* *	10	$10,600	
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$31,800	
Ceramic Tile	2%	Now	$16,800	2037	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets								
Ceramic Tile	3%			2043	* *	5	$8,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Toilet Room								
Quarry Tile	2%			2039	* *	5	$8,700	
Terrazzo	2%			LIFE	* *	5	$4,500	
Vinyl Tile	78%	Now	$1,281,500	2034	$6,407,600	3	$84,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Auditorium And Throughout								
Wood	8%			2049	* *	5	$43,600	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$6,300	
Ceramic Tile	2%			2037	* *	5	$4,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Masonry: Brick	10%	Now	$82,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Pit								
Plaster	50%			LIFE	* *	5	$31,500	
SGFT/Glazed Masonry	25%	0-2	$241,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit C Landing On Fourth Floor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Exit C Landing On Fourth Floor								
Ceilings								
AcousTile,Adhered	75%	Now	$143,600	2039	* *	5	$108,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2039	* *	5	$14,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,500	
Fiber Board	5%			2034	$231,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Plaster	5%			LIFE	* *	5	$9,100	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	$13,900	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Driveway and Tinton Street								
Iron Picket	30%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$91,900	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout, Entry Plaza, Side Walkways And Side Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	95%			2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%	Now	$59,800	2044	* *			
Open Seams, Extent : Moderate, Area Affected : 100%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2034	$13,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : One Main Service Switch Rated At 2,500 Amperes.								
Fused Disc Sw	75%			2034	$39,500	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Three Main Service Switches, No Nameplate Ratings Available.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$332,900	5	$800	
Raceway								
Conduit	95%			2034	$328,000	1		
Conduit	5%			2054	* *	1		

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

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Fused Disc Sw	5%			2033	$17,400	5	$200	
Molded Case Bkrs	60%			2033	$208,500	5	$3,000	
Molded Case Bkrs	30%			2050	* *	5	$1,500	
Wiring								
Thermoplastic	90%			2034	$414,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$600	
Locally Mounted	25%			2047	* *	5	$300	
Motor Control Center	25%			2032	$186,100	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$162,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2029	$106,100	2	$100	
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2029	$29,500	1		
Emergency, Battery	25%			2034	$80,400	10	$11,300	
Exit, Service	25%			2029	$20,600	1		
Exit, Battery	25%			2034	$67,800	10	$3,200	
Exterior Lighting								
HID	10%			2034	$89,300	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2039	* *	1	$69,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$118,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Electricity	5%			2034		1		
Fuel Oil No 2	95%			2054	* *	5	$55,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 15,000 Gallons Each								
Conversion Equipment								
Hot Water Boiler	4%			2032	$81,400	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof - Penthouse Mechanical Room								
Explanation : Electric Booster Boiler For Dual Temperature System Loop								
Radiant Heater	1%			2039	* *	2	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Fresh Air Louvers								
Explanation : One Electric Unit Heater								
Steam Boiler	95%	Now	$31,700	2047	* *	1	$158,300	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Boiler No. 2 - Defective Oil Pressure Control And Automatic Water Feeder								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,533,400			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Heating								
Terminal Devices								
Air Handler	10%			2029	$360,300	1	$11,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	64%			2032	$1,002,100	1	$38,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	1%			2034	$10,900	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Fresh Air Louvers								
Explanation : 1 Unit								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Inner Core, Auditorium								
Explanation : Heating And Cooling Provided By Air Handlers With Chilled And Steam Coils, Reported Under Air Conditioning								
Controls								
Electrical	5%			2029	$53,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Rooms, Other Locations								
Explanation : Location Noted								
Pneumatic	95%			2032	$3,515,700			
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2029	$847,500	1	$26,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Main Roof - Penthouse Mechanical Room - 2 Units								
R-22 Refrigerant, Extent : Light, Area Affected : 50%								
Location : Main Roof - Penthouse Mechanical Room - Unit No.2								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Main Roof - Penthouse Mechanical Room - Unit No.1								
Explanation : Refrigerant Nu-22b								
Split Unit	3%			2034	$136,400			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Nurses Office 133								
Window/Wall Unit	57%			2032	$413,500	1		
No Component	10%							

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

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	$4,200	2034	$83,600	4	$2,800	
Damaged, Extent : Moderate, Area Affected : 1%								
Location : Fan Room 440 - Defective Check Valve At Blower 39								
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Fan Room 440 At Blowers 39, 43 - Insulation Deteriorated / Missing								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various - Dual Temperature Loop								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2029	$836,000	1	$28,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Air Handlers With Steam And Chilled Water Coils, Serving Auditorium And Building Inner Core Rooms								
Fan Coil - 2 Pipe	5%			2029	$262,900	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Dual Temperature Unit Ventilators								
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2029	$237,300	2	$39,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Two Air Cooled Condensers For Chillers								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$104,300	
Exhaust Fans								
Interior	40%			2029	$339,700	2	$2,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	30%			2042	* *	2	$1,700	
Roof	30%			2029	$111,500	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$49,200	2034	$2,459,300	1		
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Basement - Water Service Room - Deteriorated Water Main								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Oil Fired	100%			2027	$361,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$38,300	4	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$100,300	4	$7,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2034	$881,700	1-5	$94,300	
Sprinkler								
No Component	95%							
Generic	5%			2034	$132,400	1-2	$2,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 162 - BK (J. H. S. 162 - BK)**		
Address	: **1390 WILLOUGHBY AVENUE @ST. NICHOLAS AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K162**
Program / Asset #	: **BOE0462.000 / 1331**	**Yr Built/Renovated**	: **1909 / 2008**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3212** **Lot** : **1**	**BIN**	: **3073018**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$202,200	$130,500
Interior Architecture	$197,200	$2,310,300
Electrical		$560,400
Mechanical	$132,100	$2,347,300
Site Enclosure	$54,300	
Total	**$585,800**	**$5,348,500**
Importance Code A	$334,300	$130,500
Importance Code B	$149,600	$5,162,400
Importance Code C	$102,000	$55,600
Total	**$585,800**	**$5,348,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,800		$3,200	
Interior Architecture	$139,100			$16,500
Electrical	$8,000	$6,900	$9,500	$7,000
Mechanical	$22,600	$10,200	$31,100	$10,200
Site Enclosure	$5,500			
Site Pavements	$23,100			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$250,600**	**$24,500**	**$51,200**	**$41,100**
Importance Code A	$44,800	$7,300	$10,600	$7,300
Importance Code B	$168,700	$17,200	$40,700	$27,000
Importance Code C	$37,100			$6,800
Total	**$250,600**	**$24,500**	**$51,200**	**$41,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

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
Exterior								
Exterior Walls								
Copper/Terne	3%			2056	* *	10	$10,500	
Masonry: Brick	87%			LIFE	* *	5	$260,900	
Masonry: Limestone	7%			LIFE	* *	5	$15,700	
Metal Panel	3%			2046	* *	5-10	$30,900	
Windows								
Metal Louvers	3%			2039	* *	10	$3,200	
Under Construction	97%							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$38,800	
Masonry: Brick	90%			LIFE	* *	5-10	$84,000	
Roof								
Copper/Terne	3%			2051	* *	10	$3,000	
Modified Bitumen	97%	Now	$8,700	2044	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Vestibule								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$49,300	
Ceramic Tile	5%	Now	$32,500	2039	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Staff And Third Floor Bathrooms								
Marble Panels	2%	Now	$10,100	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Stairs								
Quarry Tile	3%	Now	$5,100	2041	* *	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	4%	0-2	$8,600	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor								
Vinyl Tile	69%			2036	$2,200,300	3	$38,900	
Wood	7%			2051	* *	5	$14,800	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$13,600	
Masonry: Brick	7%			LIFE	* *	10	$5,700	
Marble Panels	5%			LIFE	* *	10	$5,500	
Plaster	68%			LIFE	* *	5-10	$157,600	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$20,400	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,100	
Masonry: Infill Arch	5%			LIFE	* *	10	$2,600	
Metal Panel	2%			LIFE	* *	5	$5,200	
Plaster	76%			LIFE	* *	5-10	$137,100	
Plaster	7%			LIFE	* *	5-10	$12,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$4,900	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Play Yard								
Iron Picket	30%	Now	$600	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimter Fence								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Under Construction	20%							
Retaining Walls								
Masonry: Fieldstone	100%	0-2	$54,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$20,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : St. Nicholas Avenue								
On-Site Walkways								
Cast in Place Concrete	60%			2041	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	30%			2045	* *			
Activity Yard								
Traffic Topping	80%	Now	$2,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Track								
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Playground								
Explanation : Inaccessible, Construction Fencing								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

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
Under 600 Volts								
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,200	5	$100	
Molded Case Bkrs	95%			2044	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Custodian Engineer Office								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$63,600	10	$8,900	
Exit, Battery	50%			2041	* *	10	$2,500	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$71,100	1	$13,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$45,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$132,100	2041	* *	1	$66,000	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement, Boiler Two Sections Leaking. Boiler No. 1 Broken Casing								
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : Basement, Louver Does Not Open, Manually Operated.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Convector/Radiator	95%			2034	$588,600	1	$22,700	
Unit Heater - Steam	5%			2031	$21,500	4	$500	
Controls								
Pneumatic	100%			2034	$1,464,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	$2,200	2031	$43,100	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$39,200	
No Component	40%							
Exhaust Fans								
Roof	10%			2031	$14,700	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2046	* *	1		
Galvanized Steel	25%			2034	$241,800	1		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : Water Main One Is Active And Water Main Two Has Been Decommissioned.								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,000	2036	$15,200	4	$1,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Backflow Preventer								
Generic	100%			2041	* *	1	$4,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$52,400	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 162 - BX**		
Address	: **600 SAINT ANN'S AVENUE @E. 149 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X162**
Program / Asset #	: **BOE0298.000 / 179**	**Yr Built/Renovated**	: **1971 / 2000**
Area Sq Ft	: **176,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2616** **Lot** : **1**	**BIN**	: **2004314**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,149,200	$373,500
Interior Architecture	$17,933,200	$1,059,800
Electrical	$169,200	$4,461,800
Mechanical	$5,270,800	$6,470,500
Site Enclosure	$72,200	
Site Pavements	$333,400	
Total	**$26,928,100**	**$12,365,600**
Importance Code A	$3,149,200	$1,997,000
Importance Code B	$21,353,900	$10,368,700
Importance Code C	$2,425,000	
Total	**$26,928,100**	**$12,365,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,600			$17,400
Interior Architecture		$46,700		$21,100
Electrical	$24,500	$20,300	$18,500	$48,600
Mechanical	$38,900	$29,200	$42,000	$56,500
Site Enclosure	$53,800			
Site Pavements	$67,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$236,200**	**$103,400**	**$67,700**	**$150,800**
Importance Code A	$62,000	$17,400	$17,400	$35,200
Importance Code B	$100,900	$78,500	$50,200	$115,600
Importance Code C	$73,200	$7,500		
Total	**$236,200**	**$103,400**	**$67,700**	**$150,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	0-2	$1,324,700	LIFE	* *	5	$148,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Various Locations Throughout								
Metal Panel	5%			2055	* *	5-10	$63,800	
Pre-Cast Concrete	15%	0-2	$41,400	LIFE	* *	5	$90,500	
Expansion Joint Failure, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	30%			2051	* *	5	$9,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Aluminum	70%	Now	$55,200	2051	* *	5	$11,300	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various Classrooms Throughout 4th Floor								
Parapets								
Pre-Cast Concrete	100%	2-4	$89,000	LIFE	* *	5	$134,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%			2030	$1,550,500	10	$129,700	
Soffits								
Stucco Cement	100%	4+	$3,200	2048	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$73,900	
Mosaic Tile	5%	Now	$973,500	2055	* *	5	$21,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms And Kitchen								
Patching Evident, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Poured Epoxy/Resin	2%			2033	$387,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Science Laboratories								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$13,200	
Vinyl Tile	18%			2040	* *	3	$22,800	
Vinyl Tile 9" X 9"	50%	Now	$13,828,000	2045	* *	3	$63,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Classrooms								
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%			2063	* *	5	$63,300	
Interior Walls								
Ceramic Tile	5%	Now	$840,200	2050	* *	5	$7,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Toilet Rooms (Some Covered With Painted Plywood)								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%	4+	$57,400	LIFE	* *	5	$11,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Boiler Room								
Folding Partition	2%			2043	* *	5	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : Location Noted								
Masonry: Brick	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$22,400	
SGFT/Glazed Masonry	53%	0-2	$1,455,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Various Corridor Locations								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Interior								
Ceilings								
AcousTile,Adhered	35%	Now	$779,000	2048	* *	5	$59,100	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Corridors								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Corridors								
Exposed Struc: Concrete	45%			LIFE	* *	5	$23,700	
Fiber Board	10%			2035	$539,400			
Plaster	10%			LIFE	* *	5	$21,100	
Site Enclosure								
Fence/Gates								
Chain Link	35%	0-2	$35,700	2055	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Surrounding Activity Yard								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Surrounding Activity Yard								
Iron Picket	65%	4+	$72,200	2070	* *			
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$1,900	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Wall Along East 149th Street								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$16,100	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : St. Ann's Avenue And East 149th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$203,000	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : St. Ann's And Eagle Avenues								
Pavers/Stone	10%	2-4	$31,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Tree Plantings On St. Ann's Avenue								
On-Site Walkways								
Asphalt	70%	2-4	$35,600	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance And South Area								
Cast in Place Concrete	30%			2048	* *			

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

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Site Pavements								
Activity Yard								
Asphalt	100%	2-4	$130,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$800	
Raceway								
Conduit	80%			2035	$276,200	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Fused Toggle Switch	1%			2034	$3,500	5		
Molded Case Bkrs	80%			2034	$277,900	5	$3,700	
Molded Case Bkrs	9%			2051	* *	5	$400	
Wiring								
Thermoplastic	80%			2035	$368,000	1		
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	10%			2040	* *	5	$100	
Locally Mounted	90%			2033	$167,200	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$2,632,800	10	$158,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%	Now	$8,100	2035	$26,900			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	1%			2040	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2035	$11,100	1		
Emergency, Battery	40%			2040	* *	10	$17,000	
Exit, Battery	50%			2040	* *	10	$5,900	
Exterior Lighting								
HID	1%			2030	$8,400	10		
LED	9%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2030	$169,200	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$169,200	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$108,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$419,100	5	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Oil Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2033	$1,570,800	1	$174,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2035	$1,443,200			
Terminal Devices								
Air Handler	25%			2030	$847,900	1	$27,200	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Fan Room 3rd Floor								
Explanation : 5 Units With Heating Coils								
Convector/Radiator	75%			2033	$1,105,300	1	$42,600	
Controls								
Pneumatic	100%			2029	$3,483,000			
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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	20%			2035	$855,900			
Window/Wall Unit	70%			2030	$477,900	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$98,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room								
Explanation : Five Blowers								
Exhaust Fans								
Interior	25%			2030	$199,800	2	$1,300	
Roof	75%			2030	$262,300	2	$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$145,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : One 50 Gallon Unit In Kitchen And Two 120 Gallon Units In Basement								
HW Heat Exchanger								
Steam Fired	100%			2035	$871,400	4	$26,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$36,100	4	$5,600	
Backflow Preventer								
Generic	100%			2040	* *	1	$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

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
Fire Suppression								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 164 - M**
Address : **401 WEST 164 STREET BTWN: EDGECOMBE AVE,AMSTERDAM AV**
Borough : **MANHATTAN** | **Agency's Number** : **M164**
Program / Asset # : **BOE0099.000 / 1651** | **Yr Built/Renovated** : **1930 / 2010**
Area Sq Ft : **96,000** | **Project Type** : **EDUCATION**
Date of Survey : **27-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2111** **Lot** : **24** | **BIN** : **1062636**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,749,200	$131,200
Interior Architecture	$779,700	$151,100
Electrical	$872,700	$2,130,400
Mechanical	$279,300	$1,750,700
Site Pavements	$138,800	
Total	**$4,819,600**	**$4,163,400**
Importance Code A	$2,749,200	$131,200
Importance Code B	$1,930,200	$4,032,200
Importance Code C	$140,200	
Total	**$4,819,600**	**$4,163,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,600		$7,700	
Interior Architecture	$12,900	$8,400	$4,400	$10,500
Electrical	$9,000	$9,100	$11,200	$9,100
Mechanical	$144,300	$14,400	$39,900	$15,400
Site Pavements	$16,100			
Total	**$198,900**	**$31,900**	**$63,300**	**$35,000**
Importance Code A	$59,400	$9,500	$17,500	$9,500
Importance Code B	$135,400	$18,000	$45,900	$25,500
Importance Code C	$4,200	$4,400		
Total	**$198,900**	**$31,900**	**$63,300**	**$35,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	$1,106,500	LIFE	* *	5	$131,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Street Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : At 1st Floor Facades								
Masonry: Granite	5%			LIFE	* *	5	$5,800	
Masonry: Limestone	1%	Now	$2,500	LIFE	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Window Sill At Stair Bulkhead								
Masonry: Limestone	9%			LIFE	* *	5	$10,400	
Windows								
Aluminum	100%	Now	$438,400	2050	* *	5	$22,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Parapets								
Masonry: Brick	75%	Now	$1,204,300	LIFE	* *	5	$15,500	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Inner Courtyard South Facing Parapet								
Spalling, Extent : Severe, Area Affected : 30%								
Location : Outside Face Of Parapet Walls								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Outside Face Of Parapets								
Masonry: Limestone	25%			LIFE	* *	5	$6,500	
Roof								
Built-Up (BUR)	95%	Now	$14,100	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Room 429 And Stair A								
Copper/Terne	5%			2049	* *	10	$7,700	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$70,500	
Ceramic Tile	5%			2043	* *	5	$8,100	
Quarry Tile	2%			2047	* *	5	$4,800	
Terrazzo	4%			LIFE	* *	5	$5,000	
Vinyl Tile	52%			2039	* *	3	$41,900	
Vinyl Tile 9" X 9"	2%			2029	$263,900	3	$1,200	
Wood	15%	2-4	$295,200	2049	* *	5	$22,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Ridging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,700	
Masonry: Brick	10%	4+	$68,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	83%	Now	$72,200	LIFE	* *	5	$43,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 429 And Stair A								
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$8,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Plaster	80%	0-2	$80,300	LIFE	* *	5	$80,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Room 429 And Stair A								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2044	* *			
Iron Picket	90%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 165th Street Side								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$2,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Southeast Corner Of Building At Entrance								
Masonry: Granite	10%	4+	$2,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stair Treads At Entrances								
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	100%	Now	$138,800	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Center Courtyard								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Center Courtyard								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electric Service Room								
Explanation : 2,000 Ampere Main Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$209,700	5	$400	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%	2-4	$196,200	2059	* *	5	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2050	* *	5	$300	
Wiring								
Braided Cloth	90%	0-2	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	85%	0-2	$62,400	2054	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room And Boiler Room								
Locally Mounted	15%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,318,800	10	$79,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2034	$82,500	10	$11,600	
Exit, Battery	50%			2034	$69,600	10	$3,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

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
Lighting								
Exterior Lighting								
HID	20%			2029	$91,700	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter And Yard								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$184,500	1	$35,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$253,600	1-3	$59,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No. 2 Oil 10,000 Gallon Tank. Gasoline Pressure Booster Pump								
Conversion Equipment								
Steam Boiler	100%	Now	$42,800	2047	* *	1	$85,600	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Basement. No. 1 Boiler Is Not Working Due To Broken Feed Water Valve								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$39,400	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement And Boiler Room								
Explanation : Return Pipe In Supply Room And Condensate Pump Leaking.								
Terminal Devices								
Air Handler	25%			2034	$462,500	1	$14,800	
Convector/Radiator	35%			2039	* *	1	$10,900	
Fan Coil Unit/Heat	40%			2034	$974,900	1	$12,400	
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.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2029	$279,300	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,500	
Exhaust Fans								
Interior	50%			2034	$218,000	2	$1,500	
Roof	50%			2034	$95,400	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$25,300	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$6,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up During Heavy Rain In Supply Room And Basement								
Sump Pump(s)								
Non-Submersible	100%			2034	$19,700	4	$2,000	
Sewage Ejector(s)								
Electric	100%	0-2	$25,700	2039	* *	4	$3,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Undersized In Basement								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,400	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 166 - BK (J. H. S. 166 - BK)**		
Address	: **800 VAN SICLEN AVENUE @ LINDEN BLVD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K166**
Program / Asset #	: **BOE0466.000 / 1335**	**Yr Built/Renovated**	: **1956 / 2011**
Area Sq Ft	: **143,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **4349** **Lot** : **50**	**BIN**	: **3097675**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$156,700	$124,200
Interior Architecture	$637,200	$141,200
Electrical	$448,800	$2,700,900
Mechanical	$558,000	$7,337,900
Total	**$1,800,800**	**$10,304,200**
Importance Code A	$156,700	$1,493,500
Importance Code B	$1,460,400	$8,810,700
Importance Code C	$183,600	
Total	**$1,800,800**	**$10,304,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,300	$19,100		
Interior Architecture	$35,100	$35,100	$5,400	$25,300
Electrical	$13,600	$16,500	$14,100	$23,200
Mechanical	$34,900	$23,800	$27,300	$45,900
Site Enclosure	$13,500			
Site Pavements	$20,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$142,900**	**$101,800**	**$53,900**	**$101,600**
Importance Code A	$33,500	$34,300	$15,200	$15,500
Importance Code B	$81,500	$67,400	$33,400	$86,100
Importance Code C	$27,800		$5,400	
Total	**$142,900**	**$101,800**	**$53,900**	**$101,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	$11,000	LIFE	* *	5	$6,500	
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joint								
Masonry: Brick	90%			LIFE	* *	5	$117,600	
Panel: Limestone	5%			LIFE	* *	5	$4,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	10%	Now	$5,100	2051	* *	5	$2,600	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Various Classrooms								
Aluminum	90%			2051	* *	5	$46,700	
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$2,200	
Masonry: Limestone	10%			LIFE	* *	5	$600	
Metal Rail	35%			2048	* *	5-10	$31,500	
No Component	10%							
Roof								
Built-Up (BUR)	98%			2040	* *	10	$156,700	
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Lower Roof								
Skylight, Metal/Glass	2%			2045	* *	10	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Skylight								
Explanation : Sealed And Cover								
Soffits								
Cast in Place Concrete	50%	2-4	$2,200	LIFE	* *	5	$3,700	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Exit 2 Canopy								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Exit 2 Canopy								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Exit 2 Canopy								
Panel: Limestone	50%			LIFE	* *	5	$600	
Interior								

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

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$100,000	LIFE	* *	5	$50,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2038	* *	5	$11,500	
Quarry Tile	5%			2048	* *	5	$17,200	
Terrazzo	5%			LIFE	* *	5	$9,000	
Vinyl Tile	55%	Now	$71,500	2040	* *	3	$47,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Spaces								
Vinyl Tile 9" X 9"	15%	Now	$282,100	2045	* *	3	$12,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout 1st Floor Classrooms And 2nd Floor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%								
Location : Throughout 1st Floor Classrooms And 2nd Floor								
Wood	5%	Now	$35,100	2050	* *	5	$10,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Classrooms 2nd Floor, Auditorium And Gymnasium								
Interior Walls								
Ceramic Tile	4%			2044	* *	5	$10,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,400	
Folding Partition	1%			2051	* *	5	$6,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$183,600	LIFE	* *	5	$44,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2048	* *	5	$41,600	
AcousTileSusp.Lay-In	5%			2040	* *	5	$10,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,600	
Plaster	70%			LIFE	* *	5	$91,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2055	* *			
Iron Picket	40%	0-2	$7,500	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Gate On Stanley Avenue Side								
Retaining Walls								
Cast in Place Concrete	100%	4+	$6,000	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Areaway, Van Siclen Avenue Side								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Areaway, Van Siclen Avenue Side								
Site Pavements								

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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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	80%	2-4	$20,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Park Facing Side								
Cast in Place Concrete	20%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Electrical Room								
Explanation : One Main Service Switch 1,200 Amperes For Solar System								
Transformers								
Dry Type	100%			2052	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 300 Kilovolt Amperes 208v/ 480/277 Volts For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	$30,000	5	$100	
Fused Disc Sw	90%			2055	* *	5	$600	
Raceway								
Conduit	60%			2035	$177,500	1		
Conduit	40%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	60%			2051	* *	5	$2,300	
Molded Case Bkrs	30%			2034	$92,000	5	$1,100	
Wiring								
Braided Cloth	60%	2-4	$245,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2055	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$167,200	5	$900	
Locally Mounted	10%			2048	* *	5	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Valve Room								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$2,107,700	10	$126,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2043	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$65,900	10	$9,300	
Emergency, Battery	25%			2043	* *	10	$9,300	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$26,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2030	$137,400	1	$26,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$88,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2055	* *	5	$47,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Of 10,000 Gallons								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	$1,369,300	1	$151,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. No. 1 Corroded Boiler Corroded Burner								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$591,300	1	$19,000	
Convector/Radiator	80%			2033	$1,027,700	1	$39,600	
Controls								
Pneumatic	100%			2033	$2,829,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2035	$373,100			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Elevator And Studio Room								
Explanation : Serving Elevator And Studio Room								
Window/Wall Unit	10%	Now	$6,000	2033	$59,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various. 10 Percent Of Units Are Not Working								
Window/Wall Unit	55%			2035	$327,300	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$42,800	
No Component	50%							
Exhaust Fans								
Interior	30%			2030	$209,000	2	$1,400	
Roof	70%			2030	$213,400	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
Galvanized Steel	80%	0-2	$80,200	2040	* *	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Water Main Valve In Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2035	$759,700	4	$22,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	0-2	$55,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Basement. Occasional Backup At Basement Whenever It Rains Heavily.								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Third Floor								
Explanation : One Unit Passenger								
One Handicap From Outside To First Floor								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,100	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 166 - BX**		
Address	: **250 EAST 164 STREET @ MORRIS AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X166**
Program / Asset #	: **BOE0300.000 / 2605**	**Yr Built/Renovated**	: **1972 / 2009**
Area Sq Ft	: **157,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **2446** **Lot** : **43**	**BIN**	: **2002497**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$255,600	$179,700
Interior Architecture	$303,400	
Electrical		$2,056,600
Mechanical	$550,000	$13,502,600
Total	**$1,109,000**	**$15,738,900**
Importance Code A	$535,800	$1,581,000
Importance Code B	$573,200	$14,157,900
Total	**$1,109,000**	**$15,738,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$123,200			
Interior Architecture	$190,500		$30,300	$7,000
Electrical	$32,000	$14,700	$19,200	$16,700
Mechanical	$113,100	$23,900	$101,000	$23,500
Site Enclosure	$34,200			
Site Pavements	$70,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$570,500**	**$45,800**	**$157,800**	**$54,400**
Importance Code A	$123,200	$15,500	$15,500	$15,500
Importance Code B	$326,500	$30,200	$130,200	$38,900
Importance Code C	$120,800		$12,000	
Total	**$570,500**	**$45,800**	**$157,800**	**$54,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$173,900	
Masonry: Brick	80%			LIFE	* *	5	$185,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Throughout								
Mosaic Tile	5%	4+	$13,700	2062	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Facades								
Windows								
Aluminum	75%			2052	* *	5	$19,200	
Aluminum w/ Guards	25%			2052	* *	5	$6,400	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	$65,100	
Masonry: Brick	85%			LIFE	* *	5-10	$88,800	
Roof								
Modified Bitumen	100%	4+	$49,300	2041	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : Several Locations At Main Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Over Instructional Space								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$61,200	
Ceramic Tile	5%			2045	* *	5	$7,000	
Mosaic Tile	4%			2049	* *	5	$14,000	
Quarry Tile	2%			2049	* *	5	$4,200	
Terrazzo	1%			LIFE	* *	5	$2,200	
Vinyl Tile	53%			2041	* *	3	$27,800	
Vinyl Tile	20%	4+	$79,100	2041	* *	3	$10,500	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors								
Wood	5%	2-4	$170,800	2071	* *	5	$6,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Deteriorated Finish, Extent : Severe, Area Affected : 90%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$10,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Acid Tank Platform, Basement								
Ceramic Tile	5%			2039	* *	5	$6,800	
Concrete Masonry Unit	5%	Now	$13,200	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Boiler Room Shop								
Folding Partition	5%			2044	* *	5	$17,100	
Mosaic Tile	5%			LIFE	* *	10	$4,300	
Plaster	40%			LIFE	* *	5-10	$46,500	
SGFT/Glazed Masonry	35%			LIFE	* *	10	$24,000	
Ceilings								
AcousTile,Adhered	50%	2-4	$46,100	2041	* *	5	$35,000	
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Classrooms								
Exposed Struc: Concrete	35%			LIFE	* *	5-10	$61,200	
Metal Panel	5%			LIFE	* *	5	$17,500	
Plaster	10%	0-2	$21,800	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms 430, 432 And 434								
Site Enclosure								
Fence/Gates								
Chain Link	19%	Now	$23,400	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Grant Avenue								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Grant Avenue And Morris Avenue								
Iron Picket	81%	4+	$10,800	2071	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : East 164th Street								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : East 164th Street								
Explanation : Iron Picket Fence Curb Is Broken And Chipped In Some Areas. Exposed Rebar								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$25,700	2049	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : East 164th Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$4,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								

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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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$40,300	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Of Building Between Morris Avenue And Grant Avenue								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2036	$31,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	40%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	
Raceway								
Conduit	100%			2036	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$400	
Molded Case Bkrs	90%			2035	$275,900	5	$3,700	
Wiring								
Thermoplastic	100%			2036	$409,100	1		
Motor Controllers								
Locally Mounted	25%			2034	$46,400	5	$300	
Locally Mounted	5%	Now	$5,600	2056	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Boiler								
Motor Control Center	70%			2034	$521,100	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Valve Room - Basement								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$129,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2041	* *	10	$11,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2031	$67,500	10	$9,500	
Emergency, Battery	25%			2044	* *	10	$9,500	
Exit, Service	25%			2031	$17,300	1		
Exit, Battery	25%			2041	* *	10	$2,600	
Exterior Lighting								
HID	2%			2031	$15,000	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$58,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building Hallways And Exit Doors								
Explanation : CCTV Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$96,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two 15,000 Gallon Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$280,200	2034	$1,401,200	1	$139,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Controller Not Working, Extent : Moderate, Area Affected : 67%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	10%	Now	$12,900	2036	$128,700			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Mechanical Room B12								
Steam Piping/Pump	90%			2036	$1,158,600			
Terminal Devices								
Air Handler	20%			2031	$605,100	1	$19,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	80%			2034	$1,051,700	1	$40,600	
Controls								
Digital	100%	Now	$230,900	2031	$4,617,200			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	$237,200	1	$7,300	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Ext Pkg Unit - Heating/Cooling	10%	Now	$27,000	2036	$270,100	2	$800	
Broken, Extent : Light, Area Affected : 50%								
Location : Roof								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	5%			2031	$135,000	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Split Unit	30%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Auditorium, Gymnasium, Cafeteria, Weight Room, Health Clinic, Telecom Room								
Window/Wall Unit	45%			2031	$274,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2036	$26,000	4	$1,200	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	$311,900	1	$9,700	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2041	* *	2	$32,800	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$138,600	
Exhaust Fans								
Interior	20%	Now	$2,900	2031	$142,600	2	$800	
Broken, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Room								
Roof	70%	0-2	$4,400	2031	$218,400	2	$2,700	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Roof	10%			2041	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,651,800	1		
Galvanized Steel	20%			2034	$410,500	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : One Unit, 6kwt 12 Gallons, Serves Laboratories								
HW Heat Exchanger								
Steam Fired	100%	0-2	$15,500	2036	$777,400	4	$15,500	
Corroded, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Sanitary Piping								
Cast Iron	10%	Now	$20,300	LIFE	* *	1		
Damaged, Extent : Light, Area Affected : 5%								
Location : Crawlspace								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2031	$22,500	4	$3,500	
Submersible	30%			2027	$1,500	4	$1,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 263mbh								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$111,200	1-2	$2,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 174 - BX**
Address : **456 WHITE PLAINS ROAD @LACOMBE AVE.**
Borough : **BRONX** | **Agency's Number** : **X174**
Program / Asset # : **BOE0302.000 / 378** | **Yr Built/Renovated** : **1972 / 2002**
Area Sq Ft : **169,000** | **Project Type** : **EDUCATION**
Date of Survey : **07-Aug-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3478** **Lot** : **18** **BIN** : **2020580**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$735,700	$143,800
Interior Architecture	$1,040,900	$397,400
Electrical	$151,900	$1,537,800
Mechanical	$1,998,500	$5,188,300
Site Enclosure	$381,700	
Site Pavements	$78,500	
Total	**$4,387,300**	**$7,267,300**
Importance Code A	$735,700	$1,629,300
Importance Code B	$3,440,400	$5,637,900
Importance Code C	$211,200	
Total	**$4,387,300**	**$7,267,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$25,500		
Interior Architecture	$103,200			$67,600
Electrical	$15,800	$19,500	$17,900	$128,200
Mechanical	$68,500	$24,800	$45,500	$61,200
Site Enclosure	$14,000			
Site Pavements	$68,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$277,100**	**$77,000**	**$70,600**	**$264,300**
Importance Code A	$61,200	$42,200	$16,700	$17,100
Importance Code B	$78,100	$34,800	$53,900	$247,200
Importance Code C	$137,900			
Total	**$277,100**	**$77,000**	**$70,600**	**$264,300**

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	2-4	$641,100	LIFE	* *	5	$143,800	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	87%			2043	* *	5	$34,100	
Aluminum	10%			2043	* *	5	$3,900	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	3%			2044	* *	10	$7,300	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$25,200	
Metal Rail	2%			2048	* *	5-10	$9,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$5,000	
Roof								
Modified Bitumen	100%			2040	* *	10	$94,600	
Soffits								
Stucco Cement	100%			2048	* *	5	$1,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,200	
Mosaic Tile	5%	0-2	$239,000	2048	* *	5	$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Various Toilet Rooms Throughout								
Mosaic Tile	2%	Now	$478,100	2055	* *	5	$6,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Kitchen Area								
Terrazzo	3%	4+	$14,300	LIFE	* *	5	$5,800	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Lobby								
Vinyl Tile	80%	0-2	$112,600	2040	* *	3	$74,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor And Various Doorways At Stairwells								
Recent Replace Evident, Extent : N/A, Area Affected : 40%								
Location : Throughout								
Wood	5%			2050	* *	5	$23,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$31,000	2048	* *	5	$5,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Toilet Rooms								
Recent Replace Evident, Extent : N/A, Area Affected : 60%								
Location : Various Toilet Rooms Upgraded								
Concrete Masonry Unit	14%	4+	$59,300	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Folding Partition	2%			2051	* *	5	$11,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Gypsum Board	5%			LIFE	* *	5	$6,600	
Masonry: Brick	5%	4+	$42,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Metal Panel	10%			LIFE	* *			
Plaster	44%			LIFE	* *	5	$29,000	
SGFT/Glazed Masonry	15%	2-4	$151,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	25%			2040	* *	5	$62,200	
AcousTileConcealSpLn	8%	0-2	$6,600	2048	* *	5	$12,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	40%			LIFE	* *	5	$15,500	
Fiber Board	10%			2035	$397,400			
Metal Panel	2%	0-2	$8,400	LIFE	* *	5	$6,200	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Plaster	15%			LIFE	* *	5	$23,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$6,700	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Along North Play Yard								
Iron Picket	50%	0-2	$7,300	2070	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	0-2	$381,700	2061	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Planters North Of Main Entrance								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Planter Near Exit 8								
Explanation : Sinking/ Leaning								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$18,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$50,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : Courtyard Area North Of Main Entrance								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South End Of Building								
Explanation : Location Noted								
Activity Yard								
Asphalt	100%	4+	$78,500	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout North Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	70%			2035	$207,000	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	39%			2034	$135,500	5	$1,500	
Fused Toggle Switch	1%			2034	$3,500	5		
Molded Case Bkrs	60%			2034	$208,500	5	$2,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Under 600 Volts								
Wiring								
Thermoplastic	70%			2035	$286,400	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$151,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2030	$47,900	2		
LED	1%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$16,300	
Exit, Battery	50%			2040	* *	10	$5,700	
Exterior Lighting								
Fluorescent	1%			2030	$6,900	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
HID	2%			2030	$16,100	10		
Incandescent	2%			2030	$18,500	2		
LED	5%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2045	* *	1	$31,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$162,400	1	$31,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$104,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Steam Boiler	5%	0-2	$45,300	2055	* *	1	$7,500	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Deteriorating Boiler Insulation								
Steam Boiler	95%			2033	$1,432,900	1	$159,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Pit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$138,600	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Air Handler	25%			2030	$814,100	1	$26,100	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Fourth Floor Fan Room								
Convector/Radiator	75%			2040	* *	1	$40,900	
Controls								
Pneumatic	100%			2033	$3,344,500			
Air Conditioning								
Energy Source								
Electricity	80%			2051	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	10%	Now	$82,200	2035	$410,900			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Elevator Room And Main Distribution Frame (MDF) Room								
Split Unit	5%			2040	* *			
Window/Wall Unit	70%			2030	$458,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,200	
Exhaust Fans								
Interior	25%			2030	$191,900	2	$1,300	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Fan Room								
Roof	75%			2030	$251,800	2	$3,900	
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Roof								
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$16,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$61,000	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : At Roof During Heavy Rains								
Sump Pump(s)								
Non-Submersible	100%			2030	$34,600	4	$3,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room Pit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$4,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 180 - BX**				
Address	: **700 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.**				
Borough	: **BRONX**			**Agency's Number**	: **X180**
Program / Asset #	: **BOE0305.000 / 366**			**Yr Built/Renovated**	: **1972 / 2009**
Area Sq Ft	: **160,850**			**Project Type**	: **EDUCATION**
Date of Survey	: **23-May-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**				
Block	: **5141**	**Lot**	: **150**	**BIN**	: **2097470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,231,600	$174,000
Interior Architecture	$2,409,800	$5,569,300
Electrical	$1,182,600	$1,996,100
Mechanical	$6,373,900	
Site Pavements	$248,600	
Total	**$11,446,500**	**$7,739,400**
Importance Code A	$1,647,600	$174,000
Importance Code B	$8,526,700	$7,565,400
Importance Code C	$1,272,200	
Total	**$11,446,500**	**$7,739,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,200			
Interior Architecture	$2,300			$24,100
Electrical	$29,400	$22,200	$28,500	$20,000
Mechanical	$85,500	$29,900	$119,900	$29,900
Site Enclosure	$13,500			
Site Pavements	$39,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$246,300**	**$59,300**	**$155,500**	**$81,200**
Importance Code A	$77,200	$8,000	$8,000	$8,000
Importance Code B	$117,800	$51,400	$147,600	$73,200
Importance Code C	$51,300			
Total	**$246,300**	**$59,300**	**$155,500**	**$81,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Exterior								
Exterior Walls								
Masonry: Brick	55%	2-4	$948,300	LIFE	* *	5	$37,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$2,600	
Pre-Cast Concrete	40%			LIFE	* *	5	$88,600	
Windows								
Aluminum	67%	Now	$217,500	2042	* *	5	$11,100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : West Side Elevation At All Floors								
Aluminum	33%			2042	* *	5	$11,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards Observed								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$10,900	
Metal Rail	10%			2047	* *	5-10	$49,000	
Pre-Cast Concrete	50%			LIFE	* *	5	$85,300	
Roof								
Built-Up (BUR)	100%	Now	$65,800	2039	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%								
Location : Curb Flashing At Rooftop Units								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 276, 277 And 2nd Floor Corridor								
Soffits								
Pre-Cast Concrete	100%	0-2	$34,000	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exit Canopy At Loading Dock								
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : Canopies Above Exits								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$63,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Mechanical Area In Basement								
Ceramic Tile	5%	2-4	$208,500	2043	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Terrazzo	2%			LIFE	* *	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Vestibules								
Explanation : Location Noted								
Vinyl Tile	80%	2-4	$544,800	2034	$5,448,200	3	$72,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor								
Wood	1%			2062	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studio								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$198,000	2043	* *	5	$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen And Toilet Rooms								
Concrete Masonry Unit	10%	4+	$67,700	LIFE	* *	5	$14,100	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Folding Partition	5%	Now	$747,700	2042	* *	5	$22,000	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Cafeterias								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 1st Floor Units								
Explanation : Not In Use								
Plaster	40%			LIFE	* *	5	$42,200	
SGFT/Glazed Masonry	40%	0-2	$258,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors And Stairwells								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Corridors And Stairwells								
Ceilings								
AcousTileConcealSpLn	40%	0-2	$305,400	2047	* *	5	$57,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
AcousTileSusp.Lay-In	40%	4+	$78,900	2047	* *	5	$46,300	
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,400	
Metal Panel	5%			LIFE	* *	5	$14,500	
Loose Units, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	2-4	$500	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base At Mechanical Equipment Enclosure								
Chain Link	90%	2-4	$11,600	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard And Mechanical Equipment Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$1,400	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southeast Corner Of Activity Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$57,900	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Sidewalk								
Parking/Driveway								
Asphalt	90%	0-2	$39,200	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : South Lot								
Cast in Place Concrete	10%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Parking Areas Near Main Entrance								
Explanation : Location Noted								
Activity Yard								
Asphalt	100%	2-4	$190,700	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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
Under 600 Volts								
Transformers								
Dry Type	95%			2032	$26,000	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closets, Electrical Room And Mechanical Spaces								
Explanation : Various Capacities								
Dry Type	5%			2039	* *	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	95%			2034	$281,000	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	2%			2042	* *	5	$100	
Fused Toggle Switch	1%			2033	$3,500	5		
Molded Case Bkrs	92%			2033	$319,600	5	$3,900	
Molded Case Bkrs	5%			2042	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Under 600 Volts								
Wiring								
Thermoplastic	95%			2034	$388,700	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	$9,300	5	$100	
Motor Control Center	95%			2032	$707,300	5	$4,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$49,500	
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$491,000	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	25%			2039	* *	1		
Emergency, Battery	25%	Now	$6,900	2039	* *			
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
Exit, Battery	50%			2039	* *	10	$5,400	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$309,200	1	$60,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2029	$382,400	1-3	$89,200	
Generic, Digital	10%			2034	$42,500	1-3	$9,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Smoke Detection System								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-cellar Mechanical Room								
Explanation : Hot Water Provided From Nearby Co-op City								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2030	$416,000	1	$79,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$180,100	2042	* *	4	$7,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Three Of Three Booster Pumps In The Basement								
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$26,000	
No Component	50%							
Controls								
Pneumatic	100%	Now	$63,700	2038	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : One Of Two Compressors								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Air Compressor Wired In Reverse								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%	Now	$1,943,900	2044	* *	1	$53,700	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Low Fluid Levels Result In Failure To Provide Cooling								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Two Chillers In The Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	5%			2039	* *			
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%	Now	$13,600	2044	* *	4	$4,800	
Broken, Extent : Moderate, Area Affected : 20%								
Location : One Of Two Pumps								
No Component	40%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$135,800	2029	$2,716,500	1	$89,500	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Units 1 And 6								
Heat Rejection								
Air Cooled Condenser Unit	80%	0-2	$194,600	2039	* *	2	$71,700	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Outside Yard								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside Yard								
Explanation : Beyond Useful Life								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$723,400	LIFE	* *	2-5	$89,700	
Unbalanced System, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Exhaust Fans								
Roof	100%			2039	* *	2	$4,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Sanitary Piping								
Cast Iron	100%	Now	$41,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$33,000	4	$3,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%	0-2	$15,800	2044	* *	1	$2,400	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 300 Gallons								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement, Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$81,100	
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 181 - BX**		
Address	: **800 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.**		
Borough	: **BRONX**	**Agency's Number**	: **X181**
Program / Asset #	: **BOE0306.000 / 4414**	**Yr Built/Renovated**	: **1972 / 2009**
Area Sq Ft	: **160,850**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1**		
Block	: **5141** **Lot** : **150**	**BIN**	: **2097470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$994,100	$170,800
Interior Architecture	$3,152,400	$8,455,600
Electrical	$452,000	$4,732,900
Mechanical	$8,035,200	$2,948,600
Site Pavements	$326,500	
Total	**$12,960,200**	**$16,307,900**
Importance Code A	$994,100	$170,800
Importance Code B	$11,380,400	$13,648,300
Importance Code C	$585,600	$2,488,800
Total	**$12,960,200**	**$16,307,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,300			
Interior Architecture	$93,400	$21,900		$25,900
Electrical	$22,300	$22,900	$51,000	$20,000
Mechanical	$358,700	$30,700	$90,400	$38,700
Site Enclosure	$21,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$540,400**	**$82,700**	**$148,600**	**$91,700**
Importance Code A	$45,300	$8,000	$8,000	$8,000
Importance Code B	$425,600	$52,800	$140,700	$83,800
Importance Code C	$69,500	$21,900		
Total	**$540,400**	**$82,700**	**$148,600**	**$91,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	$624,600	LIFE	* *	5	$37,000	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads And Throughout								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Northwest Corner And Stair Towers								
Masonry: Granite	5%			LIFE	* *	5	$2,500	
Pre-Cast Concrete	40%			LIFE	* *	5	$87,600	
Windows								
Aluminum	50%	Now	$81,200	2042	* *	5	$8,300	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Aluminum	50%			2042	* *	5	$16,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards Observed								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$10,600	
Metal Rail	10%			2047	* *	5-10	$47,800	
Pre-Cast Concrete	50%	2-4	$110,200	LIFE	* *	5	$83,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Copings								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Copings								
Roof								
Built-Up (BUR)	100%			2039	* *	10	$110,200	
Soffits								
Pre-Cast Concrete	100%	0-2	$68,000	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance Canopy								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Canopies At Exists								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$36,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement Chiller Room And Throughout								
Ceramic Tile	5%	0-2	$34,700	2037	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Terrazzo	2%	4+	$9,200	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Main Entrance Vestibule								
Vinyl Tile	86%	Now	$1,757,000	2034	$5,856,800	3	$77,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Stairs And Cafeteria Throughout								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Corridors, Stairs And Cafeteria Throughout								
Interior Walls								
Ceramic Tile	5%	Now	$49,400	2037	* *	5	$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%	4+	$67,600	LIFE	* *	5	$14,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Bulkheads And Storage Rooms								
Folding Partition	5%			2033	$2,488,800	5	$43,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Various Classrooms								
Explanation : Not In Use								
Plaster	40%	0-2	$70,000	LIFE	* *	5	$42,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classroom 261 And Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Classroom 261 And Throughout								
SGFT/Glazed Masonry	40%	4+	$258,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwells								

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	$458,100	2039	* *	5	$57,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Corridors Throughout								
AcousTileSusp.Lay-In	40%	2-4	$473,300	2047	* *	5	$46,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	2-4	$68,000	2047	* *	5	$5,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Material Type: Epoxy Coated Metal Panels								
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$20,000	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$1,500	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	$189,600	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Lot And Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : North Lot And Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Site Pavements								
Activity Yard								
Asphalt	100%	0-2	$136,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : North Yard								

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
Under 600 Volts								
Transformers								
Dry Type	97%			2032	$26,500	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Electrical Closets, Mechanical Rooms								
Explanation : Various Capacities								
Dry Type	3%			2039	* *	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	80%			2034	$236,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	2%			2042	* *	5	$100	
Fused Toggle Switch	1%			2033	$3,500	5		
Molded Case Bkrs	97%			2033	$337,000	5	$4,100	
Wiring								
Thermoplastic	80%			2034	$327,300	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	5%			2039	* *	5	$100	
Motor Control Center	90%			2032	$670,000	5	$3,900	
Motor Control Center	5%			2039	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$49,500	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$2,455,200	10	$147,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Lighting								
Egress Lighting								
Emergency, Service	30%			2034	$30,400	1		
Emergency, Battery	20%			2034	$55,300	10	$7,800	
Exit, Service	40%			2029	$28,400	1		
Exit, Battery	10%			2034	$23,300	10	$1,100	
Exterior Lighting								
HID	10%			2034	$76,900	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2042	* *	1	$30,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$154,600	1	$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	70%			2029	$297,400	1-3	$69,400	
Generic, Digital	30%			2034	$127,500	1-3	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection System								

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
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-cellar Mechanical Room								
Explanation : Hot Water Provided From Nearby Co-op City								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2037	* *	1	$79,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$7,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Heating								
Terminal Devices								
Convector/Radiator	50%			2032	$673,400	1	$26,000	
No Component	50%							
Controls								
Pneumatic	100%	Now	$318,300	2028	$3,183,200			
Leaking, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Low Pressure, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	45%	Now	$656,100	2044	* *	1	$30,200	
Broken, Extent : Severe, Area Affected : 50%								
Location : One Of Two Units Has One Broken Compressor In Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Reciprocating Compr/Chiller	45%	0-2	$656,100	2044	* *	1	$30,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	10%			2039	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2034	$159,800	4	$4,800	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	$3,195,900	1	$99,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Heat Rejection								
Air Cooled Condenser Unit	100%	2-4	$286,100	2044	* *	2	$89,600	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Outside Yard								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outside Yard								
Explanation : Beyond Useful Life								
Ventilation								

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

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
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	$57,900	LIFE	* *	2-5	$35,900	
Unbalanced System, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$53,800	
Exhaust Fans								
Roof	100%			2039	* *	2	$4,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,115,400	1		
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$33,000	4	$3,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%	0-2	$15,800	2044	* *	1	$2,400	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Sub-basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement, Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$81,100	
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$1,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 184 - BX**		
Address	: **778 FOREST AVENUE @ E. 158 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X184**
Program / Asset #	: **BOE0309.000 / 369**	**Yr Built/Renovated**	: **1975 / 2011**
Area Sq Ft	: **175,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2655** **Lot** : **30**	**BIN**	: **2004690**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$423,500	$226,500
Interior Architecture	$225,700	$264,900
Electrical		$1,987,300
Mechanical	$4,154,400	$12,225,100
Total	**$4,803,700**	**$14,703,800**
Importance Code A	$554,700	$1,962,100
Importance Code B	$4,023,200	$12,741,700
Importance Code C	$225,700	
Total	**$4,803,700**	**$14,703,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$112,900		$17,200	
Interior Architecture	$189,000		$23,300	$5,200
Electrical	$66,900	$17,200	$21,200	$18,000
Mechanical	$100,800	$35,800	$60,100	$37,300
Site Enclosure	$12,500			
Site Pavements	$91,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$580,600**	**$60,300**	**$129,000**	**$67,600**
Importance Code A	$113,800	$16,200	$32,600	$16,200
Importance Code B	$414,700	$44,000	$96,400	$51,400
Importance Code C	$52,200			
Total	**$580,600**	**$60,300**	**$129,000**	**$67,600**

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$55,300	
Cast Stone/Terra Cotta	5%	Now	$180,100	LIFE	* *	5	$43,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Columns								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : At Columns								
Masonry: Brick	88%			LIFE	* *	5	$194,600	
Metal Panel	2%			2056	* *	5-10	$15,200	
Windows								
Aluminum	100%	Now	$46,800	2052	* *	5	$24,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	$146,100	LIFE	* *	5	$12,200	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Parapet Coping Stones								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Parapet Coping Stones								
Masonry: Brick	80%	4+	$32,600	LIFE	* *	5	$12,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 2%								
Location : Vertical Expansion Joint At Parapet								
Metal Rail	10%			2049	* *	5-10	$28,400	
Roof								
Modified Bitumen	100%			2041	* *	10	$129,200	
Soffits								
Stucco Cement	100%	4+	$5,900	2049	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$90,700	
Ceramic Tile	5%			2045	* *	5	$10,400	
Quarry Tile	2%			2049	* *	5	$6,200	
Vinyl Tile	78%			2041	* *	3	$60,600	
Wood	5%			2051	* *	5	$19,400	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$55,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,800	
Plaster	55%			LIFE	* *	5-10	$104,200	
SGFT/Glazed Masonry	25%	4+	$102,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corridor								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	$41,000	2041	* *	5	$31,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Corridors								
AcousTileConcealSpLn	30%	Now	$20,500	2049	* *	5	$38,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Lunchroom								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$51,800	
Fiber Board	8%			2036	$264,900			
Metal Panel	2%			LIFE	* *	5	$10,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5-10	$35,600	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2056	* *			
Iron Picket	70%	4+	$8,400	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Of School								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : East 158th Street, Tinton Avenue								
Retaining Walls								
Cast in Place Concrete	100%	4+	$4,100	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$48,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sidewalk. Various Locations								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$34,900	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Ramp And Throughout								
Activity Yard								
Asphalt	95%			2045	* *			
Pavers/Stone	5%	4+	$8,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Center Courtyard								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2046	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two 23 Kilowatts Solar Inverter With Output Current Of 27.7 Amperes, Three 36 Kilowatts Solar Inverter With Output Current 43.3 Amperes & Operating Voltage Of 480 Volts								
Transformers								
Dry Type	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building								
Explanation : 225 Kva, 480-277 Volt Step Down Transformer For Solar Panels								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$332,900	5	$800	
Raceway								
Conduit	70%			2036	$241,700	1		
Conduit	30%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	70%			2035	$243,200	5	$3,200	
Molded Case Bkrs	25%			2058	* *	5	$1,200	
Wiring								
Thermoplastic	80%			2036	$368,000	1		
Thermoplastic	20%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$92,900	5	$600	
Motor Control Center	50%			2034	$372,200	5	$2,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	35%			2036	$38,600	1		
Emergency, Battery	15%			2036	$45,100	10	$6,300	
Exit, Service	50%			2041	* *	1		

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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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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Lighting								
Exterior Lighting								
LED	5%	Now	$48,000	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Exterior								
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$336,400	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Offices And Exit Doors								
Explanation : CCTV Surveillance Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$107,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Bell, Horn, Strobe Lights, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	15%			2036		1		
Fuel Oil No 2	85%	Now	$7,000	2046	* *	5	$23,000	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : Two Tanks, 15000 Gallons Each Shared With Domestic Water Heater								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	1%			2032	$7,600			
Hot Water Boiler	10%			2034	$190,400	1	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Electric Unit								
Radiant Heater	5%			2036	$233,200	2	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Water Meter Room, Lobby, 3rd Floor Mechanical Room, Penthouse Mechanical Room								
Explanation : Electric Unit Heaters								
Steam Boiler	84%	Now	$131,200	2034	$1,312,000	1	$131,000	
Controller Not Working, Extent : Light, Area Affected : 33%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three Boilers								
Distribution								
Steam Piping/Pump	90%	Now	$64,600	2036	$1,291,500			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Crawlspaces, Boiler Room, Rooms 106, 206, 306								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium And 1st Floor Classrooms								
Explanation : Reported Under Air Conditioning As Dual Temperature System								
Terminal Devices								
Air Handler	20%			2031	$674,400	1	$21,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	59%			2034	$864,500	1	$33,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	1%			2036	$10,200	4	$200	
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium And 1st Floor Classrooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2030	$3,463,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	$21,100	2031	$1,057,500	1	$29,200	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Camera Room								
Window/Wall Unit	50%			2031	$339,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	$115,900	4	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Cafeteria, Gymnasium And 1st Floor Classrooms								
Explanation : Dual Temperature System								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%	Now	$20,900	2031	$1,043,100	1	$29,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fan Coil - 2 Pipe	10%			2031	$546,700	1	$5,700	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%	Now	$4,200	2031	$207,500	2	$39,000	
Damaged, Extent : Light, Area Affected : 5%								
Location : Roof								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$154,500	
Exhaust Fans								
Interior	30%			2031	$238,400	2	$1,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	70%	Now	$12,200	2031	$243,400	2	$3,000	
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,841,200	1		
Galvanized Steel	20%			2034	$457,500	1		
Water Heater With Tanks								
Oil Fired	100%			2029	$452,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, 399mbh 250 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$7,200	2031	$35,900	4	$3,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$825,100	1-5	$91,500	
Sprinkler								
No Component	70%							
Generic	30%			2036	$743,400	1-2	$14,700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK**
Address : **1171 65TH STREET BTWN: 11 AVE., 12 AVE.**
Borough : **BROOKLYN**
Agency's Number : **K486**
Program / Asset # : **BOE0638.000 / 1230**
Yr Built/Renovated : **1923 / 2015**
Area Sq Ft : **78,000**
Project Type : **EDUCATION**
Date of Survey : **12-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **5745** **Lot** : **29** **BIN** : **3142008**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,017,800	$465,000
Interior Architecture	$296,000	$2,491,400
Electrical	$668,100	$1,376,300
Mechanical	$2,642,200	$1,314,600
Total	**$4,624,100**	**$5,647,300**
Importance Code A	$1,017,800	$465,000
Importance Code B	$3,310,300	$5,182,300
Importance Code C	$296,000	
Total	**$4,624,100**	**$5,647,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,200		$25,300	
Interior Architecture	$80,000	$18,700	$5,400	
Electrical	$58,100	$8,200	$57,100	$7,300
Mechanical	$51,700	$11,100	$20,700	$11,900
Site Pavements	$14,700			
Total	**$211,600**	**$38,000**	**$108,500**	**$19,200**
Importance Code A	$61,200	$7,700	$33,000	$7,700
Importance Code B	$149,800	$25,500	$75,500	$11,500
Importance Code C	$500	$4,800		
Total	**$211,600**	**$38,000**	**$108,500**	**$19,200**

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$105,300	
Masonry: Brick	75%			LIFE	* *	5	$101,100	
Masonry: Granite	5%			LIFE	* *	5	$5,100	
Metal Panel	10%			2054	* *	5-10	$92,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop Stair And Mechanical Room Bulkheads								
Explanation : Stainless Steel Cladding								
Windows								
Wood	100%	Now	$943,600	2056	* *	5	$191,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Various Locations All Levels								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : All Windows Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 80%								
Location : Various Locations All Levels								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,400	
Masonry: Brick	90%			LIFE	* *	5	$16,800	
Roof								
Metal Panel	5%			2047	* *	10	$7,200	
Modified Bitumen	95%			2039	* *	10	$74,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Stair Bulkheads								
Explanation : Overhang Over Doors								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Stairs H And I								
Ceramic Tile	5%			2043	* *	5	$5,900	
Quarry Tile	5%			2047	* *	5	$8,800	
Terrazzo	5%	2-4	$28,100	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallways 1st And 2nd Floors								
Vinyl Tile	75%			2034	$2,491,400	3	$33,000	

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$148,300	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Areas In Basement								
Ceramic Tile	5%			2043	* *	5	$9,500	
Gypsum Board	10%			LIFE	* *	5	$11,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	$86,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallways At 1st Floor								
Plaster	65%	Now	$61,700	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Room 512 And 506								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : First Floor Corridor And Gymnasium								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Room 412								
Explanation : Leak At Window Sill Area.								
Ceilings								
AcousTile,Adhered	10%			2039	* *	5	$10,900	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Metal Panel	5%			LIFE	* *	5	$6,800	
Plaster	70%	Now	$47,500	LIFE	* *	5	$47,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Room 512 And 506								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2044	* *			
Iron Picket	30%			2054	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2054	* *			
Retaining Walls								
Concrete Masonry Unit	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2039	* *			
Cast in Place Concrete	5%	Now	$14,200	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
Location : Front And Right Side Of Property								
On-Site Walkways								
Cast in Place Concrete	80%			2039	* *			
Pavers/Stone	20%	Now	$500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Entry Steps								
Activity Yard								
Asphalt	90%			2043	* *			
Cast in Place Concrete	10%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$46,400	2064	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%	2-4	$199,700	2064	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%	Now	$600	2044	* *	1		
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Explanation : Broken Conduit								
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	80%			2033	$147,100	5	$1,600	
Molded Case Bkrs	10%			2042	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$163,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	88%			2034	$1,047,700	10	$63,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%								
Location : Basement								
Fluorescent	2%			2029	$23,800	10	$1,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$9,400	
Exit, LED	50%			2069	* *	1		

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

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
Lighting								
Exterior Lighting								
HID	10%	Now	$3,700	2029	$37,300			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photocell								
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2029	$75,000	1	$14,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2042	* *	1	$14,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Only								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$206,000	1-3	$48,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon No. 2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$77,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	25%			2034	$375,800	1	$12,100	
Convector/Radiator	75%			2032	$489,800	1	$18,900	
Controls								
Digital	100%			2029	$2,293,900			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$94,800			
Window/Wall Unit	80%			2027	$242,100	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Interior	100%	0-2	$106,300	2034	$354,200	2	$1,900	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof Penthouse								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$20,500	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%	2-4	$20,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : House Trap Consistently Clogs								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$16,000	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,100	
Chemical System								
No Component	95%							
Generic	5%			2029	$3,000	1-10	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 50 Square Feet (5x10).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 192 - BX**
Address : **650 HOLLYWOOD AVENUE BTWN: RANDALL AVE., SCHLEY AVE.**
Borough : **BRONX** | **Agency's Number** : **X192**
Program / Asset # : **BOE0310.000 / 370** | **Yr Built/Renovated** : **1973 / 2010**
Area Sq Ft : **168,465** | **Project Type** : **EDUCATION**
Date of Survey : **16-May-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **5438** **Lot** : **1** **BIN** : **2077130**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$576,800	$2,395,200
Interior Architecture	$580,400	$5,600,100
Electrical		$1,674,900
Mechanical	$1,737,100	$9,510,000
Site Pavements	$203,800	
Total	**$3,098,100**	**$19,180,200**
Importance Code A	$576,800	$3,935,600
Importance Code B	$2,241,400	$15,107,800
Importance Code C	$280,000	$136,800
Total	**$3,098,100**	**$19,180,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,100		$5,900	
Interior Architecture	$52,100			$23,600
Electrical	$30,000	$14,700	$55,700	$15,700
Mechanical	$126,400	$33,400	$123,300	$38,600
Site Enclosure	$25,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$255,400**	**$55,300**	**$192,100**	**$85,200**
Importance Code A	$30,700	$16,700	$22,900	$16,700
Importance Code B	$188,200	$38,600	$169,200	$68,500
Importance Code C	$36,500			
Total	**$255,400**	**$55,300**	**$192,100**	**$85,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$21,600	
Masonry: Brick Cavity	90%	Now	$576,800	LIFE	* *	5	$129,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout Exterior Walls, Bulkheads And Chimney								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout Exterior								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 201 And 212								
Slate Panels	7%			LIFE	* *	5	$7,500	
Windows								
Aluminum	75%			2042	* *	5	$21,100	
Aluminum	25%			2042	* *	5	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Cast in Place Concrete	98%			LIFE	* *	5	$232,600	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	98%			2034	$1,876,200	10	$157,000	
Metal Panel	2%			2039	* *	10	$5,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$55,200	
Ceramic Tile	2%	Now	$116,500	2043	* *	5	$2,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Mosaic Tile	3%			2047	* *	5	$18,900	
Slate	5%			LIFE	* *	5	$13,400	
Vinyl Tile	75%	Now	$107,000	2034	$5,349,500	3	$70,900	
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$77,000	2049	* *	5	$11,800	
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Gymnasium								
Split/Cracked, Extent : Severe, Area Affected : 15%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$21,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,300	
Folding Partition	15%			2042	* *	5	$162,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Wing And Auditorium								
Explanation : Location Noted								
Metal Panel	2%			LIFE	* *			
Plaster	43%			LIFE	* *	5	$55,800	
SGFT/Glazed Masonry	25%	Now	$198,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stairway B, Stairway A On 1st Floor								
Ceilings								
AcousTileSusp.Lay-In	5%			2051	* *	5	$11,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Exposed Struc: Concrete	40%			LIFE	* *	5	$14,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$58,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Metal Panel	2%	Now	$31,800	LIFE	* *	5	$5,900	
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Plaster	28%			LIFE	* *	5	$41,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%	4+	$25,700	2054	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Throughout Perimeter								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways And Ramps								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$203,800	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throgs Neck Expressway, Hollywood Avenue, Randall Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Hollywood Avenue								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	80%			2043	* *			
Pavers/Stone	10%			2043	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2034	$31,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two Main Service Switches One Rated At 3,000 Amperes And One Rated At 1,600 Amperes.								
Fused Disc Sw	10%			2034	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service.								
Fused Disc Sw	30%			2064	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One Main Service Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Solar Panels Throughout								
Panelboards								
Fused Disc Sw	10%			2033	$34,700	5	$400	
Molded Case Bkrs	85%			2033	$295,300	5	$3,800	
Molded Case Bkrs	5%			2056	* *	5	$200	
Wiring								
Thermoplastic	95%			2034	$388,700	1		
Thermoplastic	5%			2060	* *	1		
Motor Controllers								
Locally Mounted	95%			2032	$176,500	5	$1,100	
Variable Frequency Drive	5%			2051	* *			
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	80%			2042	* *	10	$123,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2042	* *	10	$7,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	15%			2042	* *			
Egress Lighting								
Emergency, Service	25%			2029	$26,600	1		
Emergency, Battery	25%			2039	* *	10	$10,200	
Exit, Battery	50%			2039	* *	10	$5,700	
Exterior Lighting								
HID	10%	Now	$4,000	2034	$80,500			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2039	* *	1	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$22,200	2039	* *	1-3	$94,400	
Control Panel Damaged, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$395,800	5	$52,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room - 2 Tanks; 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2032	$1,503,600	1	$166,800	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - 3 Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,381,400			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2029	$649,200	1	$20,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	79%			2032	$1,114,400	1	$43,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	1%			2029	$9,800	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Fan Room								
Explanation : 1 Unit								
Controls								
Pneumatic	20%			2028	$666,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Pneumatic Controls For Air Handling Units Only, Radiators Throughout Have Self-contained Control Valves. Pneumatic Thermostats In Classrooms And Offices Are Abandoned In Place								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium, Dance Room								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Air Conditioning								
Conversion Equipment								
Split Unit	1%	Now	$41,000	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Room 305h								
Split Unit	3%			2034	$122,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 315, Room 116								
Window/Wall Unit	5%	Now	$32,700	2034	$32,700	1		
Broken, Extent : Light, Area Affected : 100%								
Location : 3rd Floor - Various Locations - 6 Units								
Window/Wall Unit	71%			2033	$464,000	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window/Wall Unit	5%			2027	$32,700	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium, Dance Room								
Explanation : Location Noted								
Terminal Devices								
Air Handler/Dir Expansion	5%	Now	$14,100	2034	$140,600	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Fan Room - Serving Rooms 116, 118, 234								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%	Now	$4,200	2034	$21,200	2	$4,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Lower Roof - Serving Rooms 116, 118, 234 - Unit Not Operational								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$93,900	
Exhaust Fans								
Interior	20%			2034	$153,000	2	$1,000	
Roof	40%			2042	* *	2	$2,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Roof	40%			2029	$133,900	2	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,215,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2034	$834,100	4	$16,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$108,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement And 1st Floor - Randall Avenue Side - Sewage Backups During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2039	* *	4	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Non-Submersible	50%			2029	$17,300	4	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$90,300	4	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Room B34								
Explanation : 1 Duplex Set								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2034	$794,300	1-5	$84,900	
Sprinkler								
No Component	85%							
Generic	15%			2034	$357,800	1-2	$7,100	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 90 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 192 - Q**				
Address	: **109-89 204 STREET BTWN: HOLLIS AVE., 111 AVE.**				
Borough	: **QUEENS**		**Agency's Number**	: **Q192**	
Program / Asset #	: **BOE0833.000 / 1522**		**Yr Built/Renovated**	: **1963 / 2009**	
Area Sq Ft	: **150,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **04-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,4**				
Block	: **10944**	**Lot** : **301**	**BIN**	: **4234318**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$184,700	$124,600
Interior Architecture	$11,566,300	$55,500
Electrical	$849,500	$3,546,400
Mechanical	$4,405,300	$6,560,500
Total	**$17,005,800**	**$10,286,900**
Importance Code A	$318,600	$1,463,400
Importance Code B	$16,552,700	$8,823,600
Importance Code C	$134,500	
Total	**$17,005,800**	**$10,286,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,500			$1,100
Interior Architecture	$88,400	$5,400		$24,800
Electrical	$6,600	$15,400	$40,000	$16,800
Mechanical	$244,700	$21,700	$133,000	$21,700
Site Pavements	$63,800			
Total	**$432,000**	**$42,500**	**$173,000**	**$64,500**
Importance Code A	$28,500	$14,900	$15,100	$16,000
Importance Code B	$381,600	$25,600	$157,900	$45,000
Importance Code C	$21,900	$2,100		$3,500
Total	**$432,000**	**$42,500**	**$173,000**	**$64,500**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$11,300	
Masonry: Brick Cavity	90%			LIFE	* *	5	$67,500	
Mosaic Tile	2%			2054	* *	10	$4,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$12,200	
Windows								
Aluminum	50%	Now	$21,500	2050	* *	5	$1,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Aluminum	50%			2050	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Metal Rail	100%			2047	* *	5-10	$145,200	
Roof								
Built-Up (BUR)	97%			2039	* *	10	$96,500	
Metal Panel	3%			2047	* *	10	$5,500	
Soffits								
Cast in Place Concrete	30%			LIFE	* *	5	$2,600	
Stucco Cement	70%			2047	* *	5	$3,000	
Interior								
Floors								
Cast in Place Concrete	10%	4+	$38,600	LIFE	* *	5	$48,500	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	3%			2043	* *	5	$6,700	
Terrazzo	5%			LIFE	* *	5	$8,700	
Vinyl Tile	17%			2039	* *	3	$18,900	
Vinyl Tile 9" X 9"	60%	Now	$218,000	2029	$10,899,500	3	$49,900	
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Stairs And Corridors								
Wood	5%			2062	* *	5	$20,800	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Auditorium Stage								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$4,200	
Concrete Masonry Unit	10%	Now	$134,500	LIFE	* *	5	$5,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boys Locker Room, Boiler Room								
Folding Partition	2%			2050	* *	5	$7,000	
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$21,000	
SGFT/Glazed Masonry	30%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$146,200	2047	* *	5	$11,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
AcousTileConcealSpLn	25%			2047	* *	5	$69,300	
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,200	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	Now	$112,800	LIFE	* *	5	$13,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	40%	4+	$55,300	LIFE	* *	5	$55,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Staircase 1 And 4th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$41,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 205th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 111th Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$21,900	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Dumpster Area								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2034	$42,100	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Photovoltaic Panel(s)	20%			2047	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Photovoltaic Disconnect Switch Rated At 800 Amperes								
Transformers								
Dry Type	100%			2051	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Rated At 300 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	100%			2034	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	60%			2033	$183,900	5	$2,400	
Molded Case Bkrs	30%			2042	* *	5	$1,200	
Wiring								
Braided Cloth	80%	2-4	$327,300	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$800	
Locally Mounted	20%			2039	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	1%			2029	$22,900	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Fluorescent	96%			2034	$2,198,000	10	$132,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2029	$9,500	1		
Emergency, Battery	40%			2029	$103,100	10	$14,500	
Exit, LED	50%			2062	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Lighting								
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$288,300	1	$56,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$396,200	2044	* *	1-3	$84,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$352,400	5	$46,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Oil Tank Room								
Explanation : 2 Tanks, 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$133,900	2032	$1,338,800	1	$133,700	
Damaged, Extent : Moderate, Area Affected : 33%								
Location : Boiler Room - Boiler No. 3 - Damaged Refractory And Burner Venturi								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 3 Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,230,000			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Throughout - Steam Traps								

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$578,100	1	$18,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Fan Room								
Convector/Radiator	75%			2032	$942,000	1	$36,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2029	$43,600	4	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, Kitchen Storage Room								
Explanation : Location Noted								
Controls								
Pneumatic	100%	Now	$148,400	2028	$2,968,500			
Leaking, Extent : Moderate, Area Affected : 20%								
Location : Various Locations - Air Leaks At Thermostats								
Air Conditioning								
Energy Source								
Electricity	60%			2042	* *	1		
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium, Various Rooms								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%	Now	$36,500	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Telecom Room								
Split Unit	2%			2034	$72,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Camera Room, Room 160								
Window/Wall Unit	20%	Now	$116,400	2034	$116,400	1		
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	18%			2027	$104,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	19%			2033	$110,600	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium, Various Rooms								
Explanation : Location Noted								
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$16,900	LIFE	* *	2-5	$4,200	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium - Damaged Diffusers								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$79,500	
Exhaust Fans								
Interior	30%	Now	$10,200	2029	$204,400	2	$1,100	
Broken, Extent : Severe, Area Affected : 40%								
Location : 2nd Floor Fan Rooms - Kitchen Exhaust And Auditorium Return / Exhaust Fan - Damaged Flexible Connections								
Loose, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Fan Room - Auditorium Return / Exhaust Fan - Fan Pulley								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Fan Rooms								
Roof	68%	Now	$20,300	2029	$202,700	2	$2,500	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
Location : Roofs - Fan Bearings								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Wall Unit	2%			2029	$1,300	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,972,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 85 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$96,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : House Main At 204 Street								
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Boiler Blowdown Lines To Sump Pit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$6,200	2029	$30,700	4	$3,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - 1 Pump								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 180 Gallons								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2034	$424,800	1-2	$8,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 195 - M (ECF)**		
Address	: **625 WEST 133 STREET @BROADWAY**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M195**
Program / Asset #	: **BOE0117.000 / 1639**	**Yr Built/Renovated**	: **1975 / 2016**
Area Sq Ft	: **155,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **2001** **Lot** : **5**	**BIN**	: **1059942**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$859,800	$222,600
Interior Architecture	$2,166,700	$4,027,900
Electrical	$135,100	$3,644,300
Mechanical	$1,244,200	$10,709,400
Total	**$4,405,700**	**$18,604,200**
Importance Code A	$859,800	$275,200
Importance Code B	$2,087,700	$18,268,200
Importance Code C	$1,458,300	$60,700
Total	**$4,405,700**	**$18,604,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$145,200		$18,100	
Interior Architecture	$207,000	$2,500	$11,500	$17,500
Electrical	$17,100	$14,500	$18,200	$16,100
Mechanical	$122,200	$32,900	$55,000	$35,800
Site Enclosure	$25,100			
Site Pavements	$5,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$529,300**	**$57,100**	**$110,000**	**$76,700**
Importance Code A	$172,200	$14,600	$33,400	$14,600
Importance Code B	$188,100	$42,500	$76,600	$62,100
Importance Code C	$168,900			
Total	**$529,300**	**$57,100**	**$110,000**	**$76,700**

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$729,200	LIFE	* *	5	$163,500	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Window Sills At Interior Courtyard								
Painted Surfaces, Extent : Light, Area Affected : 15%								
Location : Building Base At Entry Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair A / B Bulkhead, 3rd Floor Classrooms 359 Through 371								
Pre-Cast Concrete	10%			LIFE	* *	5	$118,100	
Windows								
Aluminum	95%			2052	* *	5	$55,000	
Metal Louvers	5%			2039	* *	10	$18,100	
Parapets								
Masonry: Brick Cavity	60%	Now	$71,500	LIFE	* *	5	$13,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Outer Parapet Walls At Courtyard Perimeter								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Interior Parapet Walls								
Metal Panel	5%			2046	* *	5	$4,500	
Metal Security Bars	10%	4+	$37,700	2051	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : Parapet Walls At Courtyard Perimeter								
Metal Security Bars	20%			2051	* *			
Pre-Cast Concrete	5%	Now	$4,800	LIFE	* *	5	$7,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%								
Location : Copings Over Inner Courtyard Side								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones At Fence Anchor Points								
Roof								
Built-Up (BUR)	2%			2036	$28,400	10	$2,400	
Modified Bitumen	89%	Now	$23,700	2041	* *			
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Stair D/3								
Panel/Paver: Cer/Brk	9%	Now	$44,200	2056	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Balcony								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Balcony								
Explanation : This Is Actually A Precast Concrete Paver								
Soffits								
Stucco Cement	100%	0-2	$7,300	2041	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Underside Of Soffits Adjacent To Courtyard								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$34,900	LIFE	* *	5	$43,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 8%								
Location : Corridor Adjacent To Electrical Room, And Mechanical Room In Basement, Basement Corridors								
Ceramic Tile	4%			2039	* *	5	$8,000	
Mosaic Tile	1%			2053	* *	5	$5,000	
Quarry Tile	5%			2049	* *	5	$15,000	
Sheet Vinyl/Rubber	8%	Now	$53,700	2041	* *	5	$12,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Various Locations - Gymnasium Floor								
Traffic Topping	2%			2041	* *	5	$5,000	
Vinyl Tile	70%	Now	$198,400	2036	$3,967,200	3	$52,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Interior Walls								
Concrete Masonry Unit	5%	0-2	$29,200	LIFE	* *	5	$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead At Roof Level								
Metal Panel	5%			LIFE	* *	10	$6,800	
Mosaic Tile	5%	4+	$22,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Toilet Rooms								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Toilet Rooms								
Explanation : Location Noted								
Plaster	5%	Now	$37,800	LIFE	* *	5	$4,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms Below 3rd Floor Balcony At Courtyard								
Plaster	25%			LIFE	* *	5-10	$64,500	
SGFT/Glazed Masonry	50%	Now	$1,397,500	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Corridors								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throught Corridors And Gymnasium								
Wood	5%			LIFE	* *	5	$121,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Interior								
Ceilings								
AcousTile,Adhered	12%	0-2	$155,200	2041	* *	5	$11,800	
Patching Evident, Extent : Light, Area Affected : 35%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Corridors And Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Cafeteria								
AcousTile,Adhered	18%			2041	* *	5	$35,300	
AcousTileSusp.Lay-In	10%			2041	* *	5	$19,600	
Exposed Struc: Concrete	50%	Now	$301,100	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Pipe Tunnel In Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Pipe Tunnel In Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Pipe Tunnel In Basement								
Gypsum Board	5%			LIFE	* *	5-10	$33,700	
Metal Panel	5%			LIFE	* *	5	$24,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	20%			2046	* *			
Chain Link	78%	Now	$25,100	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Metal Panel	2%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Enclosures Around Mechanical Equipment								
Free Standing Walls								
Cast in Place Concrete	65%			2071	* *			
Masonry: Brick	35%			2056	* *			
Retaining Walls								
Cast in Place Concrete	90%			2071	* *			
Masonry: Brick	10%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Steps At Main Entry								
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

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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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Site Pavements								
Activity Yard								
Asphalt	90%			2039	* *			
Rubber Matting	10%			2036	$43,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 378								
Explanation : 15 Kilovolt-ampere Transformer								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	
Raceway								
Conduit	70%			2036	$207,000	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	9%			2052	* *	5	$300	
Fused Toggle Switch	1%			2035	$3,100	5		
Molded Case Bkrs	80%			2035	$245,200	5	$3,300	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Thermoplastic	80%			2036	$327,300	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	85%			2049	* *	5	$900	
Locally Mounted	5%			2034	$9,300	5	$100	
Motor Control Center	5%			2034	$37,200	5	$200	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	$2,247,600	10	$135,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2031	$9,800	1		
Emergency, Battery	40%			2036	$106,600	10	$15,000	
Exit, Service	45%			2031	$30,800	1		
Exit, Battery	5%			2036	$11,200	10	$500	
Exterior Lighting								
HID	2%			2036	$14,800	10		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
Incandescent	3%			2036	$25,500	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$149,000	1	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$95,500	

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Fuel Oil No 2	95%			2046	* *	5	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Oil Tank Room								
Explanation : Two Oil Tanks, 15000 Gallons Each								

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Heating								
Conversion Equipment								
Radiant Heater	5%			2041	* *	2	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room, 3rd Floor Mechanical Rooms								
Explanation : Electric Space Heaters								
Steam Boiler	95%	Now	$26,300	2049	* *	1	$131,200	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement - Boiler Room								
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Sub-basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%	Now	$25,400	2036	$1,271,000			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement - Crawlspaces								
Terminal Devices								
Air Handler	20%	Now	$11,900	2031	$597,400	1	$17,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Convector/Radiator	75%			2034	$973,400	1	$37,500	
Unit Heater - Steam	5%			2031	$45,100	4	$1,100	
Controls								
Pneumatic	100%	Now	$61,300	2034	$3,067,400			
Leaking, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2041	* *	1	$28,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 378								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen, Telecom Rooms, 2nd Floor Offices And Other Locations								
Window/Wall Unit	50%			2031	$300,600	1		
Terminal Devices								
Air Handler/Cool/Ht	40%			2031	$1,231,900	1	$38,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2041	* *	2	$43,200	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$136,800	
Exhaust Fans								
Interior	40%			2031	$281,600	2	$1,900	
Roof	60%			2041	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,630,700	1		
Galvanized Steel	20%			2034	$405,200	1		
Water Heater With Tanks								
Oil Fired	100%			2029	$1,085,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : One Unit, 1000mbh 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$11,200	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2031	$31,800	4	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$730,800	1-5	$81,000	
Sprinkler								
No Component	90%							
Generic	10%			2036	$219,500	1-2	$4,300	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 60 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 2/P. S. 141 - BK**
Address : **655 PARKSIDE AVENUE BTWN: NOSTRAND AVE - ROGERS AVE**
Borough : **BROOKLYN** **Agency's Number** : **K002**
Program / Asset # : **BOE0999.000 / 4492** **Yr Built/Renovated** : **1994 /**
Area Sq Ft : **131,000** **Project Type** : **EDUCATION**
Date of Survey : **20-Sep-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3,4**
Block : **5050** **Lot** : **66** **BIN** : **3378201**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$176,600	$378,300
Interior Architecture	$523,100	$119,300
Electrical	$2,556,200	$1,518,800
Mechanical	$535,500	$152,400
Site Pavements	$56,700	
Total	**$3,848,100**	**$2,168,900**
Importance Code A	$176,600	$431,000
Importance Code B	$3,671,500	$1,737,900
Total	**$3,848,100**	**$2,168,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,700		$41,500	$32,200
Interior Architecture	$64,600	$9,500		$27,700
Electrical	$19,600	$15,700	$120,200	$14,000
Mechanical	$49,100	$21,800	$89,000	$21,800
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$187,500**	**$61,400**	**$265,100**	**$110,000**
Importance Code A	$52,700	$13,000	$54,800	$45,100
Importance Code B	$134,800	$44,100	$210,400	$54,000
Importance Code C		$4,400		$10,900
Total	**$187,500**	**$61,400**	**$265,100**	**$110,000**

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	$158,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : Parkside And Rear Yard								
Metal Panel	10%			2054	* *	5-10	$136,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop								
Explanation : Mechanical Bulkheads								
Pre-Cast Concrete	10%			LIFE	* *	5	$64,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	75%			2050	* *	5	$30,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Metal Louvers	5%			2030	$116,000	10	$12,800	
Parapets								
Cast in Place Concrete	30%			LIFE	* *	5	$56,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	30%			LIFE	* *	5	$5,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	40%			LIFE	* *	5	$45,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Built-Up (BUR)	5%			2039	* *	10	$4,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	70%			2039	* *	10	$60,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	25%			2047	* *	10	$39,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Exterior								
Soffits								
Masonry: Brick	25%			LIFE	* *	5		
Stucco Cement	75%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	15%	Now	$269,600	LIFE	* *	5	$67,700	
Deflection Evident, Extent : Moderate, Area Affected : 10%								
Location : Stairs A, C-1, C-2								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Stairs A, C-1, C-2								
Explanation : Underlying Steel Supports Of Stair Tread And Risers Are Rusted, Exfoliated And Spalling Concrete Treads								
Ceramic Tile	5%			2043	* *	5	$10,300	
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	65%	4+	$75,900	2039	* *	3	$50,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : At Expansion Joints In Corridors								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Wood	10%	Now	$126,000	2062	* *	5	$19,300	
Deflection Evident, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Auditorium								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Auditorium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Studio, Gymnasium, Auditorium								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,700	
Concrete Masonry Unit	50%			LIFE	* *	5	$34,900	
Folding Partition	5%			2050	* *	5	$21,800	
Gypsum Board	10%			LIFE	* *	5	$10,500	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$34,900	
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$64,500	
AcousTileSusp.Lay-In	50%			2047	* *	5	$103,200	
Exposed Struc: Steel	1%	Now	$25,400	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 1%								
Location : Stair A, C-1, C-2								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Stair A, C-1, C-2 - From Rooftop Landing								
Exposed Struc: Steel	14%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$12,900	
Metal Panel	5%	0-2	$7,000	LIFE	* *	5	$12,900	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Site Enclosure								
Fence/Gates								
Chain Link	80%			2054	* *			
Iron Picket	20%			2069	* *			
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Pavers/Stone	50%			2043	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	100%	Now	$56,700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Switches Two Rated At 4,000 Amperes And Two Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2032	$27,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Transformers Three Rated At 1000 Kilovolt Amperes Each And One Rated At 75 Kilovolt Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	100%			2034	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	90%			2033	$275,900	5	$3,100	
Wiring								
Thermoplastic	100%			2034	$409,100	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$40,300	
Generators								
Diesel	100%			2030	$142,000	1	$50,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Rated At 438 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,900	
Fuel Storage								
Day Tank	50%			2033	$13,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Tank Room								
Explanation : 7,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	$1,599,700	10	$96,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	12%			2029	$240,000	10	$14,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	4%			2029	$63,500	10	$200	
Incandescent	4%			2029	$148,600	2	$100	
Egress Lighting								
Emergency, Service	50%			2029	$41,300	1		
Exit, Service	25%			2029	$14,500	1		
Exit, Battery	25%			2029	$47,500	10	$2,200	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Inaccessible Due To Scaffolding Around The Building								
Alarm								

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

DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Alarm								
Security System								
Generic	100%			2029	$251,800	1	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank With 7,000 Gallon Capacity								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$129,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$21,500	2044	* *			
Broken, Extent : Severe, Area Affected : 5%								
Location : Boiler Feedtank Pump								
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$21,200	
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Penthouse Mechanical Equipment Room								
Explanation : The Air Handlers Are Accounted For Under The Air Conditioning Section Of This Report								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	30%			2050	* *	1		
No Component	70%							
Conversion Equipment								
Window/Wall Unit	30%			2032	$152,400	1		
Under Construction	70%							
Terminal Devices								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

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
Air Conditioning								
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,000	
Exhaust Fans								
Interior	80%			2029	$475,900	2	$3,200	
Under Construction	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%			2039	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,100	4	$4,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Two 175 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : Two Units, One Under Construction For Upgrade								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$66,000	
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$9,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 201 - BK (J. H. S. 201 - BK)**		
Address	: **8010 12TH AVE. BTWN: 80 ST, 81 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K201**
Program / Asset #	: **BOE0496.000 / 6**	**Yr Built/Renovated**	: **1925 / 2015**
Area Sq Ft	: **107,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,5**		
Block	: **6278** **Lot** : **22**	**BIN**	: **3162973**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,788,200	$177,800
Interior Architecture	$7,315,300	$2,280,100
Electrical	$270,600	$1,055,800
Mechanical	$2,045,700	$5,332,600
Total	**$12,419,800**	**$8,846,200**
Importance Code A	$2,845,200	$230,400
Importance Code B	$9,320,100	$8,615,800
Importance Code C	$254,500	
Total	**$12,419,800**	**$8,846,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$5,000
Interior Architecture	$62,300			$20,900
Electrical	$10,700	$9,200	$22,600	$10,000
Mechanical	$76,500	$18,000	$60,200	$18,000
Site Enclosure	$24,600			
Site Pavements	$36,400			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$218,100**	**$34,700**	**$90,300**	**$61,400**
Importance Code A	$10,600	$10,400	$10,800	$15,400
Importance Code B	$147,200	$24,300	$79,500	$46,000
Importance Code C	$60,300			
Total	**$218,100**	**$34,700**	**$90,300**	**$61,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	70%	Now	$1,924,400	LIFE	* *	5	$114,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Below Windows On 3rd, 4th And 5th Floors								
Masonry: Granite	10%	Now	$131,500	LIFE	* *	5	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stone At Base								
Explanation : Location Noted								
Masonry: Limestone	10%			LIFE	* *	5	$12,200	
Masonry: Marble	5%	2-4	$233,900	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Portico And Stairs								
Explanation : Location Noted								
Windows								
Aluminum	76%	Now	$369,800	2050	* *	5	$18,900	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Gymnasium And Various Classrooms								
Aluminum	4%	Now	$58,400	2050	* *	5	$1,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,500	
Masonry: Brick	95%			LIFE	* *	5	$21,000	
Roof								
Modified Bitumen	100%			2039	* *	10	$70,400	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$17,600	LIFE	* *	5	$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%			2037	* *	5	$6,000	
Marble Panels	2%			LIFE	* *	5	$3,000	
Quarry Tile	2%	0-2	$6,100	2039	* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile	40%	Now	$45,600	2034	$2,280,100	3	$30,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Corridors Throughout								
Vinyl Tile	3%	Now	$5,100	2039	* *	3	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Vinyl Tile 9" X 9"	40%	Now	$132,000	2029	$6,600,700	3	$30,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%	2-4	$123,100	2062	* *	5	$9,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Gymnasium								
Deflection Evident, Extent : Moderate, Area Affected : 2%								
Location : Gymnasiums								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Gymnasiums								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Gymnasium								
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : 3rd Floor Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	Now	$35,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	8%	Now	$51,700	2043	* *	5	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms Throughout								
Masonry: Brick	8%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	71%	Now	$202,800	LIFE	* *	5	$48,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Auditorium And 3rd Floor Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Below Windows On 3rd, 4th And 5th Floors								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	$154,300	LIFE	* *	5	$3,100	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Exposed Struc: Concrete	65%			LIFE	* *	5	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Through 5th Floor								
Explanation : Location Noted								
Plaster	25%			LIFE	* *	5	$31,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	8%	2-4	$24,600	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Entry Of Building								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Random Locations Along 12th Avenue								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Gates								
Explanation : Gate Hardware And Hinges Are Sagging And Misaligned								
Iron Picket	92%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$36,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : All Sidewalks								
On-Site Walkways								
Asphalt	95%			2047	* *			
Cast in Place Concrete	5%			2051	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch.								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	95%			2034	$253,000	5	$400	
Fused Disc Sw	5%			2044	* *	5		
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Knife Sw	5%			2033	$12,300	5	$100	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	80%			2033	$196,200	5	$2,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Molded Case Bkrs	14%			2042	* *	5	$400	
Wiring								
Braided Cloth	80%			2033	$280,000	1		
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	40%			2032	$74,300	5	$300	
Locally Mounted	60%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$93,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2039	* *	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Decorative Fixtures In Auditorium								
LED	4%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums And At Exit Vestibules								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2029	$73,600	10	$10,300	
Exit, Battery	50%			2039	* *	10	$3,600	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$700	
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$102,800	1	$20,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$67,900	

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Observed								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One No. 2 Oil Tank, 10,000 Gallons								
Conversion Equipment								
Radiant Heater	2%			2029	$57,000	2	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Unit Heater At Combustion Air Louvers								
Steam Boiler	98%			2039	* *	1	$103,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 250 Bhp Each								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$43,900	2034	$877,400			
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Basement Sprinkler Valve Room								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Gymnasium								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Basement - Float And Thermostatic Traps								
Terminal Devices								
Air Handler	20%			2029	$412,400	1	$13,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Explanation : Auditorium Blower								
Convector/Radiator	50%			2032	$448,000	1	$17,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	30%			2029	$814,900	1	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms, Cafeteria And Gymnasiums								
Explanation : Unit Ventilators								
Controls								
Pneumatic	100%			2032	$2,117,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%	Now	$10,400	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Telecom Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen, Auditorium, Telecom Room								
Window/Wall Unit	25%			2033	$103,800	1		
Window/Wall Unit	35%			2027	$145,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2 Gymnasiums								
Explanation : Location Noted								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Dance Studio								
Explanation : Heat Pump Variable Refrigerant Flow System Is Under Construction								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,700	
Exhaust Fans								
Interior	88%			2029	$427,600	2	$2,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area, Fan Room Above 5th Floor Gymnasium								
Roof	10%			2034	$21,300	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Exhaust Fan For Handicap Toilet Rooms By Elevator								
Wall Unit	2%			2029	$900	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Storage Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,407,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

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
Plumbing								
Water Heater With Tanks								
Electric	5%			2029	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit, 6 Gallons								
Gas Fired	95%			2027	$132,900	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2029	$21,900	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 40%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2034	$378,800	1-2	$7,500	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 202 - Q (J. H. S. 202 - Q)**
Address : **138-30 LAFAYETTE STREET @ 149TH AVE.**
Borough : **QUEENS**
Agency's Number : **Q202**
Program / Asset # : **BOE0843.000 / 973**
Yr Built/Renovated : **1963 / 2001**
Area Sq Ft : **150,000**
Project Type : **EDUCATION**
Date of Survey : **25-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **11403** **Lot** : **1**
BIN : **4245993**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$276,000	$309,600
Interior Architecture	$185,600	$5,088,400
Electrical	$1,314,800	$3,288,900
Mechanical	$181,000	$6,599,000
Site Pavements		$221,800
Total	**$1,957,400**	**$15,507,700**
Importance Code A	$276,000	$1,701,000
Importance Code B	$1,681,400	$13,806,700
Total	**$1,957,400**	**$15,507,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,100	$9,000	$14,400	
Interior Architecture	$115,300	$19,000	$2,300	$22,300
Electrical	$15,600	$68,800	$14,000	$14,000
Mechanical	$64,300	$50,600	$43,700	$23,400
Site Pavements	$70,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$344,800**	**$154,600**	**$81,600**	**$66,800**
Importance Code A	$87,000	$24,200	$29,200	$14,900
Importance Code B	$202,100	$130,400	$50,000	$52,000
Importance Code C	$55,700		$2,300	
Total	**$344,800**	**$154,600**	**$81,600**	**$66,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	25%			LIFE	* *	5	$156,500	
Masonry: Brick	70%			LIFE	* *	5	$93,500	
Masonry: Limestone	5%	0-2	$26,900	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
Windows								
Aluminum	99%			2049	* *	5	$28,700	
Metal Louvers	1%			2042	* *	10	$1,800	
Parapets								
Metal: Cage/Fence	100%	0-2	$45,200	2038	* *	5	$59,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	3%			2048	* *	10	$9,000	
IRMA/Protected Membrane	95%	Now	$276,000	2038	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Over Third Floor								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Fan Room								
Modified Bitumen	2%			2033	$26,800	10	$2,400	
Soffits								
Cast in Place Concrete	35%			LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Overhangs								
Mosaic Tile	65%			2043	* *	10	$7,000	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$103,400	LIFE	* *	5	$51,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Floor								
Ceramic Tile	3%	Now	$82,200	2042	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Locker Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Terrazzo	2%			LIFE	* *	5	$3,700	
Vinyl Tile	75%			2033	$5,036,400	3	$89,000	
Wood	10%			2061	* *	5	$44,500	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$6,300	2042	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	8%	0-2	$28,500	LIFE	* *	5	$5,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Vacuum Pump Room And Basement Fan Room								
Folding Partition	1%			2049	* *	5	$4,600	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$27,800	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	14%	0-2	$21,900	2038	* *	5	$16,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTile,Adhered	11%			2038	* *	5	$26,100	
AcousTileSusp.Lay-In	5%			2053	* *	5	$11,900	
Exposed Struc: Concrete	5%	Now	$36,400	LIFE	* *	5	$1,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Fan Room								
Exposed Struc: Concrete	35%			LIFE	* *	5	$13,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2038	* *			
Metal Panel	5%			LIFE	* *	5	$14,800	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Plaster	15%			LIFE	* *	5	$22,300	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2043	* *			
Iron Picket	35%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Graffiti, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$27,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$19,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs And Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$1,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Dumpster Area								
Activity Yard								
Asphalt	100%	2-4	$22,200	2036	$221,800			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	60%			2033	$179,800	5	$400	
Fused Disc Sw	40%			2043	* *	5	$300	
Raceway								
Conduit	80%			2033	$236,600	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	70%			2032	$214,600	5	$2,800	
Molded Case Bkrs	20%			2041	* *	5	$800	
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	10%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$2,198,000	10	$132,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$45,800	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$128,900	10	$18,100	
Exit, Service	50%			2028	$33,100	1		
Exterior Lighting								
HID	30%			2028	$215,000	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$288,300	1	$56,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$396,200	1-3	$92,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bell, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$357,200	5	$46,500	
Conversion Equipment								
Steam Boiler	100%			2031	$1,338,800	1	$148,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Heating								
Distribution								
Steam Piping/Pump	15%	0-2	$9,200	2033	$184,500			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Float And Thermostatic Traps In Basement								
Steam Piping/Pump	85%			2033	$1,045,500			
Terminal Devices								
Air Handler	20%			2033	$578,100	1	$18,600	
Convector/Radiator	80%			2031	$1,004,800	1	$38,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	0-2	$6,100	2027	$121,500	2	$400	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Compressors								
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : 2 Units For Room B31								
Window/Wall Unit	60%			2031	$349,100	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,600	
Exhaust Fans								
Interior	25%			2033	$170,300	2	$1,200	
Roof	4%	0-2	$1,200	2033	$11,900	2	$100	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Covers, Roof								
Roof	71%			2033	$211,600	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	5%	Now	$9,800	2031	$98,000	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main Shut Off Valve, Basement								
Galvanized Steel	15%			2031	$294,100	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Kitchen								
Explanation : One 80 Gallon And One 30 Gallon Units								
HW Heat Exchanger								
Steam Fired	100%			2033	$742,700	4	$14,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$3,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement And 1st Floor Bathrooms								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,500	2033	$30,700	4	$3,200	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%	Now	$8,000	2043	* *	4	$6,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To The Third Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$212,400	1-2	$4,200	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 206B - BX**				
Address	: **2280 AQUEDUCT AVENUE @W. 183 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X206**
Program / Asset #	: **BOE0314.000 / 372**			**Yr Built/Renovated**	: **1980 / 2023**
Area Sq Ft	: **42,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,Ph**				
Block	: **3209**	**Lot**	: **1**	**BIN**	: **2086823**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$115,400	
Interior Architecture	$366,800	
Electrical	$110,900	$954,400
Mechanical	$1,357,600	$831,200
Total	**$1,950,700**	**$1,785,500**
Importance Code A	$115,400	
Importance Code B	$1,679,600	$1,785,500
Importance Code C	$155,700	
Total	**$1,950,700**	**$1,785,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,700			$3,500
Interior Architecture	$89,800	$1,400		$8,500
Electrical	$53,100	$4,100	$4,400	$6,200
Mechanical	$55,800	$15,800	$13,200	$37,700
Site Enclosure	$29,400			
Site Pavements	$29,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$273,200**	**$28,600**	**$24,800**	**$63,100**
Importance Code A	$16,200	$4,200	$4,200	$7,800
Importance Code B	$234,400	$23,000	$20,700	$55,300
Importance Code C	$22,600	$1,400		
Total	**$273,200**	**$28,600**	**$24,800**	**$63,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$9,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Masonry: Brick Cavity	75%	0-2	$50,500	LIFE	* *	5	$28,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead								
Metal Panel	5%			2055	* *	5-10	$13,000	
Pre-Cast Concrete	15%	4+	$8,400	LIFE	* *	5	$18,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Graffiti On Facade Along Aqueduct Avenue								
Windows								
Aluminum	77%			2051	* *	5	$10,200	
Aluminum	20%			2051	* *	5	$2,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Metal Louvers	3%			2044	* *	10	$2,500	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Brick Covered With Modified Bitumen On Inside								
Pre-Cast Concrete	50%			LIFE	* *	5	$25,200	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$64,900	
Recent Repair Evident, Extent : N/A, Area Affected : 3%								
Location : Front Entry Canopy								
Copper/Terne	5%			2063	* *	10	$8,500	
Soffits								
Stucco Cement	100%	2-4	$300	2048	* *	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Interior								
Floors								
Cast in Place Concrete	20%	Now	$24,100	LIFE	* *	5	$30,200	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%	0-2	$35,900	2044	* *	5	$1,000	
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Various Toilet Rooms								
Mosaic Tile	3%	0-2	$59,700	2048	* *	5	$2,600	
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Original Toilet Rooms								
Sheet Vinyl/Rubber	5%			2045	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Recently Replaced								
Vinyl Tile	69%	2-4	$27,000	2040	* *	3	$17,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$2,900	
Concrete Masonry Unit	85%	4+	$155,700	LIFE	* *	5	$32,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
Folding Partition	2%			2051	* *	5	$4,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Dance Room								
Gypsum Board	10%			LIFE	* *	5	$5,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Interior								
Ceilings								
AcousTile,Adhered	70%	Now	$151,300	2048	* *	5	$23,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
AcousTileConcealSpLn	5%	0-2	$1,100	2048	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	2%	2-4	$500	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair A/2								
Metal Panel	3%	4+	$1,300	LIFE	* *	5	$2,500	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$22,400	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								
Iron Picket	50%			2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$7,000	2070	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Along Evelyn Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$15,600	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Along Evelyn Place								
On-Site Walkways								
Asphalt	10%			2044	* *			
Cast in Place Concrete	89%			2048	* *			
Masonry: Granite	1%	2-4	$200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Site Pavements								
Activity Yard								
Asphalt	100%	2-4	$13,400	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$166,500	5	$200	
Raceway								
Conduit	80%			2045	* *	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$7,200	5		
Fused Toggle Switch	1%			2034	$1,400	5		
Molded Case Bkrs	84%			2034	$120,200	5	$900	
Molded Case Bkrs	10%			2051	* *	5	$100	
Wiring								
Thermoplastic	80%			2045	* *	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$58,700	5	$200	
Locally Mounted	10%			2048	* *	5		
Motor Control Center	10%			2033	$5,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$609,000	10	$36,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			

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

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2035	$2,600	1		
Emergency, Battery	40%	Now	$8,700	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	5%	Now	$900	2045	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Exit, Battery	45%			2040	* *	10	$1,300	
Exterior Lighting								
LED	10%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$40,400	2040	* *	1	$14,100	
Control Panel Damaged, Extent : Severe, Area Affected : 100%								
Location : Custodian's Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$110,900	1-3	$26,700	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$7,500	2048	* *	1	$37,400	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Both Boilers Do Not Start Up								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Heating								
Controls								
Pneumatic	100%	Now	$249,400	2033	$831,200			
Leaking, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2040	* *	1	$17,500	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Chillers At Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit								
Split Unit	10%			2030	$102,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2055	* *	4	$3,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$834,500	1	$26,000	
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One Package Chiller Includes Condenser								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$37,800	LIFE	* *	2-5	$23,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Fan Room And Throughout								
Exhaust Fans								
Interior	90%			2030	$171,700	2	$1,200	
Roof	10%			2035	$8,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2055	* *	4	$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2030	$8,600	4	$900	
Sewage Ejector(s)								
Electric	100%			2035	$22,500	4	$2,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$22,000	
Sprinkler								
No Component	75%							
Generic	25%			2045	* *	1-2	$2,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 210 - Q**		
Address	: **93-11 101 AVENUE BTWN: 93 ST., 94 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q210**
Program / Asset #	: **BOE0850.000 / 1508**	**Yr Built/Renovated**	: **1966 / 2014**
Area Sq Ft	: **156,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **9067** **Lot** : **1**	**BIN**	: **4188567**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,175,900	$359,800
Interior Architecture	$12,259,800	$240,800
Electrical	$135,900	$1,883,900
Mechanical	$3,643,900	$7,992,500
Total	**$17,215,500**	**$10,477,100**
Importance Code A	$1,259,000	$1,585,100
Importance Code B	$15,956,400	$8,892,000
Total	**$17,215,500**	**$10,477,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,900		$1,800	$26,800
Interior Architecture	$100,100	$5,900	$14,600	$20,400
Electrical	$15,000	$19,300	$23,800	$14,800
Mechanical	$77,000	$24,200	$67,300	$24,500
Site Enclosure	$43,200			
Site Pavements	$93,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$352,300**	**$63,800**	**$122,000**	**$100,900**
Importance Code A	$22,700	$13,600	$16,000	$40,400
Importance Code B	$252,300	$50,200	$106,000	$60,500
Importance Code C	$77,300			
Total	**$352,300**	**$63,800**	**$122,000**	**$100,900**

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	2-4	$741,800	LIFE	* *	5	$166,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Exit At 93rd Street								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 40%								
Location : Throughout Exterior								
Pre-Cast Concrete	20%			LIFE	* *	5	$135,100	
Windows								
Aluminum	90%			2050	* *	5	$53,600	
Aluminum	10%	0-2	$290,700	2059	* *	5	$3,000	
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Deteriorated Gaskets Through Stairwell Windows								
Parapets								
Cast in Place Concrete	30%			LIFE	* *	5	$58,400	
Masonry: Brick Cavity	40%			LIFE	* *	5	$7,500	
Metal Panel	5%			2054	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Coping								
Explanation : Location Noted								
Metal Rail	25%			2047	* *	5-10	$85,100	
Roof								
Metal Panel	5%			2047	* *	10	$8,900	
Modified Bitumen	95%			2039	* *	10	$91,700	
Soffits								
Stucco Cement	100%			2047	* *	5		
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Along 93rd Street								
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$51,800	
Ceramic Tile	5%			2043	* *	5	$11,800	
Mosaic Tile	3%			2047	* *	5	$17,800	
Quarry Tile	1%			2047	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen In New Wing								
Explanation : Location Noted								
Sheet Vinyl/Rubber	2%			2039	* *	5	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	7%	0-2	$9,400	2039	* *	3	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Room M208 And Other Areas								
Vinyl Tile 9" X 9"	62%	0-2	$240,400	2029	$12,019,400	3	$55,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%			2069	* *	5	$22,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Refinished 2022								
Interior Walls								
Ceramic Tile	10%			2037	* *	5	$23,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,300	
Folding Partition	5%			2042	* *	5	$29,000	
Gypsum Board	10%			LIFE	* *	5	$13,900	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$27,800	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	27%	4+	$42,100	2039	* *	5	$32,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Corridor Outside Rooms 237, 256 And Other Areas Throughout								
AcousTileSusp.Lay-In	10%			2047	* *	5	$23,700	
Exposed Struc: Concrete	50%			LIFE	* *	5	$18,500	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$189,000			
Metal Panel	3%			LIFE	* *	5	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Small Kitchen In New Wing								
Explanation : Location Noted								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	43%	4+	$43,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Of School								
Metal Panel	7%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Of New Wing								
Explanation : Location Noted								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2047	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Corner Of 93rd Street, 101st Avenue And Adjacent To Main Entrance Walkway								
On-Site Walkways								
Cast in Place Concrete	65%	Now	$8,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Exits 13, 14 And Other Locations Throughout								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	30%			2043	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	90%	Now	$47,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Around Track And Other School Yard Locations								
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2034	$36,800	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 2,500 And 1,600 Amperes.								
Fused Disc Sw	20%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes For Building Addition								
Photovoltaic Panel(s)	10%			2047	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Transformers								
Dry Type	100%			2051	* *	5	$600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Room B17								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B17								
Explanation : 225 Kilovoltampere Rating								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	70%			2034	$207,000	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$15,300	5	$200	
Fused Disc Sw	5%			2050	* *	5	$200	
Fused Toggle Switch	2%			2033	$6,100	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor And Electrical Room								
Molded Case Bkrs	83%			2033	$254,400	5	$3,400	
Molded Case Bkrs	5%			2050	* *	5	$200	
Wiring								
Braided Cloth	70%			2033	$286,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$167,200	5	$900	
Locally Mounted	10%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$135,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2034	$107,300	10	$15,100	
Exit, Battery	50%			2042	* *	10	$5,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	4%			2034	$29,800	10		
Incandescent	1%			2029	$8,600	2		
LED	5%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$149,900	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$412,000	1-3	$96,100	

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Entrance Vestibule, Basement Water Meter Room								
Explanation : Electric Heating								
Natural Gas	98%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2029	$83,100	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Entrance Vestibule, Basement Water Meter Room								
Explanation : Electric Cabinet / Unit Heaters								
Steam Boiler	88%			2032	$1,225,200	1	$136,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Basement - Boiler Room, 2 Units								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition								
Explanation : Packaged Rooftop Units Provide Cooling And Gas Heating, Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	88%	Now	$50,700	2034	$1,013,100			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Riser Above Basement Fan Room, Exterior Patio Ceiling								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout - Steam Traps, Vacuum Pumps Sets								
No Component	12%							
Terminal Devices								
Air Handler	15%			2029	$405,800	1	$14,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Fan Rooms								
Convector/Radiator	72%			2032	$846,400	1	$36,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Unit Heater - Steam	1%			2039	* *	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement - Boiler Room								
Explanation : Location Noted								
No Component	12%							
Controls								
Digital	12%	Now	$495,500	2034	$495,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Addition - Throughout								
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Building Addition - Throughout								
Pneumatic	88%	Now	$1,467,000	2035	$2,445,100			
Malfunctioning, Extent : Moderate, Area Affected : 85%								
Location : Original Building - Throughout - Thermostats, Various Locations - Radiator Control Valves								
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2029	$268,400	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof - 3 Units								
Split Unit	1%	Now	$37,900	2044	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement - Elevator Machine Room								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement - Elevator Machine Room								
Split Unit	1%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Window/Wall Unit	78%			2029	$472,000	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building - Auditorium, Gymnasium, Teachers Cafeteria								
Explanation : Location Noted								
Terminal Devices								
Fan Coil - 4 Pipe	2%	Now	$109,400	2044	* *	1	$900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor - Multipurpose Room - 3 Floor-mounted Unit Ventilators With Dx Coils								
No Component	98%							
Heat Rejection								
Air Cooled Condenser Unit	2%	Now	$8,300	2044	* *	2	$1,700	
Broken, Extent : Light, Area Affected : 100%								
Location : Lower Roof - 3 Condensing Units Serving 1st Floor Multipurpose Room								
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,000	
Exhaust Fans								
Interior	15%			2029	$106,300	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Fan Rooms								
Roof	43%			2034	$133,300	2	$2,100	
Roof	42%			2029	$130,200	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Plumbing								
H/C Water Piping								
Brass/Copper	12%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Brass/Copper	88%			2034	$1,805,400	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Original Building - Throughout								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Temporary Unit, 100 Gallons. 1 Additional Gas Fired Unit Is Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	88%	Now	$1,400	2029	$28,100	4	$2,900	
Damaged, Extent : Light, Area Affected : 70%								
Location : Original Building Basement - Boiler Room - Damaged Sump Pit Metal Cover And Float Switch Probe								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Basement - Boiler Room - Duplex Set, Fan Room - Simplex Set								
Submersible	12%			2027	$600	4	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Basement - Water Meter Room								
Explanation : Location Noted								
Backflow Preventer								
Generic	40%			2034	$28,500	1	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Crawlspace, Building Addition Basement Water Meter Room								
Explanation : Location Noted								
Generic	60%			2044	* *	1	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement, Building Addition Basement Water Meter Room								
Explanation : Recent Replacement, At 2 Water And 2 Fire Services								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From 1st To 4th Floor, One Unit From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	88%							
Generic	12%			2054	* *	1-5	$9,800	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$8,700	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 211 - BK (J. H. S. 211 - BK)**
Address : **1001 EAST 100 STREET BTWN: AVE. J, AVE. K**
Borough : **BROOKLYN**
Agency's Number : **K211**
Program / Asset # : **BOE0506.000 / 2745**
Yr Built/Renovated : **1958 / 2013**
Area Sq Ft : **140,000**
Project Type : **EDUCATION**
Date of Survey : **21-Nov-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8227** **Lot** : **1**
BIN : **3326732**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$743,700	$156,000
Interior Architecture	$603,900	$2,035,100
Electrical	$368,200	$931,500
Mechanical	$1,642,400	$2,527,400
Total	**$3,358,200**	**$5,649,900**
Importance Code A	$743,700	$208,600
Importance Code B	$2,443,200	$5,441,300
Importance Code C	$171,200	
Total	**$3,358,200**	**$5,649,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,100			$4,600
Interior Architecture	$129,400	$42,600	$9,000	$18,300
Electrical	$22,800	$25,900	$24,500	$30,000
Mechanical	$40,800	$21,700	$32,500	$24,700
Site Enclosure	$1,100			$12,500
Site Pavements	$38,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$295,900**	**$97,400**	**$73,200**	**$97,200**
Importance Code A	$71,000	$14,900	$14,900	$19,700
Importance Code B	$180,200	$79,200	$58,300	$65,000
Importance Code C	$44,700	$3,300		$12,500
Total	**$295,900**	**$97,400**	**$73,200**	**$97,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	10%	2-4	$22,800	LIFE	* *	5	$12,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Chimney								
Masonry: Brick Cavity	50%			LIFE	* *	5	$64,000	
Metal/Glass Curt Wall	33%			LIFE	* *	5	$79,200	
Granite Panels	5%			LIFE	* *	5	$4,800	
Panel: Limestone	2%			LIFE	* *	5	$1,900	
Windows								
Aluminum	100%	Now	$743,700	2051	* *	5	$25,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Copper/Terne	15%			2070	* *	5	$3,500	
Masonry: Brick Cavity	70%			LIFE	* *	5	$3,400	
Pre-Cast Concrete	15%			LIFE	* *	5	$4,600	
Roof								
Copper/Terne	5%			2063	* *	10	$19,600	
Modified Bitumen	95%	2-4	$33,300	2040	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Metal Panel	100%			2055	* *	5-10	$10,200	
Interior								
Floors								
Carpet	3%			2034	$122,100	3	$10,100	
Cast in Place Concrete	5%	Now	$19,600	LIFE	* *	5	$24,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%	0-2	$32,400	2044	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Second Floor Bathrooms								
Terrazzo	3%			LIFE	* *	5	$5,300	
Vinyl Tile	32%			2035	$2,035,100	3	$27,000	
Vinyl Tile 9" X 9"	47%	Now	$432,700	2045	* *	3	$39,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%			2063	* *	5	$21,100	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$37,000	2044	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Second Floor Bathrooms And Kitchen								
Concrete Masonry Unit	10%	Now	$50,500	LIFE	* *	5	$10,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Fan Room								
Folding Partition	1%			2043	* *	5	$6,600	
Gypsum Board	1%			LIFE	* *	5	$1,600	
Marble Panels	3%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$43,300	
SGFT/Glazed Masonry	25%	2-4	$120,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Elevator Lobby								
Ceilings								
AcousTileConcealSpLn	20%			2048	* *	5	$50,900	
AcousTileConcealSpLn	5%	Now	$33,500	2055	* *	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Basement Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
AcousTileSusp.Lay-In	5%			2040	* *	5	$10,200	
Exposed Struc: Concrete	40%			LIFE	* *	5	$12,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$25,400	
Metal Panel	5%	0-2	$6,900	LIFE	* *	5	$12,700	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$12,700	
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2040	* *	5-10	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Cast in Place Concrete	5%	Now	$1,100	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Chain Link	30%			2055	* *			
Iron Picket	50%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			

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

DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$31,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	8%	2-4	$4,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	2%	0-2	$2,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout At Stairs								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches, Each 1,200 Amperes Ratings.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$299,600	5	$3,700	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$200	
Molded Case Bkrs	90%			2034	$275,900	5	$3,300	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$368,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$37,200	5	$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 90%								
Location : Mechanical Room								
Locally Mounted	75%			2048	* *	5	$700	
Variable Frequency Drive	5%			2052	* *			
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To The Water Main Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2052	* *	1	$43,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 70 Kilowatt Generator And Associated Equipment Installed In 2017.								
Generators								
Natural Gas	100%			2048	* *	1	$54,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 70 Kilowatt Gasoline Generator Installed In 2017.								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$5,200	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lighting Fixtures Installed								
Egress Lighting								
Emergency, Service	50%			2035	$47,400	1		
Exit, Service	50%			2035	$33,200	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$26,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2040	* *	1	$26,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$86,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Alarm Bells And Horns								

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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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$148,800	
Distribution								
Steam Piping/Pump	100%	0-2	$123,200	2055	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2030	$578,900	1	$18,600	
Convector/Radiator	70%			2033	$880,400	1	$34,000	
Fan Coil Unit/Heat	10%			2040	* *	1	$4,900	
Controls								
Electrical	100%			2033	$797,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$407,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,800	
Exhaust Fans								
Interior	40%			2030	$272,900	2	$1,800	
Roof	60%			2030	$179,100	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 160 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2035	$743,700	4	$22,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units For Basement Hydronic Heating								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$10,800	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Constant Backups.								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$30,800	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2030	$80,500	4	$6,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$106,300	1-2	$2,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 216 - BX**
Address : **977 FOX STREET (NEAR E. 163 ST.)**
Borough : **BRONX**
Agency's Number : **X116**
Program / Asset # : **BOE0256.000 / 415**
Yr Built/Renovated : **1975 / 2013**
Area Sq Ft : **174,000**
Project Type : **EDUCATION**
Date of Survey : **13-May-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **2714** **Lot** : **4** **BIN** : **2005660**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$369,300	$2,339,700
Interior Architecture	$985,500	$53,200
Electrical		$2,112,500
Mechanical	$1,033,600	$10,489,500
Site Pavements	$62,200	
Total	**$2,450,600**	**$14,994,800**
Importance Code A	$369,300	$2,624,100
Importance Code B	$1,567,100	$12,370,700
Importance Code C	$514,200	
Total	**$2,450,600**	**$14,994,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,100			
Interior Architecture	$108,700		$40,100	
Electrical	$20,300	$16,200	$23,800	$18,000
Mechanical	$188,400	$50,600	$55,900	$50,300
Site Enclosure	$13,600			
Site Pavements	$4,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$403,500**	**$74,000**	**$127,000**	**$75,500**
Importance Code A	$91,500	$16,400	$17,200	$16,400
Importance Code B	$273,600	$57,700	$109,900	$59,200
Importance Code C	$38,400			
Total	**$403,500**	**$74,000**	**$127,000**	**$75,500**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$78,500	
Masonry: Brick Cavity	90%	Now	$252,100	LIFE	* *	5	$141,300	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Exit 1 And 3								
Masonry: Granite	5%			LIFE	* *	5	$11,800	
Windows								
Aluminum	55%			2052	* *	5	$17,600	
Aluminum w/ Guards	45%			2052	* *	5	$14,400	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5-10	$137,300	
Metal Panel	5%			2056	* *	5	$4,300	
Metal Security Bars	5%			2064	* *			
Roof								
Built-Up (BUR)	100%			2036	$2,028,600	10	$169,700	
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$106,400	
Mosaic Tile	5%			2049	* *	5	$30,400	
Panel/Paver: Cer/Brk	5%			2052	* *	5	$27,400	
Terrazzo	5%	Now	$58,200	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs Nosing								
Vinyl Tile	70%			2041	* *	3	$63,800	
Wood	5%	Now	$14,900	2064	* *	5	$11,400	
Deflection Evident, Extent : Severe, Area Affected : 5%								
Location : 2nd Floor Gymnasium								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stage And Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$169,400	2045	* *	5	$5,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : All Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : All Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : All Toilet Rooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,000	
Folding Partition	5%	Now	$284,200	2052	* *	5	$12,500	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Auditorium								
Masonry: Brick	5%			LIFE	* *	10	$3,000	
Plaster	55%			LIFE	* *	5-10	$93,700	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$25,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$200,400	2041	* *	5	$30,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Corridors								
AcousTileSusp.Lay-In	3%			2049	* *	5	$7,300	
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$182,400	
Metal Panel	2%	Now	$33,000	LIFE	* *	5	$6,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	0-2	$15,100	LIFE	* *	5	$15,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2056	* *			
Iron Picket	5%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$2,300	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Fence Walls								
Retaining Walls								
Cast in Place Concrete	100%	Now	$11,400	2071	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$62,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Perimeter Sidewalk								
On-Site Walkways								
Asphalt	80%			2045	* *			
Cast in Place Concrete	10%	Now	$900	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Entrance Stairs								
Masonry: Granite	10%	0-2	$3,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Stairs								
Activity Yard								
Asphalt	90%			2045	* *			
Pavers/Stone	2%			2045	* *			
Rubber Matting	8%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$332,900	5	$700	
Raceway								
Conduit	70%			2036	$241,700	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	20%			2035	$69,500	5	$800	
Fused Disc Sw	9%			2044	* *	5	$400	
Fused Toggle Switch	1%			2035	$3,500	5		
Molded Case Bkrs	60%			2035	$208,500	5	$2,700	
Molded Case Bkrs	10%			2052	* *	5	$500	
Wiring								
Thermoplastic	30%			2056	* *	1		
Thermoplastic	70%			2036	$322,000	1		
Motor Controllers								
Locally Mounted	70%			2034	$130,100	5	$800	
Locally Mounted	20%			2049	* *	5	$200	
Motor Control Center	10%			2034	$74,400	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Water Main								
Explanation : Location Noted								
Stand-by Power								
Batteries								
Nickel Cadmium	100%	Now	$1,300	2029	$2,500	5	$19,400	
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room C8								
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$143,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$11,000	1		
Emergency, Battery	40%			2036	$119,600	10	$16,800	
Exit, Service	40%			2031	$30,700	1		
Exit, Battery	10%			2036	$25,200	10	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Lighting								
Exterior Lighting								
HID	10%			2031	$83,100	10	$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,800	
Alarm								
Security System								
Generic	50%			2036	$167,200	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$167,200	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$107,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Horns, Alarm Bell, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Radiant Heater	5%			2031	$231,800	2	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room, Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$29,500	2049	* *	1	$147,300	
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$28,500	2036	$1,426,800			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room								
Terminal Devices								
Air Handler	5%			2031	$167,600	1	$5,400	
Convector/Radiator	90%			2034	$1,311,200	1	$50,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2031	$220,900	1	$2,800	
Controls								
Electrical	100%			2029	$990,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2031	$1,051,400	1	$32,300	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 2nd Floor Mechanical Room								
Exterior Pkg Unit - Cooling	5%			2031	$97,700	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : R-438a Refrigerant								
Split Unit	10%	Now	$42,300	2041	* *			
Broken, Extent : Light, Area Affected : 50%								
Location : Rooms 143, 145, 147								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Custodian Office, Rooms 143, 145, 147, Telecom Room, Copy Room								
Window/Wall Unit	40%			2031	$270,000	1		
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	$109,500	4	$5,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	$26,300	2031	$1,313,700	1	$38,700	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement Mechanical Room								
No Component	60%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	40%			2036	$196,000	2	$48,500	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$153,600	
Exhaust Fans								
Interior	20%			2031	$158,000	2	$1,100	
Roof	80%			2031	$276,600	2	$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,830,600	1		
Galvanized Steel	20%	0-2	$22,700	2034	$454,900	1		
Corroded, Extent : Light, Area Affected : 10%								
Location : Water Meter Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$35,700	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$6,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 315mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 432 Gallon Unit								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$820,400	1-5	$91,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2036	$492,800	1-2	$9,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 60 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 218 - BK**
Address : **370 FOUNTAIN AVENUE BTWN: BLAKE AVE - DUMONT AVE**
Borough : **BROOKLYN** **Agency's Number** : **K218**
Program / Asset # : **BOE0513.000 / 1294** **Yr Built/Renovated** : **1964 / 1997**
Area Sq Ft : **151,000** **Project Type** : **EDUCATION**
Date of Survey : **08-Feb-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **4278** **Lot** : **1** **BIN** : **3095977**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$296,200	$867,500
Interior Architecture	$360,100	$261,400
Electrical	$145,100	$3,425,700
Mechanical	$670,900	$6,418,700
Total	**$1,472,300**	**$10,973,400**
Importance Code A	$296,200	$920,200
Importance Code B	$1,112,600	$10,053,200
Importance Code C	$63,500	
Total	**$1,472,300**	**$10,973,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$29,800		$12,100
Interior Architecture	$159,800	$15,300	$3,600	$23,100
Electrical	$24,600	$28,100	$25,200	$30,500
Mechanical	$62,500	$21,300	$24,900	$21,300
Site Enclosure				$9,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$254,100**	**$101,700**	**$60,800**	**$103,700**
Importance Code A	$15,000	$44,700	$15,000	$27,300
Importance Code B	$200,000	$51,100	$45,800	$66,900
Importance Code C	$39,200	$5,800		$9,500
Total	**$254,100**	**$101,700**	**$60,800**	**$103,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Exterior								
Exterior Walls								
Masonry: Brick	40%	0-2	$140,200	LIFE	* *	5	$83,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : South Facade Along Dumont Avenue								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : First Floor								
Metal Panel	40%			2055	* *	5-10	$571,800	
Granite Panels	5%			LIFE	* *	5	$7,800	
Panel: Limestone	10%			LIFE	* *	5	$15,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$33,800	
Windows								
Aluminum	100%			2043	* *	5	$59,600	
Roof								
Copper/Terne	5%			2050	* *	10	$12,100	
Modified Bitumen	94%			2043	* *	10	$90,800	
Skylight, Metal/Glass	1%			2035	$277,800	10	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof By Chimney								
Explanation : Copper And Wire Glass								
Soffits								
Cast in Place Concrete	60%			LIFE	* *	5		
Mosaic Tile	40%			2055	* *	10		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Main Entry Canopy								
Explanation : Staining Discoloration								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$41,200	LIFE	* *	5	$51,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And 2nd Floor Fan Room								
Ceramic Tile	3%			2044	* *	5	$7,100	
Sheet Vinyl/Rubber	2%			2043	* *	5	$7,100	
Terrazzo	2%			LIFE	* *	5	$3,700	
Vinyl Tile	55%	Now	$73,700	2040	* *	3	$48,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	23%	Now	$222,900	2045	* *	3	$20,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Classrooms Upper Floors								
Wood	5%	2-4	$36,100	2063	* *	5	$11,100	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Gymnasium, Dance Rooms And Stage								

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

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Interior								
Interior Walls								
Ceramic Tile	6%	0-2	$39,200	2044	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen, Cafeteria Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,300	
Folding Partition	2%			2043	* *	5	$11,600	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	55%	Now	$63,500	LIFE	* *	5	$38,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	0-2	$31,200	2040	* *	5	$23,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Upper Floor Corridors								
AcousTileConcealSpLn	5%	Now	$9,800	2040	* *	5	$7,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridors								
AcousTileSusp.Lay-In	5%			2048	* *	5	$11,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%	Now	$2,300	2035	$113,400			
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Gymnasium From Fan Room								
Plaster	65%			LIFE	* *	5	$96,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2040	* *	5-10	$15,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	75%			2055	* *			
Iron Picket	5%			2070	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Activity Yard								
Explanation : Planter With Stepped Seating								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Vegetation Growth, Extent : Light, Area Affected : 15%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Dumpster Area								
Explanation : Rust Staining From Dumpsters								
Activity Yard								
Asphalt	70%			2044	* *			
Pavers/Stone	15%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Seating Area								
Explanation : Brick Pavers								
Rubber Matting	15%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Molded Case Bkrs	60%			2051	* *	5	$2,400	
Molded Case Bkrs	30%			2034	$92,000	5	$1,200	
Wiring								
Braided Cloth	60%			2034	$245,500	1		
Thermoplastic	40%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$800	
Locally Mounted	20%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To Water Main Pipe								
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2052	* *	1	$46,500	
Generators								
Diesel	100%			2048	* *	1	$58,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Roof								
Explanation : One 125 Kilovolt Amperes, 100 Kilowatt Genset								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$5,600	
Fuel Storage								
Day Tank	20%			2057	* *	5		
Main Tank	80%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,189,600	10	$131,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2035	$47,600	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$28,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$145,100	1	$28,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$93,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Oil 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$149,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : No. 2 Boiler Broken Low Pressiure Gasoline Meter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement. Ground Water Infiltration Around Boiler Pads								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$123,800	2045	* *			
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pump In Basement Fan Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%	0-2	$58,200	2035	$581,900	1	$16,800	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Blower								
Convector/Radiator	80%	0-2	$50,600	2033	$1,011,500	1	$35,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement And Second Floor Radiator								
Controls								
Pneumatic	100%			2033	$2,988,300			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	30%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 30%								
Location : Gymnasium And Auditorium								
Window/Wall Unit	30%			2030	$175,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$21,100	
No Component	75%							

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Ventilation								
Exhaust Fans								
Interior	30%			2035	$205,700	2	$1,400	
Roof	20%	Now	$3,000	2030	$60,000	2	$700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof. Broken Bathroom Exhaust								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	* *	1		
Galvanized Steel	75%	2-4	$148,000	2033	$1,480,400	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main Valve In Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basment								
Explanation : 4 Units Of 80 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$39,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Kitchen Storage In Basement								
Explanation : Water Back Up In Sump Pit								
Storm Drain Piping								
Cast Iron	100%	0-2	$54,500	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2035	$31,000	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2035	$81,000	4	$9,000	
Backflow Preventer								
No Component	50%							
Generic	50%			2035	$34,500	1	$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To First Floor								
Explanation : Abandoned In Place								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 218 - M**		
Address	: **4600 BROADWAY @ W.196TH ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M218**
Program / Asset #	: **BOE0974.000 / 2889**	**Yr Built/Renovated**	: **1992 / 2012**
Area Sq Ft	: **175,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **2172** **Lot** : **16**	**BIN**	: **1076756**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,834,600	$2,889,600
Interior Architecture	$842,900	$469,900
Electrical	$250,800	$3,770,900
Mechanical	$564,700	$7,188,700
Total	**$3,493,100**	**$14,319,000**
Importance Code A	$1,834,600	$2,889,600
Importance Code B	$1,407,300	$11,199,600
Importance Code C	$251,200	$229,900
Total	**$3,493,100**	**$14,319,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,500		$17,400	
Interior Architecture	$108,000			$27,500
Electrical	$37,500	$31,400	$28,500	$31,800
Mechanical	$49,100	$91,200	$56,000	$34,000
Site Pavements	$23,800			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$292,300**	**$145,000**	**$124,200**	**$115,600**
Importance Code A	$68,900	$17,700	$34,700	$17,300
Importance Code B	$168,500	$127,300	$89,500	$98,300
Importance Code C	$55,000			
Total	**$292,300**	**$145,000**	**$124,200**	**$115,600**

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$6,400	
Masonry: Brick	90%	Now	$1,545,000	LIFE	* *	5	$183,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : North End Of West Facade								
Spalling, Extent : Moderate, Area Affected : 1%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th, 4th And 3rd Floor North Side								
Pre-Cast Concrete	5%			LIFE	* *	5	$33,100	
Windows								
Aluminum	95%			2049	* *	5	$34,700	
Metal Louvers	5%	0-2	$5,200	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Deteriorated Caulking								
Parapets								
Masonry: Brick	75%	Now	$154,300	LIFE	* *	5	$11,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : South Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Along Broadway								
Metal Rail	20%			2046	* *	5-10	$57,300	
Pre-Cast Concrete	5%	Now	$13,200	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : South Roof, Upper West Facade Middle Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Upper North Small Roof								
Roof								
IRMA/Protected Membrane	95%	Now	$135,300	2033	$2,706,300			
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joint Along Broadway								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : At Skylights								
Explanation : Exposed Membrane And Insulation								
Skylight, Plastic	5%	Now	$33,100	2046	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Exterior								
Soffits								
Stucco Cement	100%			2046	* *	5	$19,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : West Facade								
Caulking Deteriorated, Extent : Light, Area Affected : 1%								
Location : West Facade								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$127,800	LIFE	* *	5	$64,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$14,700	
Quarry Tile	3%			2046	* *	5	$13,200	
Terrazzo	2%			LIFE	* *	5	$4,600	
Vinyl Tile	75%	Now	$311,300	2038	* *	3	$82,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout At Expansion Joints								
Wood	5%	2-4	$44,800	2061	* *	5	$13,800	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	2%	0-2	$14,800	2042	* *	5	$6,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%	2-4	$158,000	LIFE	* *	5	$13,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Third Floor Mechanical Room								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Folding Partition	1%	Now	$93,100	2041	* *	5	$8,200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Gypsum Board	45%			LIFE	* *	5	$177,300	
Metal Panel	10%			LIFE	* *			
Plaster	5%	Now	$16,400	LIFE	* *	5	$9,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th And 5th Floor Expansion Joints And Library								
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	2%			LIFE	* *	5	$52,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	0-2	$152,600	2046	* *	5	$89,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Cafeteria								
Exposed Struc: Steel	8%			LIFE	* *			
Gypsum Board	25%	Now	$24,700	LIFE	* *	5	$86,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor								
Metal Panel	2%			LIFE	* *	5	$6,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	10%			2046	* *			
Pavers/Stone	90%	Now	$23,800	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Americans With Disabilities Ramp								
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Traffic Topping	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$800	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$4,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	20%			2038	* *	5	$200	
Motor Control Center	80%			2038	* *	5	$3,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$53,800	
Generators								
Diesel	100%			2036	$142,000	1	$67,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,500	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : No Nameplate Rating Capacity								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$2,564,400	10	$154,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$53,400	10	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Auditorium								
Explanation : Compact Fluorescent Lights								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$55,200	1		
Exit, Service	50%			2033	$38,600	1		
Exterior Lighting								
HID	30%			2028	$250,800	10	$200	
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Alarm								
Security System								
Generic	100%			2033	$336,400	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$462,200	1-3	$111,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bell, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground Outside The Building								
Explanation : 2 Tanks. 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$173,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	80%			2033	$2,697,700	1	$86,600	
Convector/Radiator	20%			2038	* *	1	$11,300	
Controls								
Pneumatic	100%			2031	$3,463,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	75%			2028	$509,100	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2033	$218,700	1	$2,800	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	$20,800	2	$6,100	
No Component	95%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,600	
Exhaust Fans								
Interior	90%			2033	$715,300	2	$4,800	
Roof	10%	0-2	$3,500	2033	$34,800	2	$400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : The Covers, Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$26,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$35,900	4	$3,700	
Sewage Ejector(s)								
Electric	100%			2033	$93,800	4	$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$88,200	
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$12,300	
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)**
Address : **3630 THIRD AVENUE BTWN: E.169 ST. - E.170 ST.**
Borough : **BRONX**
Agency's Number : **X148**
Program / Asset # : **BOE0285.000 / 383**
Yr Built/Renovated : **1967 / 2009**
Area Sq Ft : **157,000**
Project Type : **EDUCATION**
Date of Survey : **11-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **2925** **Lot** : **1**
BIN : **2009611**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$679,600	$1,565,800
Interior Architecture	$14,405,300	$1,390,800
Electrical	$1,300,600	$1,120,300
Mechanical	$243,600	$7,767,700
Site Enclosure	$108,400	$531,800
Site Pavements	$286,400	
Total	**$17,024,000**	**$12,376,500**
Importance Code A	$679,600	$1,613,200
Importance Code B	$15,296,400	$10,068,300
Importance Code C	$1,047,900	$695,000
Total	**$17,024,000**	**$12,376,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,800	$16,700		$77,600
Interior Architecture	$137,100	$3,600	$5,200	$19,800
Electrical	$5,900	$15,200	$16,500	$44,100
Mechanical	$45,400	$23,000	$44,500	$80,400
Site Pavements	$9,200			
Total	**$219,300**	**$58,400**	**$66,100**	**$222,000**
Importance Code A	$37,300	$32,300	$15,500	$93,400
Importance Code B	$182,000	$26,200	$50,500	$128,500
Importance Code C				
Total	**$219,300**	**$58,400**	**$66,100**	**$222,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$90,600	LIFE	* *	5	$73,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 25%								
Location : Along 1st Floor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glazed Ceramic Panel	5%	Now	$61,700	LIFE	* *	5	$34,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : West Facade								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : West Facade								
Masonry: Brick Cavity	80%	0-2	$527,400	LIFE	* *	5	$118,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : 1st Floor Along Perimeter								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Along Perimeter								
Metal Panel	5%			2045	* *	5-10	$50,800	
Windows								
Aluminum	40%	Now	$21,800	2043	* *	5	$11,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Aluminum	60%			2043	* *	5	$33,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Metal Panel	100%			2045	* *	5	$93,600	
Roof								
Built-Up (BUR)	95%			2035	$1,206,100	10	$100,900	
Metal Panel	5%			2040	* *	10	$9,700	
Soffits								
Cast in Place Concrete	70%			LIFE	* *	5	$66,600	
Stucco Cement	30%			2040	* *	5	$14,300	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$42,500	LIFE	* *	5	$53,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Corridor Near Boiler Room								
Mosaic Tile	3%	Now	$35,200	2040	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Vinyl Tile	17%			2035	$1,174,200	3	$15,600	
Vinyl Tile 9" X 9"	65%			2030	$12,996,700	3	$79,400	
Wood	5%	Now	$74,600	2050	* *	5	$11,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Gymnasium Water Fountain Area								
Interior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	$26,700	
Folding Partition	3%			2051	* *	5	$71,600	
Glazed Ceramic Panel	3%	Now	$112,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Loose Units, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Masonry: Brick	2%			LIFE	* *			
Mosaic Tile	3%	0-2	$106,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Plaster	57%	Now	$271,100	LIFE	* *	5	$163,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Toilet Room B6								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
SGFT/Glazed Masonry	25%	Now	$439,200	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Basement Below Auditorium Stage At Exit 2								

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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DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$31,600	2040	* *	5	$24,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Patching Evident, Extent : Severe, Area Affected : 15%								
Location : Throughout Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	10%	Now	$7,900	2040	* *	5	$15,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	3%			2048	* *	5	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Exposed Struc: Concrete	55%	0-2	$404,700	LIFE	* *	5	$20,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$15,000	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2035	$531,800			
Iron Picket	5%			2055	* *			
Free Standing Walls								
Masonry: Brick	100%			2045	* *			
Retaining Walls								
Cast in Place Concrete	95%	0-2	$108,400	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Schoolyard								
Masonry: Brick	5%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$9,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Avenue Near Dumpsters								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%	Now	$118,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Parking Lot								
Ponding, Extent : Light, Area Affected : 5%								
Location : North Side Of Parking Lot								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$167,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	8%			2034	$24,500	5	$300	
Fused Disc Sw	2%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$245,200	5	$3,300	
Molded Case Bkrs	10%			2051	* *	5	$400	
Wiring								
Braided Cloth	80%	2-4	$327,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2055	* *	1		
Thermoplastic	15%			2035	$61,400	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								

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

DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Lighting								
Interior Lighting								
Fluorescent	10%			2030	$239,600	10	$14,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Basement								
Fluorescent	88%			2040	* *	10	$126,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2043	* *			
Egress Lighting								
Emergency, Battery	40%			2040	* *	10	$15,200	
Emergency, Battery	10%			2030	$27,000	10	$3,800	
Exit, Service	40%			2040	* *	1		
Exit, Service	10%			2030	$6,900	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside First Floor, Outside Front And Back Entrance								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2030	$150,900	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$414,700	2045	* *	1-3	$88,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Fire Alarm Panel, Bell And Pull Box Station.								
It Is An Obsolete System That Was Not Working At The Time Of Our Visit.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$48,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$155,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Boiler Room								
Repairs In Progress, Extent : N/A, Area Affected : 10%								
Location : Boiler 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three No. 4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	25%	Now	$16,100	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room Vacuum Pump								
Steam Piping/Pump	75%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$605,100	1	$19,400	
Convector/Radiator	80%			2040	* *	1	$40,600	
Controls								
Pneumatic	100%			2033	$3,107,000			
Air Conditioning								
Energy Source								
Electricity	85%			2043	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	40%			2035	$1,527,000			
Window/Wall Unit	40%			2030	$243,600	1		
No Component	15%							
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium								
Explanation : New Split Units Being Installed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,500	
Exhaust Fans								
Interior	20%			2035	$142,600	2	$1,000	
Roof	80%			2035	$249,600	2	$3,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$2,052,300	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$15,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Asset # : 383

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$32,200	4	$5,000	
Sewage Ejector(s)								
Electric	100%			2035	$84,200	4	$9,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$13,200	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Various. Partial Sprinkler								
Explanation : Covers Storage Area								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 22 - BX**
Address : **270 EAST 167 STREET BTWN: MORRIS AVE., COLLEGE AVE**
Borough : **BRONX**
Agency's Number : **X022**
Program / Asset # : **BOE0170.000 / 500**
Yr Built/Renovated : **1949 / 2012**
Area Sq Ft : **132,000**
Project Type : **EDUCATION**
Date of Survey : **04-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2438** **Lot** : **50**
BIN : **2002410**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$725,000	$1,632,900
Interior Architecture	$3,055,100	$515,800
Electrical	$517,300	$1,431,000
Mechanical	$102,400	$2,139,300
Total	**$4,399,700**	**$5,719,000**
Importance Code A	$725,000	$1,716,100
Importance Code B	$3,416,800	$4,002,900
Importance Code C	$258,000	
Total	**$4,399,700**	**$5,719,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$13,500	$31,400	
Interior Architecture	$38,900		$14,800	$3,900
Electrical	$6,400	$73,900	$12,600	$14,800
Mechanical	$63,300	$39,300	$36,800	$18,900
Site Pavements	$26,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$141,700**	**$133,900**	**$102,800**	**$44,800**
Importance Code A	$13,100	$27,200	$44,500	$13,100
Importance Code B	$99,800	$106,700	$58,300	$31,700
Importance Code C	$28,800			
Total	**$141,700**	**$133,900**	**$102,800**	**$44,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$100,100	
Masonry: Granite	5%			LIFE	* *	5	$4,400	
Masonry: Limestone	5%			LIFE	* *	5	$4,400	
Slate Panels	5%			LIFE	* *	5	$4,400	
Windows								
Aluminum	93%			2049	* *	5	$62,800	
Metal Louvers	2%			2042	* *	10	$8,400	
Steel	5%	Now	$259,900	2058	* *	5	$21,100	
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$13,400	
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Metal Rail	5%			2046	* *	5-10	$14,300	
Roof								
Built-Up (BUR)	95%	Now	$76,600	2033	$1,532,800			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Staircase A At Bulkhead								
Copper/Terne	4%			2048	* *	10	$13,500	
Skylight, Metal/Glass	1%	Now	$388,500	2063	* *			1
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : North Side Of Main Roof								
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : North Side Of Main Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,500	
Ceramic Tile	3%	0-2	$36,000	2042	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Kitchen								
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	57%			2038	* *	3	$44,500	
Vinyl Tile 9" X 9"	15%	Now	$2,555,600	2043	* *	3	$11,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staircases, Rooms B35, 233, 108								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Cafeteria In Basement, Staircases								
Wood	10%	Now	$127,100	2048	* *	5	$19,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Throughout East And West Gymnasium								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Around Water Fountain In West Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$5,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,800	
Glazed Ceramic Panel	2%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$258,000	LIFE	* *	5	$31,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
Fiber Board	10%	Now	$114,400	2033	$381,400			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Gymnasium								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Gymnasium Areas								
Plaster	90%			LIFE	* *	5	$134,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	85%	Now	$19,700	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Concrete Steps At Rear Of Building, Side Walkways								
Masonry: Granite	15%	Now	$6,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Steps At All Entry Door Locations								
Activity Yard								
Asphalt	95%			2042	* *			
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2033	$39,500	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches One Rated At 3,000 Amperes, One Rated At 1,600 Amperes And One Rated At 1,200 Amperes								
Molded Case Bkrs	25%			2033	$83,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 250 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$46,000	5	$500	
Fused Knife Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	15%			2049	* *	5	$500	
Molded Case Bkrs	65%			2032	$199,300	5	$2,300	
Wiring								
Braided Cloth	50%	2-4	$204,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Thermoplastic	35%			2033	$143,200	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$109,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2028	$74,900	2	$100	
LED	6%			2041	* *			
Egress Lighting								
Emergency, Service	5%			2041	* *	1		
Emergency, Service	20%			2028	$16,700	1		
Emergency, Battery	25%			2028	$56,700	10	$8,000	
Exit, Battery	50%			2038	* *	10	$4,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Lighting								
Exterior Lighting								
HID	5%			2028	$31,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$253,700	1	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$69,700	2038	* *	1-3	$74,000	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2053	* *	5	$40,900	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$130,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	30%			2033	$763,100	1	$24,500	
Convector/Radiator	70%			2038	* *	1	$29,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%	0-2	$10,200	2028	$102,400	1		
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Various Classrooms								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,600	
Exhaust Fans								
Interior	100%			2033	$599,500	2	$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 260 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2033	$653,600	4	$13,100	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 50%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,200	4	$4,200	
Sewage Ejector(s)								
Electric	100%	0-2	$14,200	2033	$70,800	4	$5,300	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : One Unit Is Not Working								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Street								
Explanation : 2 Units Are Not Working								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

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
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%	0-2	$14,000	2043	* *	1-2	$4,800	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Flow Switch Is Not Working								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 220 - BK (J. H. S. 220 - BK)**		
Address	: **4812 9TH AVE. BTWN: 48 ST., 49 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K220**
Program / Asset #	: **BOE0515.000 / 2547**	**Yr Built/Renovated**	: **1925 / 2015**
Area Sq Ft	: **109,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **778** **Lot** : **23**	**BIN**	: **3012824**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$873,800	$195,500
Interior Architecture	$1,641,600	$148,100
Electrical	$332,100	$2,244,200
Mechanical	$338,300	$810,100
Total	**$3,185,800**	**$3,397,800**
Importance Code A	$873,800	$248,100
Importance Code B	$1,782,700	$3,149,800
Importance Code C	$529,300	
Total	**$3,185,800**	**$3,397,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,200			
Interior Architecture	$13,400		$3,600	$8,100
Electrical	$33,300	$13,300	$10,800	$10,500
Mechanical	$23,400	$15,700	$23,400	$16,300
Site Enclosure	$39,000			
Site Pavements	$80,800			
Total	**$236,200**	**$29,000**	**$37,900**	**$34,800**
Importance Code A	$57,000	$10,800	$11,000	$10,800
Importance Code B	$106,700	$18,200	$26,900	$24,000
Importance Code C	$72,500			
Total	**$236,200**	**$29,000**	**$37,900**	**$34,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$59,200	
Masonry: Brick	90%	2-4	$229,800	LIFE	* *	5	$136,300	
Spalling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Masonry: Limestone	2%			LIFE	* *	5	$2,300	
Masonry: Marble	3%	0-2	$65,200	LIFE	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : Front Steps								
Windows								
Aluminum	100%	Now	$578,800	2056	* *	5	$14,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$13,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Various Locations								
Masonry: Limestone	10%	2-4	$19,500	LIFE	* *	5	$1,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Roof								
Copper/Terne	5%	2-4	$6,500	2069	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Explanation : Metal Louvers At Bulkheads Shows Dented Parts.								
IRMA/Protected Membrane	20%			2042	* *	10	$9,600	
Modified Bitumen	75%	4+	$20,200	2039	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : At Some Roofing Joints Sealants								
Soffits								
Panel: Limestone	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Interior								
Floors								
Ceramic Tile	5%			2037	* *	5	$8,100	
Marble Panels	3%			LIFE	* *	5	$3,600	
Quarry Tile	3%			2039	* *	5	$7,300	
Steel Plate	1%	0-2	$90,600	LIFE	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Stair Treads Risers And Stringers In All Stairwells								
Steel Plate	2%			LIFE	* *	1		
Traffic Topping	5%			2042	* *	5	$10,100	
Vinyl Tile	20%	Now	$274,600	2044	* *	3	$12,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : Throughout 1st Floor Corridors, Cafeteria And Library								
Vinyl Tile 9" X 9"	20%	Now	$529,900	2044	* *	3	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Auditorium And Several Classrooms. Throughout								
Wood	41%			2069	* *	5	$124,400	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Main Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	0-2	$270,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$8,700	
Concrete Masonry Unit	7%			LIFE	* *	5	$4,900	
Gypsum Board	5%			LIFE	* *	5	$5,200	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	60%	4+	$259,200	LIFE	* *	5	$31,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	15%	0-2	$74,500	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	80%	4+	$80,600	LIFE	* *	5	$80,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Plaster	5%			LIFE	* *	5	$5,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Lobby								
Explanation : Decorative Plaster Treatment								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	$8,300	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Iron Picket	30%	0-2	$19,300	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Explanation : Bent Vertical Bars								
Retaining Walls								
Cast in Place Concrete	44%	Now	$11,500	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	56%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$40,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : At A Corner Left Side								
Other Observation, Extent : Light, Area Affected : 10%								
Location : At A Corner Left Side								
Explanation : The Sidewalk Slab Got Raised By More Then Half Inch At The Joint.								
On-Site Walkways								
Asphalt	95%	0-2	$13,600	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%	Now	$27,100	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%			2034				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Schoolyard								
Explanation : Artificial Turf								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$213,100	5	$400	
Fused Disc Sw	20%			2054	* *	5	$100	
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Knife Sw	5%	2-4	$12,300	2059	* *	5	$100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	75%			2033	$183,900	5	$2,200	
Molded Case Bkrs	15%			2050	* *	5	$400	
Wiring								
Braided Cloth	80%	2-4	$280,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$400	
Locally Mounted	50%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Lighting								
Interior Lighting								
Fluorescent	50%			2034	$831,900	10	$50,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	50%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$93,700	10	$13,200	
Exit, Battery	50%			2034	$79,100	10	$3,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Lighting								
Exterior Lighting								
HID	10%	2-4	$52,100	2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Fixtures Are Old And Required Frequent Maintenance.								
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$209,500	1	$40,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System And Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$287,900	1-3	$67,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The The Building								
Explanation : Fire Alarm Requires Frequent Maintenance.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2060	* *			
Terminal Devices								
Air Handler	15%			2034	$315,100	1	$10,100	
Convector/Radiator	85%			2039	* *	1	$29,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2029	$338,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

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
Ventilation								
Exhaust Fans								
Interior	100%			2034	$495,000	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : In The Auditorium Next To 48th Street								
Sump Pump(s)								
Non-Submersible	50%			2039	* *	4	$1,700	
Non-Submersible	50%			2042	* *	4	$1,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Water Fountains And Sinks								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$46,300	1-2	$900	
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 223 - BK**				
Address	: **4200 16 AVENUE BTWN: 42 ST., 43 ST.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K223**	
Program / Asset #	: **BOE0518.000 / 1298**		**Yr Built/Renovated**	: **1930 / 2006**	
Area Sq Ft	: **121,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **27-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Floors 1,2,3,4**				
Block	: **5362**	**Lot** : **21**	**BIN**	: **3125676**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$74,700	$59,500
Interior Architecture	$2,045,700	$155,600
Electrical	$524,900	$1,051,300
Mechanical	$1,616,900	$781,700
Site Pavements	$184,800	
Total	**$4,447,000**	**$2,048,100**
Importance Code A	$74,700	$112,200
Importance Code B	$3,689,200	$1,880,900
Importance Code C	$683,100	$55,000
Total	**$4,447,000**	**$2,048,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$29,100
Interior Architecture	$220,000		$47,200	$15,600
Electrical	$12,200	$12,400	$38,000	$11,500
Mechanical	$107,000	$19,000	$60,400	$21,700
Site Enclosure	$8,800			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$355,400**	**$38,800**	**$153,100**	**$85,400**
Importance Code A	$36,800	$13,300	$13,600	$42,500
Importance Code B	$309,800	$25,500	$139,500	$43,000
Importance Code C	$8,800			
Total	**$355,400**	**$38,800**	**$153,100**	**$85,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$25,800	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$59,500	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$2,500	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Windows								
Aluminum	95%			2050	* *	5	$58,200	
Metal Louvers	5%			2043	* *	10	$19,200	
Parapets								
Masonry: Brick	5%			LIFE	* *	5	$900	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$15,400	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,400	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Roof								
Built-Up (BUR)	95%			2039	* *	10	$74,700	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout								
Copper/Terne	5%			2062	* *	10	$9,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Interior								
Floors								
Carpet	5%	0-2	$73,000	2033	$182,500	3	$15,100	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	3%	Now	$34,900	2037	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Toilets								
Marble Panels	5%	0-2	$226,300	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Terrazzo	5%	0-2	$48,200	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	37%	Now	$210,900	2039	* *	3	$28,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout, Kitchen Floor, Storage Room								
Vinyl Tile 9" X 9"	5%	0-2	$16,500	2029	$825,100	3	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	0-2	$30,800	2049	* *	5	$9,400	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Third Floor Gymnasium								
Wood	25%			2049	* *	5	$94,500	
Interior Walls								
Ceramic Tile	5%	Now	$261,600	2049	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	10%	Now	$89,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	5%	Now	$103,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	80%	0-2	$228,500	LIFE	* *	5	$55,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Column Basement								
Explanation : At Base Of Concrete Columns, Worn Out Cracking And Crumbling.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	$16,600	2039	* *	5	$5,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Plaster	80%	Now	$100,200	LIFE	* *	5	$100,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%	2-4	$8,800	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$184,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2047	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : One 63 Kilovolt Ampere Transformer								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Under 600 Volts								
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Disc Sw	9%			2033	$27,600	5	$300	
Fused Disc Sw	20%			2042	* *	5	$600	
Fused Knife Sw	20%			2033	$61,300	5	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Corridors								
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	40%			2033	$122,600	5	$1,300	
Molded Case Bkrs	10%			2042	* *	5	$300	
Wiring								
Braided Cloth	60%			2033	$210,000	1		
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$700	
Locally Mounted	10%			2032	$18,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$121,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2034	$92,600	10	$13,000	
Exit, Service	40%			2029	$23,800	1		
Exit, Battery	10%			2034	$19,500	10	$900	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around Building								
Alarm								
Security System								
Generic	50%			2039	* *	1	$22,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$116,300	1	$22,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	90%			2029	$287,600	1-3	$67,100	
Generic, Digital	10%			2039	* *	1-3	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Elevator Landings								
Explanation : Smoke Detection For Elevator Recall System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank Using No. 2 Oil								
Conversion Equipment								
Steam Boiler	4%	2-4	$24,000	2039	* *	1	$4,800	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 80%								
Location : Basement. Boiler No.1								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement								
Explanation : Boiler No.1 Is Leaking								
Steam Boiler	96%			2039	* *	1	$128,000	
Distribution								
Steam Piping/Pump	100%	2-4	$22,100	2044	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Condensate Piping At Boiler								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Condensate Pump No. 2 In Basement								
Terminal Devices								
Air Handler	20%			2034	$518,900	1	$16,700	
Convector/Radiator	50%			2039	* *	1	$21,700	
Fan Coil Unit/Heat	30%			2029	$1,025,400	1	$13,000	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2039	* *	2	$400	
Window/Wall Unit	80%	0-2	$41,800	2029	$417,800	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$30,000	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$45,000	
Exhaust Fans								
Interior	90%			2039	* *	2	$3,700	
Roof	10%			2039	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%	2-4	$173,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 30%								
Location : Back Ups In Kitchen Due To Clogged Lavatory Drains.								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : 1st Floor, 4th Floor, Cafeteria, 3rd Floor Boys And 2nd Floor Boys Lavatories.								
Explanation : Clogged Drains.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$27,600	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2034	$72,200	4	$5,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit. Elevator Machine Room Cooling Unit Is Not Effective.								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$190,700	1-2	$3,800	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
	Other Observation, Extent : Moderate, Area Affected : 10% *Location : Kitchen* *Explanation : Kitchen Hood Covers 96 Square Feet (24x4).*							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 226 - Q (TANDEM P.S. 59 - M)**		
Address	: **121-10 ROCKAWAY BLVD BTWN: 121 ST, 116 AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q226**
Program / Asset #	: **BOE0860.000 / 194**	**Yr Built/Renovated**	: **1975 / 2011**
Area Sq Ft	: **206,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **11714** **Lot** : **100**	**BIN**	: **4253607**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$96,500	$1,694,300
Interior Architecture	$2,842,100	$739,800
Electrical	$256,400	$7,142,800
Mechanical	$6,848,600	$4,516,500
Site Pavements	$62,500	
Total	**$10,106,200**	**$14,093,400**
Importance Code A	$96,500	$3,156,100
Importance Code B	$9,699,100	$10,872,200
Importance Code C	$310,500	$65,000
Total	**$10,106,200**	**$14,093,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,900		$47,900	
Interior Architecture	$26,900	$8,000	$12,800	$59,000
Electrical	$51,100	$42,300	$70,900	$37,400
Mechanical	$479,500	$44,000	$183,700	$50,200
Site Enclosure	$11,700			
Site Pavements	$7,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$623,700**	**$108,700**	**$329,600**	**$161,000**
Importance Code A	$45,200	$13,200	$60,600	$13,200
Importance Code B	$566,900	$95,500	$269,100	$113,900
Importance Code C	$11,700			$33,900
Total	**$623,700**	**$108,700**	**$329,600**	**$161,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$218,800	
Pre-Cast Concrete	15%			LIFE	* *	5	$125,500	
Windows								
Aluminum	82%	Now	$15,700	2042	* *	5	$8,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	15%			2042	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Metal Louvers	3%			2043	* *	10	$3,700	
Parapets								
Masonry: Brick Cavity	5%			LIFE	* *	5	$1,100	
Recent Repair Evident, Extent : N/A, Area Affected : 70%								
Location : Main Roof								
Metal Panel	35%			2064	* *	5	$30,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Room Inner Side								
Metal Rail	5%			2047	* *	5-10	$20,100	
Pre-Cast Concrete	55%			LIFE	* *	5	$77,100	
Roof								
Built-Up (BUR)	17%			2039	* *	10	$32,800	
Copper/Terne	3%			2062	* *	10	$14,500	
Modified Bitumen	50%			2039	* *	10	$96,500	
Recent Replace Evident, Extent : N/A, Area Affected : 75%								
Location : All Along Main Roof Perimeter								
Single Ply Membrane	30%			2034	$1,215,100	10	$57,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2000 Addition Roof								
Explanation : Location Noted								
Soffits								
Stucco Cement	100%			2047	* *	5	$7,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$139,000	LIFE	* *	5	$69,800	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout Interior Stairs								
Explanation : Stair Carriage Rusted								
Ceramic Tile	5%			2043	* *	5	$16,000	
Mosaic Tile	2%			2039	* *	5	$16,000	
Poured Epoxy/Resin	3%			2033	$549,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 3rd Floor Science Labs								
Explanation : Location Noted								
Quarry Tile	5%			2047	* *	5	$23,900	
Sheet Vinyl/Rubber	2%			2044	* *	5	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Fitness Room								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$12,500	
Vinyl Tile	63%	Now	$1,705,900	2044	* *	3	$75,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 2nd Floor, 3rd Floor, 4th Floor								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor, 3rd Floor, 4th Floor								
Wood	5%			2062	* *	5	$29,900	
Interior Walls								
Ceramic Tile	10%	4+	$61,100	2043	* *	5	$27,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Concrete Masonry Unit	5%			LIFE	* *	5	$10,800	
Folding Partition	5%			2050	* *	5	$67,800	
Gypsum Board	10%			LIFE	* *	5	$32,500	
Metal Panel	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$65,000	
SGFT/Glazed Masonry	25%	4+	$249,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Case C								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	$630,900	2047	* *	5	$31,900	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 75%								
Location : Throughout Corridors, Various Classrooms And Cafeteria								
AcousTileSusp.Lay-In	35%			2047	* *	5	$111,700	
Exposed Struc: Concrete	40%			LIFE	* *	5	$19,900	
Gypsum Board	2%			LIFE	* *	5	$8,000	
Metal Panel	3%			LIFE	* *	5	$12,000	
Misaligned/Bulging, Extent : Light, Area Affected : 25%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	$2,500	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Near Dumpster Area								
Iron Picket	25%	Now	$9,200	2069	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Along Rockaway Boulevard								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	0-2	$62,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Along Rockaway Boulevard								
Explanation : Damaged Curbs								
Pavers/Stone	2%	0-2	$7,200	2043	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 75%								
Location : Surrounding Tree Plantings								
On-Site Walkways								
Asphalt	75%			2043	* *			
Cast in Place Concrete	25%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Outside Kitchen								
Parking/Driveway								
Asphalt	60%			2037	* *			
Cast in Place Concrete	40%			2047	* *			
Activity Yard								
Asphalt	98%			2043	* *			
Rubber Matting	2%			2039	* *			

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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DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	5%			2054	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes								
Fused Disc Sw	80%			2034	$84,200	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 3,000 And 2,000 Amperes								
Fused Disc Sw	10%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 1,200 Amperes								
Photovoltaic Panel(s)	5%			2043	* *	1		
Transformers								
Dry Type	100%			2047	* *	5	$800	
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$665,800	5	$900	
Raceway								
Conduit	80%			2034	$552,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$65,400	5	$500	
Fused Disc Sw	1%			2042	* *	5		
Fused Toggle Switch	1%			2033	$6,500	5		
Molded Case Bkrs	80%			2033	$523,200	5	$4,300	
Molded Case Bkrs	8%			2042	* *	5	$400	
Wiring								
Thermoplastic	70%			2034	$644,000	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%			2047	* *	5	$100	
Locally Mounted	50%			2032	$185,800	5	$700	
Motor Control Center	30%			2032	$446,700	5	$1,700	
Variable Frequency Drive	10%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$63,400	
Generators								
Diesel	100%			2037	* *	1	$79,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 20 Kilowatts. Used For Sump Pump Only								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$7,600	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	97%			2034	$3,050,100	10	$183,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2039	* *	10	$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Science Laboratories 307 And 207								
HID	1%			2034	$25,000	10	$100	
Incandescent	1%			2029	$58,400	2		
Egress Lighting								
Emergency, Service	10%			2034	$13,000	1		
Emergency, Battery	40%			2039	* *	10	$19,900	
Exit, Service	10%			2029	$9,100	1		
Exit, Battery	40%			2039	* *	10	$5,600	
Exterior Lighting								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2034	$198,000	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$198,000	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$27,200	2034	$544,100	1-3	$115,400	
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Main Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 226 - Q (TANDEM P.S. 59 - M)
Asset # : 194

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
Heating								
Energy Source								
Electricity	5%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Water Heater Room								
Explanation : Electric Heating								
Natural Gas	35%			2044	* *	1		
Interruptible Gas/Dual Fuel	60%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Basement Oil Tank Room								
Explanation : 2 Tanks, No. 2 Oil, 4,000 Gallons Each								
Conversion Equipment								
Radiant Heater	5%			2034	$274,500	2	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Water Heater Room								
Explanation : Electric Cabinet / Unit Heaters								
Steam Boiler	60%			2032	$1,103,100	1	$122,400	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units, 231 Bhp Each								
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition - Roof								
Explanation : Gas Fired Rooftop Packaged Units Reported Under Air Conditioning								
Distribution								
Hot Wtr Piping/Pump	30%			2033	$89,900	4	$3,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Perimeter Heating								
Steam Piping/Pump	30%			2034	$329,400			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - From Boiler Room To Mechanical Rooms Air Handlers								
No Component	40%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Heating								
Terminal Devices								
Air Handler	15%			2029	$387,000	1	$19,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Mechanical Room C7, 2nd And 3rd Floor Mechanical Rooms - 4 Heating And Ventilating Units								
Convector/Radiator	40%			2032	$448,500	1	$26,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Unit Heater - Steam	5%			2029	$39,000	4	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Mechanical Rooms								
Explanation : Location Noted								
No Component	40%							
Controls								
Pneumatic	60%	Now	$318,000	2028	$1,589,900			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Original Building - Various Locations - Thermostats, Various Control Panels								
Leaking, Extent : Moderate, Area Affected : 20%								
Location : Original Building - Various Locations - Tubing Leaking Air								
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	58%			2043	* *	1	$129,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Original Building - Penthouse Mechanical Room, 2 Units With Rotary Compressors								
Ext Pkg Unit - Heating/Cooling	40%	Now	$1,417,600	2044	* *	2	$4,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Addition Roof - 10 Units, Multiple Deficiencies								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof								
Split Unit	1%			2034	$50,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	1%			2027	$8,000	1		
Abandoned in Place, Extent : Light, Area Affected : 50%								
Location : Old Computer Room - Fan Coil Units Provide Cooling To This Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Custodian Office								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	60%	Now	$10,200	2034	$204,600	4	$6,100	
Corroded, Extent : Severe, Area Affected : 2%								
Location : Penthouse Mechanical Room, 2nd Floor Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Original Building - Penthouse Mechanical Room - Chillers Cold Water Make-up Reduced Pressure Zone Valve Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout - Dual Temperature System								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	30%	Now	$24,600	2029	$1,227,900	1	$34,400	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mechanical Room - Ac-4, Leaking Condensate Pan								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Mechanical Rooms - Units With Chilled And Steam Coils								
Fan Coil - 2 Pipe	30%	Now	$38,600	2029	$1,930,500	1	$18,000	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Various Locations - Condensate Lines Blockages								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Dual Temperature Fan Coil Units								
No Component	40%							
Heat Rejection								
Water Cooling Tower	60%			2035	$639,300	2	$124,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Roof								
Explanation : 1 Unit, 2 Cells Tower								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$185,300	LIFE	* *	2-5	$114,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Building Addition - Roof								
Unbalanced System, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exhaust Fans								
Interior	40%			2034	$374,200	2	$2,500	
Roof	60%			2034	$245,600	2	$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Plumbing								
Water Heater With Tanks								
Gas Fired	40%			2027	$21,000	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Building Addition - Water Heater Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Water Heater Room								
Explanation : 1 Unit, 200 Gallons, For Building Addition Only								
No Component	60%							
HW Heat Exchanger								
Steam Fired	60%			2034	$612,000	4	$12,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - For Original Building								
No Component	40%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$42,200	4	$4,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sewage Ejector(s)								
Electric	100%			2029	$110,400	4	$8,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Ejector Room								
Backflow Preventer								
Generic	100%			2034	$94,200	1	$12,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - One Unit From Basement To 4th Floor. Building Addition - One Unit From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2044	* *	1-5	$41,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Dry Stand Pipe								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

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
Fire Suppression								
Sprinkler								
No Component	55%							
Generic	45%			2044	* *	1-2	$26,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Basement, Building Addition - Throughout								
Explanation : Location Noted								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 227 - BK**		
Address	: **6500 16TH AVE. BTWN: 65 ST., 66 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K227**
Program / Asset #	: **BOE0522.000 / 2549**	**Yr Built/Renovated**	: **1930 / 2010**
Area Sq Ft	: **143,971**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5551** **Lot** : **18**	**BIN**	: **3133741**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$87,600	$56,700
Interior Architecture	$722,900	$148,300
Electrical	$97,800	$1,530,200
Mechanical	$5,436,100	$2,324,000
Total	**$6,344,500**	**$4,059,200**
Importance Code A	$87,600	$109,300
Importance Code B	$6,256,800	$3,949,900
Total	**$6,344,500**	**$4,059,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,600			$18,800
Interior Architecture	$119,700		$16,200	$15,600
Electrical	$16,900	$15,000	$18,900	$16,100
Mechanical	$68,800	$22,800	$32,000	$24,300
Site Enclosure	$6,000			
Site Pavements	$44,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$291,900**	**$45,000**	**$74,300**	**$82,000**
Importance Code A	$57,900	$14,300	$14,600	$33,000
Importance Code B	$174,600	$30,700	$59,700	$49,000
Importance Code C	$59,400			
Total	**$291,900**	**$45,000**	**$74,300**	**$82,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$33,400	
Masonry: Granite	5%			LIFE	* *	5	$1,400	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Windows								
Aluminum	100%			2050	* *	5	$37,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$45,300	
Metal Rail	15%			2047	* *	5-10	$144,300	
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Modified Bitumen	90%	4+	$28,600	2039	* *			
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Stairways A And H								
Interior								
Floors								
Cast in Place Concrete	20%	0-2	$187,900	LIFE	* *	5	$94,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	5%	0-2	$62,300	2043	* *	5	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Marble Panels	2%	2-4	$48,400	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2047	* *	5	$16,200	
Terrazzo	2%	2-4	$20,600	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	58%	4+	$70,800	2044	* *	3	$46,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Wood	8%			2049	* *	5	$32,400	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%	Now	$1,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	0-2	$1,700	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	10%	0-2	$3,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	2-4	$4,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	70%	Now	$31,700	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Ceilings								
AcousTileConcealSpLn	15%	Now	$53,300	2047	* *	5	$20,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen Area								
Explanation : Metal Panel Ceiling, Worn Out								
Exposed Struc: Concrete	40%	Now	$264,700	LIFE	* *	5	$13,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Storage Area In Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Storage Area In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Storage Area In Basement								
Fiber Board	5%			2039	* *			
Plaster	25%	Now	$84,000	LIFE	* *	5	$33,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Stair H, Rooms 421, 403, 405, 305								
Plaster	15%			LIFE	* *	5	$20,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	75%	2-4	$6,000	2069	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : At Side Elevation								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	10%	2-4	$33,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	90%			2047	* *			
On-Site Walkways								
Asphalt	85%	2-4	$10,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	15%			2047	* *			
Parking/Driveway								
Pavers/Stone	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Service Disconnect								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Fused Knife Sw	1%			2033	$3,100	5		
Fused Toggle Switch	2%			2033	$6,100	5	$100	
Molded Case Bkrs	70%			2033	$214,600	5	$2,700	
Molded Case Bkrs	17%			2042	* *	5	$600	
Wiring								
Braided Cloth	70%			2033	$286,400	1		
Thermoplastic	10%			2054	* *	1		
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$800	
Locally Mounted	20%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Lighting								
Interior Lighting								
Fluorescent	10%			2039	* *	10	$13,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Closets And Boiler Room								
Fluorescent	64%			2039	* *	10	$84,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2034	$40,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Halogen Fixtures								
LED	25%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums								
Explanation : 4th Floor Lights Changed To LED Lighting In 2019.								
Egress Lighting								
Emergency, Battery	50%			2034	$123,800	10	$17,400	
Exit, Battery	50%			2039	* *	10	$4,900	
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Exterior Lights Changed To LED In 2019.								
No Component	90%							
Alarm								
Security System								
Generic	50%			2034	$138,400	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$91,400	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7500 Gallon Tank Using No. 2 Oil								
Conversion Equipment								
Steam Boiler	30%	0-2	$19,300	2039	* *	1	$38,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler No. 2 In Boiler Room								
Steam Boiler	70%			2039	* *	1	$99,900	
Distribution								
Steam Piping/Pump	5%	0-2	$1,200	2034	$59,100			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Return Line And Boiler Feed Tank In Basement								
Steam Piping/Pump	95%			2034	$1,122,500			
Terminal Devices								
Air Handler	25%			2029	$694,200	1	$22,300	
Convector/Radiator	27%	0-2	$6,500	2032	$325,800	1	$11,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Convector/Radiator	28%			2032	$337,800	1	$13,000	
Fan Coil Unit/Heat	20%			2029	$731,700	1	$9,300	
Controls								
Pneumatic	100%			2028	$2,849,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2029	$447,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$32,100	
No Component	60%							
Exhaust Fans								
Interior	100%			2029	$654,400	2	$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$376,700	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 75 Gallons Unit Which Is Under Size For The School.								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$29,500	4	$3,000	
Sewage Ejector(s)								
Compressed Air	100%	Now	$23,800	2044	* *	4	$1,500	
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : Basement								
Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Playground								
Explanation : Outdoor Water Fountain Condemned Due To Lead.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Elevator								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$102,000	1-2	$2,000	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 227 - Q**
Address : **32-02 JUNCTION BLVD**
Borough : **QUEENS**
Program / Asset # : **BOE0861.000 / 1486**
Area Sq Ft : **181,565**
Date of Survey : **26-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1423** **Lot** : **1**

Agency's Number : **Q227**
Yr Built/Renovated : **1979 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4034891**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$307,200	$1,840,400
Interior Architecture	$359,300	$6,780,600
Electrical	$3,310,800	$1,773,300
Mechanical	$6,651,300	$2,344,500
Site Pavements	$150,400	
Total	**$10,779,100**	**$12,738,800**
Importance Code A	$388,200	$1,893,000
Importance Code B	$10,390,900	$10,845,700
Total	**$10,779,100**	**$12,738,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$26,500	$19,400		$26,500
Electrical	$62,400	$21,500	$17,300	$17,000
Mechanical	$289,700	$69,900	$85,800	$38,800
Site Pavements	$36,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$422,100**	**$118,000**	**$110,400**	**$89,500**
Importance Code A		$18,400	$18,000	$18,000
Importance Code B	$385,900	$99,700	$92,400	$71,500
Importance Code C	$36,200			
Total	**$422,100**	**$118,000**	**$110,400**	**$89,500**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$146,700	
Windows								
Aluminum	97%	Now	$143,000	2041	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Louvers	3%			2036	$51,500	10	$5,700	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$27,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$9,000	
Roof								
Built-Up (BUR)	100%	Now	$164,200	2033	$1,642,300			
Blisters, Extent : Light, Area Affected : 2%								
Location : North Parapet								
Air/Water Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof Above 3rd Floor Fan Room								
Expansion Joint Failure, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$59,200	LIFE	* *	5	$29,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room								
Ceramic Tile	5%			2036	$784,500	5	$13,600	
Quarry Tile	2%			2038	* *	5	$8,200	
Terrazzo	5%			LIFE	* *	5	$10,600	
Vinyl Tile	78%			2033	$5,996,100	3	$106,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Missing Transition Strips In Auditorium								
Wood	5%			2048	* *	5	$25,500	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$40,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glass: Single Pane	2%			LIFE	* *	5	$7,600	
Metal Panel	26%			LIFE	* *			
Travertine Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$38,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$171,500	2038	* *	5	$13,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	15%	0-2	$128,600	2038	* *	5	$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	2%			2038	* *	5	$5,200	
Exposed Struc: Concrete	55%			LIFE	* *	5	$22,400	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	8%			LIFE	* *	5	$26,000	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$16,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$150,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$36,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Repairs Evident								

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

DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$332,900	5	$800	
Raceway								
Conduit	90%			2033	$310,700	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$27,800	5	$300	
Fused Disc Sw	1%			2049	* *	5		
Fused Toggle Switch	1%			2032	$3,500	5		
Molded Case Bkrs	80%			2032	$277,900	5	$3,800	
Molded Case Bkrs	10%			2041	* *	5	$500	
Wiring								
Thermoplastic	90%			2033	$414,000	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	5%			2046	* *	5	$100	
Locally Mounted	80%			2031	$148,600	5	$1,000	
Motor Control Center	15%			2031	$111,700	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	2%			2028	$55,400	10	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lamps								
Fluorescent	96%			2028	$2,660,600	10	$159,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2033	$11,500	1		
Emergency, Battery	40%			2033	$124,800	10	$17,500	
Exit, Battery	50%			2041	* *	10	$6,100	
Exterior Lighting								
HID	10%	Now	$43,400	2038	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Lightning Protection								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2041	* *	1	$67,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	90%			2028	$431,600	1-3	$100,700	
Generic, Digital	10%			2041	* *	1-3	$11,200	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$81,000	2046	* *	1	$161,800	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Boiler 2 Cannot Be Turned On At Unit Controls								
Leak Evident, Extent : Severe, Area Affected : 90%								
Location : Boiler 3 Has Leak At Head Valve And At Header								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$29,800	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Both Vacuum Pumps In Basement								
Terminal Devices								
Air Handler	40%			2028	$1,399,500	1	$44,900	
Convector/Radiator	60%			2038	* *	1	$35,200	
Controls								
Pneumatic	100%	Now	$179,700	2027	$3,593,100			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Fan Room Zoning Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$411,400	2043	* *	1	$11,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit Is Not Properly Working.								
Reciprocating Compr/Chiller	15%	Now	$411,400	2043	* *	1	$11,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Split Unit	5%			2033	$220,700			
Window/Wall Unit	60%			2028	$422,600	1		
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%	Now	$2,900	2043	* *	4	$900	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : One Of 3 Chilled Water Pumps								
Ductwork/Diffusers	30%			LIFE	* *	2	$70,900	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	$1,028,100	1	$33,700	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%	0-2	$153,400	2043	* *	2	$30,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : 2 Units Beyond Useful Life								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$101,200	
Exhaust Fans								
Interior	40%			2033	$329,800	2	$2,200	
Roof	60%	Now	$10,800	2033	$216,400	2	$2,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$119,400	2043	* *	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mixing Valves, Cannot Control Temperature At Fixtures								
Sanitary Piping								
Cast Iron	100%	Now	$46,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Grease Trap								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$37,200	4	$3,800	
Sewage Ejector(s)								
Electric	100%			2033	$97,300	4	$7,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 315 Gallon Tanks. Quantity 2.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$91,600	
Sprinkler								
No Component	85%							
Generic	15%			2033	$385,700	1-2	$7,600	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 228 - BK (J. H. S. 228 - BK)**		
Address	: **228 AVENUE S BTWN: WEST 5 ST., WEST 4 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K228**
Program / Asset #	: **BOE0523.000 / 2619**	**Yr Built/Renovated**	: **1930 / 2014**
Area Sq Ft	: **126,280**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7084** **Lot** : **1**	**BIN**	: **3190273**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$384,400	$1,390,000
Interior Architecture	$274,600	$1,078,800
Electrical	$108,500	$1,052,800
Mechanical	$4,391,300	$2,011,500
Total	**$5,158,900**	**$5,533,100**
Importance Code A	$384,400	$1,442,600
Importance Code B	$4,774,400	$4,090,500
Total	**$5,158,900**	**$5,533,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,200			$9,400
Interior Architecture	$156,200	$5,800		$16,300
Electrical	$11,800	$14,400	$13,100	$27,800
Mechanical	$214,700	$23,800	$31,500	$101,900
Site Enclosure	$19,200			
Site Pavements	$48,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$518,300**	**$51,100**	**$51,800**	**$162,500**
Importance Code A	$83,700	$12,500	$12,500	$22,200
Importance Code B	$351,300	$35,600	$39,300	$140,400
Importance Code C	$83,300	$3,000		
Total	**$518,300**	**$51,100**	**$51,800**	**$162,500**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$39,600	
Masonry: Brick	90%	Now	$384,400	LIFE	* *	5	$91,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Gymnasium, 2nd Floor Corridor And Stair G								
Masonry: Granite	5%			LIFE	* *	5	$3,800	
Windows								
Aluminum	100%	Now	$35,200	2043	* *	5	$18,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,800	
Copper/Terne	5%			2055	* *	5	$4,300	
Masonry: Brick	82%			LIFE	* *	5	$14,500	
Metal Panel	5%			2055	* *	5	$3,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	98%	Now	$26,000	2035	$1,298,800			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : North West Corner Of Roof								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Gymnasium And Rooms 401, 402, 404								
Copper/Terne	2%			2050	* *	10	$5,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$41,200	
Ceramic Tile	3%			2038	* *	5	$5,700	
Quarry Tile	3%			2040	* *	5	$8,500	
Sheet Vinyl/Rubber	1%			2040	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studio								
Explanation : Rubber Dance Floor								
Terrazzo	5%	0-2	$18,100	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exit 2								
Vinyl Tile	45%	4+	$48,000	2040	* *	3	$31,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stairwell.								
Wood	33%	Now	$190,000	2050	* *	5	$58,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$38,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	3%			2038	* *	5	$5,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%	0-2	$21,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridors								
Plaster	74%			LIFE	* *	5	$43,900	
Ceilings								
AcousTile,Adhered	15%	Now	$18,600	2033	$932,100	5	$14,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Room 127								
Exposed Struc: Concrete	2%	Now	$11,600	LIFE	* *	5	$600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Hatch								
Exposed Struc: Concrete	8%			LIFE	* *	5	$2,400	
Plaster	72%	Now	$84,600	LIFE	* *	5	$84,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair J And Room 401								
Plaster	3%			LIFE	* *	5	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Ceiling								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2055	* *			
Chain Link	45%	Now	$7,700	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Iron Picket	50%	Now	$9,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Retaining Walls								
Cast in Place Concrete	90%			2055	* *			
Masonry: Brick	10%	Now	$2,100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cheek Wall At Stair In Rear Courtyard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$37,300	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Avenue S And West 4th Street								
On-Site Walkways								
Cast in Place Concrete	85%	Now	$6,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair In Rear Courtyard								
Pavers/Stone	15%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	100%	2-4	$4,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$213,100	5	$400	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	20%			2055	* *	1		
Conduit	80%			2035	$199,600	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	20%			2051	* *	5	$700	
Molded Case Bkrs	70%			2034	$214,600	5	$2,300	
Wiring								
Thermoplastic	80%			2035	$280,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$400	
Locally Mounted	50%			2033	$92,900	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$108,500	10	$15,200	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$47,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : Cctv Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2043	* *	1-3	$77,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2040	* *	1	$112,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers								
Steam Boiler	10%	0-2	$11,300	2040	* *	1	$11,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of Both Units, Boiler Room								
Distribution								
Steam Piping/Pump	10%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Piping In Boiler Room								
Steam Piping/Pump	85%	2-4	$88,000	2035	$880,100			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond Boiler Room								
Steam Piping/Pump	5%	Now	$31,100	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2030	$486,700	1	$15,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Rooms								
Convector/Radiator	65%			2033	$687,300	1	$26,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	5%	Now	$15,900	2055	* *	1	$1,800	
Damaged, Extent : Severe, Area Affected : 60%								
Location : Various Locations								
Fan Coil Unit/Heat	10%			2030	$320,600	1	$4,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms On The 2nd And 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd And 3rd Floor Classrooms								
Explanation : Unit Ventilators								
Controls								
Pneumatic	10%	Now	$75,000	2029	$249,900			
Leaking, Extent : Severe, Area Affected : 70%								
Location : Air Leaks, Various Locations								
Maintenance Required, Extent : Moderate, Area Affected : 30%								
Location : The Air Compressor, Basement								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Thermostats, Various Locations								
Pneumatic	90%			2029	$2,249,100			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	15%			2040	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : For Auditorium And Gymnasium								
Window/Wall Unit	60%			2030	$293,900	1		
Window/Wall Unit	5%	Now	$14,700	2035	$24,500	1		
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2040	* *	1	$6,100	
No Component	85%							
Heat Rejection								
Evaporative Condenser	15%			2040	* *	2	$13,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,400	
Exhaust Fans								
Interior	5%	Now	$8,600	2030	$28,700	2	$200	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
Location : 1 House Exhaust Fan, Basement								
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Girls And Boys Bathrooms.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Rooms								
Interior	90%	4+	$25,800	2030	$516,100	2	$2,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Roof	5%			2030	$12,500	2	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$33,000	2033	$330,200	1		
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$8,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 30%								
Location : Back Ups Frequently Occur In Boys And Girls Lavatories At Basement Cafeteria.								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	Now	$2,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 426, 407 And 430								
Sump Pump(s)								
Non-Submersible	100%	0-2	$500	2030	$25,900	4	$2,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : The Housing, Boiler Room								
Sewage Ejector(s)								
Electric	100%			2030	$67,700	4	$5,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Aged Components								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 150 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Going Down Frequently								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Serves From Basement To 4th Floor								
Explanation : 1 Unit. Water Goes To Oil Tank From The Pit Sump Pump. Machine Room Not Ventilated.								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$89,400	1-2	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Kitchen Storage Room Not Covered. Possible Violation.								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 230 - Q**
Address : **73-10 34TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1015.000 / 13408**
Area Sq Ft : **84,000**
Date of Survey : **21-Oct-2024**
Areas Surveyed : **Basement, Roof, Floors 1,4,Ph**
Block : **1260** **Lot** : **1**

Agency's Number : **Q230**
Yr Built/Renovated : **2000 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4028931**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,187,800
Interior Architecture	$427,100	$2,984,200
Electrical		$302,600
Mechanical	$87,400	$5,378,200
Site Pavements	$120,100	
Total	**$634,600**	**$9,852,900**
Importance Code A		$1,187,800
Importance Code B	$267,200	$8,665,100
Importance Code C	$367,400	
Total	**$634,600**	**$9,852,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$109,200		$18,900	
Interior Architecture	$214,400		$44,900	$13,200
Electrical	$18,000	$13,700	$17,300	$15,300
Mechanical	$64,900	$43,000	$35,200	$41,900
Site Enclosure	$5,500			
Site Pavements	$5,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$432,400**	**$71,100**	**$130,700**	**$84,700**
Importance Code A	$124,200	$8,300	$27,300	$8,300
Importance Code B	$185,800	$62,800	$98,300	$76,400
Importance Code C	$122,500		$5,200	
Total	**$432,400**	**$71,100**	**$130,700**	**$84,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$39,300	
Masonry: Brick	90%			LIFE	* *	5	$90,500	
Masonry: Granite	5%			LIFE	* *	5	$3,800	
Windows								
Aluminum	75%			2044	* *	5	$18,000	
Aluminum w/ Guards	20%			2044	* *	5	$4,800	
Metal Louvers	5%			2039	* *	10	$7,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$17,900	
Masonry: Brick	80%			LIFE	* *	5-10	$34,500	
Metal Rail	10%			2041	* *	5-10	$11,400	
Roof								
Built-Up (BUR)	100%			2036	$1,096,100	10	$91,700	
Soffits								
Stucco Cement	100%			2041	* *	5	$33,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,200	
Sheet Vinyl/Rubber	2%			2041	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Vinyl Tile	78%	2-4	$59,700	2036	$2,984,200	3	$39,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Various Corridors								
Wood	10%			2071	* *	5	$25,400	
Interior Walls								
Cast in Place Concrete	10%	Now	$160,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Rooms C31, C32, C33, C35								
Ceramic Tile	5%			2039	* *	5	$10,300	
Concrete Masonry Unit	30%	4+	$119,100	LIFE	* *	5	$24,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Folding Partition	3%	Now	$87,700	2052	* *	5	$7,700	
Unit Inoperable, Extent : Severe, Area Affected : 30%								
Location : Basement Room C1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Classrooms And Basement								
Explanation : Locations Noted								
Gypsum Board	22%			LIFE	* *	5-10	$77,100	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$25,800	
Wood	5%			LIFE	* *	5	$82,500	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2041	* *	5	$24,800	
AcousTileSusp.Lay-In	60%			2049	* *	5	$79,400	
Exposed Struc: Steel	5%			LIFE	* *	10	$13,200	
Gypsum Board	15%			LIFE	* *	5-10	$68,300	
Metal Panel	5%	2-4	$11,200	LIFE	* *	5	$8,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Free Standing Walls								
Concrete Masonry Unit	100%	4+	$5,500	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Fence Posts Along 73rd Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$120,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : At 73rd Street And At 34th Avenue								
Pavers/Stone	5%	0-2	$5,900	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	5%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$100	
Motor Control Center	80%			2041	* *	5	$1,800	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$25,800	
Generators								
Diesel	100%			2039	* *	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 300 Kilowatts, 375 Kilovolt ampere								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,100	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 30 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 550 Gallon Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Retrofitted Light Fixtures								
Egress Lighting								
Emergency, Service	48%			2044	* *	1		
Emergency, Battery	2%			2036	$2,900	10	$400	
Exit, Battery	50%			2041	* *	10	$2,800	
Exterior Lighting								
HID	2%			2031	$8,000	10		
Incandescent	8%			2031	$36,900	2		
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$80,700	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$221,900	1-3	$53,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	0-2	$15,000	2041	* *	1	$74,900	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Heat Timer For Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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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DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Heating								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Convector/Radiator	40%			2041	* *	1	$10,900	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2034	$1,662,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2036	$1,205,500	1	$37,000	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Split Unit	5%			2036	$102,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$4,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$1,669,000	1	$51,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$249,000	2	$58,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,200	
Exhaust Fans								
Interior	90%			2036	$343,300	2	$2,300	
Roof	10%			2036	$16,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$87,400	2036	$87,400	2		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 400 Gallons. Temporary Unit In Place 100 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$2,600	4	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : There Are 7 Sump Pumps To Remove Ground Water During Rain								
Sewage Ejector(s)								
Electric	100%			2036	$45,000	4	$5,000	
Backflow Preventer								
Generic	100%			2036	$38,400	1	$5,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$42,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$23,500	
Fire Pump								
Generic	100%			2039	* *	1	$15,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 230 - Q ANNEX**
Address : **74-03 34TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1155.000 / 14901**
Area Sq Ft : **35,868**
Date of Survey : **01-Mar-2022**
Areas Surveyed : **Roof, Floors 1,2,3,4,Ph**
Block : **1247** **Lot** : **41**

Agency's Number : **Q297**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$61,900
Interior Architecture	$55,600	
Mechanical	$709,600	$657,500
Total	**$765,200**	**$719,300**
Importance Code A		$61,900
Importance Code B	$709,600	$657,500
Importance Code C	$55,600	
Total	**$765,200**	**$719,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,700	$16,200		
Interior Architecture	$76,800	$2,700	$5,100	
Electrical	$3,300	$36,400	$4,500	$3,300
Mechanical	$21,600	$15,900	$23,200	$6,600
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$132,900**	**$85,600**	**$47,200**	**$24,300**
Importance Code A	$31,400	$17,200	$900	$900
Importance Code B	$70,500	$68,400	$46,300	$23,400
Importance Code C	$31,100			
Total	**$132,900**	**$85,600**	**$47,200**	**$24,300**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	$61,900	
Metal Panel	2%			2053	* *	5-10	$10,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$25,100	
Window Wall	8%			2053	* *	5	$23,200	
Windows								
Aluminum	95%	Now	$10,000	2049	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cracked Panes At Cafeteria, Stair A And Classrooms								
Metal Louvers	5%	Now	$600	2042	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Parapets								
Concrete Masonry Unit	65%			LIFE	* *	5	$4,300	
Metal Panel	15%			2053	* *	5	$3,400	
Metal Rail	5%			2046	* *	5-10	$5,300	
Pre-Cast Concrete	15%			LIFE	* *	5	$5,600	
Roof								
Copper/Terne	10%			2061	* *	10	$6,400	
IRMA/Protected Membrane	20%	Now	$6,200	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Smoke Hatch And Classrooms On 4th Floor								
Plaza Roof: Stone Panels	70%			2053	* *			
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Carpet	2%			2032	$19,400	3	$1,600	
Cast in Place Concrete	2%			LIFE	* *	5	$2,300	
Ceramic Tile	10%			2042	* *	5	$5,400	
Quarry Tile	10%			2046	* *	5	$8,100	
Traffic Topping	8%			2038	* *	5	$5,400	
Vinyl Tile	68%			2038	* *	3	$13,700	
Interior Walls								
Ceramic Tile	40%			2042	* *	5	$62,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,200	
Gypsum Board	50%	Now	$55,600	LIFE	* *	5	$46,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms, 401 And Others								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms, 401 And Others								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$41,100	2046	* *	5	$24,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 4th Floor Classrooms, 401 And Others								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms, 401 And Others								
Gypsum Board	10%	Now	$1,900	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms, 401 And Others								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms, 401 And Others								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2046	* *	5	$100	
Variable Frequency Drive	60%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$31,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$30,800	10	$4,300	
Exit, Battery	50%			2033	$26,000	10	$1,200	
Exterior Lighting								
HID	2%			2038	* *	10		
Incandescent	1%			2038	* *	2		
LED	7%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$300	
Alarm								
Security System								
Generic	50%			2038	* *	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$22,100	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

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
Heating								
Conversion Equipment								
Hot Water Boiler	25%	Now	$4,900	2038	* *	1	$4,000	
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : Penthouse Mechanical Room 603 - Boiler #2								
Hot Water Boiler	25%	Now	$9,800	2038	* *	1	$4,000	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Penthouse Mechanical Room 603								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Penthouse Mechanical Room 603 - Boiler #1								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$1,800	
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$11,600	
Controls								
Digital	100%	Now	$52,700	2028	$527,400			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Defective Bms System Serving Building Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2033	$586,200	2	$2,100	
Split Unit	5%			2033	$43,600			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$46,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,000	
Exhaust Fans								
Roof	100%			2033	$71,300	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 509								
Explanation : 1 Unit. 500,000 Btu/hr Input. Estimated 300 Gallons. Quantity 4.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Elevators Travel From 1st Floor To 4th Floor								
Explanation : 2 Units.								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$18,100	
Sprinkler								
Generic	100%			2043	* *	1-2	$10,100	
Fire Pump								
Generic	100%			2042	* *	1	$6,700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 36 Square Feet (8 Ft L x 4.5 Ft W).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 232 - BK (J. H. S. 232 - BK)**
Address : **905 WINTHROP STREET BTWN: EAST 52 ST., EAST 53 ST.**
Borough : **BROOKLYN**
Agency's Number : **K232**
Program / Asset # : **BOE0527.000 / 1323**
Yr Built/Renovated : **1930 / 2020**
Area Sq Ft : **122,000**
Project Type : **EDUCATION**
Date of Survey : **03-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **4606** **Lot** : **25** **BIN** : **3099733**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$742,300	$1,133,700
Interior Architecture	$2,254,500	$1,023,900
Electrical	$440,500	$641,600
Mechanical	$2,396,200	$3,386,700
Total	**$5,833,500**	**$6,185,900**
Importance Code A	$742,300	$2,397,900
Importance Code B	$4,880,300	$3,787,900
Importance Code C	$210,900	
Total	**$5,833,500**	**$6,185,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,600	$22,800		$2,500
Interior Architecture	$64,300			$16,500
Electrical	$17,300	$13,100	$11,400	$18,800
Mechanical	$87,700	$24,600	$29,000	$91,000
Site Enclosure	$7,200			
Site Pavements	$72,500			
Total	**$302,600**	**$60,400**	**$40,400**	**$128,800**
Importance Code A	$67,100	$36,200	$13,400	$16,200
Importance Code B	$218,700	$24,200	$27,000	$112,600
Importance Code C	$16,900			
Total	**$302,600**	**$60,400**	**$40,400**	**$128,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$23,300	
Masonry: Brick	90%	Now	$90,700	LIFE	* *	5	$53,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair I And J Behind Gymnasium								
Masonry: Granite	5%			LIFE	* *	5	$2,200	
Windows								
Aluminum	75%	Now	$651,600	2051	* *	5	$22,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floors								
Aluminum	25%			2051	* *	5	$14,800	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,100	
Copper/Terne	5%			2070	* *	5	$5,000	
Masonry: Brick Cavity	75%	Now	$32,000	LIFE	* *	5	$15,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Northwest Inner Facade At Roof								
Metal Rail	10%			2048	* *	5-10	$37,500	
Roof								
Built-Up (BUR)	95%	Now	$21,600	2035	$1,080,000			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Northwest Stairwell And Room 402a								
Copper/Terne	5%			2063	* *	10	$11,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Interior								
Floors								
Asphalt Poured	20%			2055	* *	5	$20,300	
Cast in Place Concrete	10%			LIFE	* *	5	$44,400	
Mosaic Tile	5%	2-4	$292,800	2048	* *	5	$12,700	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area And Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$7,900	
Vinyl Tile	15%	Now	$17,200	2035	$862,100	3	$11,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Cafeteria And 1st Floor Stairwells								
Vinyl Tile 9" X 9"	10%			2030	$1,663,900	3	$10,200	
Wood	35%	Now	$86,900	2038	* *	5	$66,700	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Classrooms Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Ridging, Extent : Severe, Area Affected : 1%								
Location : Classroom 305								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Classroom 305								
Explanation : Trip Hazard								
Interior Walls								
Ceramic Tile	5%	0-2	$130,200	2038	* *	5	$5,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area And Toilet Rooms								
Masonry: Brick	15%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Area								
Marble Panels	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Wainscot At Hallways								
Plaster	70%	0-2	$80,600	LIFE	* *	5	$48,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations In Stairwells								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Stair I And J Behind Gymnasium								
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2052	* *	5	$20,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Metal Panel	5%	Now	$34,400	LIFE	* *	5	$12,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Plaster	75%			LIFE	* *	5	$95,100	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Stairs I And J Behind Gymnasium And Hallways								
Site Enclosure								
Fence/Gates								
Chain Link	45%	4+	$7,200	2055	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Lower Portion Surrounding Activity Yard								
Iron Picket	55%			2070	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Activity Yard								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along East 52nd Street								
On-Site Walkways								
Cast in Place Concrete	70%	4+	$2,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Walkways								
Masonry: Granite	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Stairs								
Explanation : Location Noted								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$7,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Area								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Site Pavements								
Activity Yard								
Asphalt	82%	2-4	$33,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	11%	0-2	$11,200	2044	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Rubber Matting	7%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	30%			2035	$74,900	1		
Conduit	70%			2045	* *	1		
Panelboards								
Fused Disc Sw	20%			2051	* *	5	$600	
Molded Case Bkrs	80%			2043	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2048	* *	5	$700	
Locally Mounted	20%			2033	$37,200	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$118,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Cafeteria, Gymnasium, First Floor Corridor								
Explanation : LED Fixtures								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2035	$93,300	10	$13,100	
Exit, Battery	50%			2040	* *	10	$4,600	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$5,900	2035	$117,300	1	$20,500	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance At Security Desk								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$22,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$322,200	1-3	$77,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2033	$1,211,600	1	$134,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2035	$1,113,100			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Heating								
Terminal Devices								
Air Handler	50%			2030	$1,307,900	1	$42,000	
Convector/Radiator	50%	0-2	$28,400	2033	$568,300	1	$19,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Explanation : Faulty Thermostatic Traps At Radiators								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	2%			2035	$66,000			
Window/Wall Unit	90%			2030	$473,900	1		
No Component	8%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$37,800	
No Component	50%							
Exhaust Fans								
Interior	90%			2030	$554,800	2	$3,700	
Roof	10%			2035	$27,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$354,900	1		
Sanitary Piping								
Cast Iron	100%	0-2	$35,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$27,800	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2035	$72,800	4	$8,100	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 175 Gallons								
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,900	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 234 - BK**
Address : **1875 EAST 17 STREET BTWN: AVE. R, AVE. S**
Borough : **BROOKLYN**
Agency's Number : **K234**
Program / Asset # : **BOE0529.000 / 1324**
Yr Built/Renovated : **1937 / 2010**
Area Sq Ft : **123,000**
Project Type : **EDUCATION**
Date of Survey : **23-Aug-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **6821** **Lot** : **244** **BIN** : **3184057**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$476,300	$213,700
Interior Architecture	$3,275,700	$162,000
Electrical	$166,500	$797,200
Mechanical	$2,538,200	$3,248,100
Site Pavements	$149,300	
Total	**$6,606,000**	**$4,421,200**
Importance Code A	$476,300	$1,146,100
Importance Code B	$5,476,300	$3,275,100
Importance Code C	$653,300	
Total	**$6,606,000**	**$4,421,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,800		$11,200	
Interior Architecture	$162,500			$4,700
Electrical	$22,600	$12,200	$12,800	$13,300
Mechanical	$278,300	$22,900	$69,600	$23,600
Site Enclosure	$81,900			
Site Pavements	$40,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$635,900**	**$42,300**	**$100,800**	**$48,800**
Importance Code A	$51,600	$9,400	$20,300	$9,400
Importance Code B	$475,200	$32,900	$80,500	$39,400
Importance Code C	$109,100			
Total	**$635,900**	**$42,300**	**$100,800**	**$48,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$76,000	
Masonry: Brick	15%			LIFE	* *	5	$15,200	
Masonry: Granite	2%			LIFE	* *	5	$1,500	
Masonry: Limestone	3%			LIFE	* *	5	$2,300	
Metal Panel	5%			2044	* *	5-10	$34,800	
Windows								
Aluminum	30%	4+	$26,400	2050	* *	5	$5,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Steel	2%			2042	* *	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Wood	68%			2050	* *	5	$245,100	
Parapets								
Cast in Place Concrete	7%			LIFE	* *	5	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Roof								
Explanation : Location Noted								
Masonry: Brick	70%			LIFE	* *	5	$12,400	
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Metal Panel	5%			2054	* *	5	$3,400	
Metal Rail	3%			2047	* *	5-10	$9,600	
Metal Security Bars	10%			2062	* *			
Roof								
Metal Panel	3%			2047	* *	10	$6,100	
Modified Bitumen	95%	0-2	$353,700	2039	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : All Roofs								
Skylight, Plastic	2%			2051	* *	1		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$82,500	
Ceramic Tile	5%	4+	$27,200	2037	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Quarry Tile	5%	0-2	$14,200	2039	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Terrazzo	5%	4+	$18,100	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout First Floor								
Vinyl Tile	15%	4+	$16,000	2039	* *	3	$10,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Random Locations On 2nd And 3rd Floors								
Vinyl Tile 9" X 9"	5%	0-2	$772,000	2044	* *	3	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Fourth Floor Corridors Original Building								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor Corridors Original Building								
Wood	45%	Now	$259,100	2049	* *	5	$79,500	
Uneven Surface, Extent : Light, Area Affected : 10%								
Location : Random Locations Throughout Original Building								
Interior Walls								
Ceramic Tile	3%	2-4	$100,300	2037	* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	25%	Now	$475,900	LIFE	* *	5	$19,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Random Locations Throughout 2nd And 3rd Floors								
Masonry: Brick	10%	4+	$77,100	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Marble Panels	2%	Now	$21,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Near Auditorium								
Plaster	40%			LIFE	* *	5	$23,700	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2047	* *	5	$18,900	
AcousTileSusp.Lay-In	25%	0-2	$40,100	2047	* *	5	$23,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor Of Annex								
Exposed Struc: Concrete	55%	Now	$1,591,200	LIFE	* *	5	$16,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Beams And Deck In Basement Of Original Building								
Metal Panel	5%	4+	$16,000	LIFE	* *	5	$11,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	5%			LIFE	* *	5	$5,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	12%	4+	$1,900	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 17th Street								
Chain Link	53%	2-4	$45,500	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Iron Picket	35%	Now	$16,400	2054	* *			
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : East 17th Street At Annex Entrance								
Retaining Walls								
Concrete Masonry Unit	100%	Now	$18,100	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Paver Block System In Activity Yard								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$149,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$23,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Seating Area At North Side								

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DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	95%	0-2	$16,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2034	$13,300			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Activity Yard								
Explanation : Vegetation Growth								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 1,600 And 3,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$500	
Raceway								
Conduit	30%			2054	* *	1		
Conduit	70%			2034	$174,700	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$300	
Fused Knife Sw	40%			2033	$122,600	5	$1,100	
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	9%			2033	$27,600	5	$300	
Molded Case Bkrs	40%			2042	* *	5	$1,300	
Wiring								
Braided Cloth	60%			2033	$210,000	1		
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2039	* *	5	$700	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$101,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2034	$93,900	10	$5,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Addition								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2034	$7,800	1		
Emergency, Battery	40%	Now	$8,500	2039	* *			
Not Functioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
Exit, Battery	50%			2042	* *	10	$4,200	
Exterior Lighting								
Fluorescent	10%			2034	$50,200	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$118,200	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	20%			2029	$65,000	1-3	$15,200	
Generic, Digital	80%			2039	* *	1-3	$62,500	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Heating								
Energy Source								
Electricity	5%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Building Addition - Various Locations								
Explanation : Location Noted								
Natural Gas	25%			2044	* *	1		
Interruptible Gas/Dual Fuel	70%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Unit, 8,000 Gallons, No. 2 Oil								
Conversion Equipment								
Furnace	5%			2034	$19,600	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Roof								
Explanation : Kitchen Gas-fired Make-up Air Unit								
Radiant Heater	5%			2034	$163,900	2	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Exits, Stairs, Toilets; Boiler Room								
Explanation : Electric Cabinet Heaters, Unit Heater								
Steam Boiler	70%			2032	$768,500	1	$85,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 250 Bhp Each								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition								
Explanation : Gas Heat Provided By Packaged Rooftop Units, Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	70%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition - Throughout								
Explanation : Gas And Electric Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$37,900	2029	$379,200	1	$13,700	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement Fan Area - Auditorium Blower Heating Coil Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Fan Areas - Auditorium And Cafeteria Blowers								
Convector/Radiator	58%			2032	$477,900	1	$23,000	
Fan Coil Unit/Heat	20%			2029	$499,600	1	$7,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Classrooms, Gymnasiums - Unit Ventilators								
Unit Heater - Steam	2%			2034	$11,500	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Main Entrance Lobby								
Explanation : Location Noted								
Controls								
Digital	30%	Now	$173,600	2027	$868,100			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office - No Front End Communication								
Pneumatic	70%			2032	$1,363,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	85%			2050	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building - Gymnasiums, Auditorium, Cafeteria								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%			2034	$345,200	2	$1,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition And Kitchen Roofs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition And Kitchen Roofs								
Explanation : 7 Units								
Split Unit	4%	Now	$2,400	2039	* *			
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Elevator Machine Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Rooms								
Split Unit	1%			2029	$29,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Dry Storage								
Explanation : Location Noted								
Window/Wall Unit	55%	Now	$26,200	2027	$262,400	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Original Building - Various Locations								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Original Building - Throughout								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,600	
Exhaust Fans								
Interior	68%			2029	$379,800	2	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Fan Areas								
Roof	30%			2034	$73,300	2	$1,100	
Wall Unit	2%			2034	$1,100	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 408								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$17,500	2034	$17,500	2		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 100 Gallons								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$25,200	4	$2,600	
Backflow Preventer								
Generic	100%			2034	$56,200	1	$7,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2054	* *	1-5	$16,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Location Noted								
Sprinkler								
No Component	70%							
Generic	30%			2054	* *	1-2	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout; Original Building - Kitchen, Other Locations								
Explanation : Location Noted								
Fire Pump								
No Component	75%							
Generic	25%			2037	* *	1	$5,700	
Chemical System								
Generic	100%			2029	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 160 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 238 - Q**
Address : **88-15 182 STREET @ BTWN HILLSIDE AVE. - 89TH AVE.**
Borough : **QUEENS** | **Agency's Number** : **Q238**
Program / Asset # : **BOE0866.000 / 1489** | **Yr Built/Renovated** : **1972 / 2004**
Area Sq Ft : **199,900** | **Project Type** : **EDUCATION**
Date of Survey : **11-Feb-2021** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **9919** **Lot** : **6** **BIN** : **4212425**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$378,200	$272,700
Interior Architecture	$184,300	$9,245,300
Electrical	$788,100	$1,493,400
Mechanical	$5,610,300	$3,693,400
Total	**$6,961,000**	**$14,704,900**
Importance Code A	$2,162,300	$325,400
Importance Code B	$4,695,000	$14,379,500
Importance Code C	$103,600	
Total	**$6,961,000**	**$14,704,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,800	$34,000		
Interior Architecture	$95,600		$28,200	$9,500
Electrical	$7,700	$5,700	$5,900	$7,300
Mechanical	$108,900	$49,300	$53,000	$34,300
Site Enclosure	$36,100			
Site Pavements	$88,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$403,500**	**$96,200**	**$94,300**	**$58,400**
Importance Code A	$80,100	$53,800	$19,800	$19,800
Importance Code B	$283,500	$42,400	$74,500	$30,900
Importance Code C	$39,900			$7,700
Total	**$403,500**	**$96,200**	**$94,300**	**$58,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$1,200	
Masonry: Brick	78%	Now	$250,900	LIFE	* *	5	$148,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Interior Court								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Interior Court								
Masonry: Granite	1%			LIFE	* *	5	$1,400	
Pre-Cast Concrete	20%			LIFE	* *	5	$124,000	
Windows								
Aluminum	90%			2048	* *	5	$68,000	
Metal Louvers	5%			2041	* *	10	$23,600	
Steel	5%	Now	$29,100	2057	* *	5	$23,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$35,000	
Masonry: Brick	60%			LIFE	* *	5	$20,400	
Metal Panel	15%	Now	$127,300	2052	* *	5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Interior Roof Parapets								
Pre-Cast Concrete	15%			LIFE	* *	5	$32,000	
Roof								
Built-Up (BUR)	95%	0-2	$30,800	2037	* *			
Blisters, Extent : Light, Area Affected : 1%								
Location : Near Roof Drains								
Metal Panel	5%			2045	* *	10	$12,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$32,100	
Ceramic Tile	3%			2041	* *	5	$8,800	
Quarry Tile	5%	4+	$22,100	2045	* *	5	$11,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Floor								
Vinyl Tile	5%	2-4	$41,500	2032	$415,000	3	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Entry Ways								
Vinyl Tile	62%			2032	$5,145,700	3	$68,200	
Vinyl Tile 9" X 9"	15%			2032	$3,604,000	3	$16,500	
Wood	5%			2047	* *	5	$27,500	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$103,600	2041	* *	5	$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : 1st Floor Adult Restroom, 3rd Floor Girls, Womens, Boys Rooms								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : First Floor Adult Restroom								
Concrete Masonry Unit	10%			LIFE	* *	5	$12,300	
Folding Partition	2%			2040	* *	5	$15,300	
Glazed Ceramic Panel	3%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$36,800	
SGFT/Glazed Masonry	32%			LIFE	* *			
Ceilings								
AcousTile,Adhered	55%			2045	* *	5	$161,400	
Exposed Struc: Concrete	30%			LIFE	* *	5	$13,800	
Metal Panel	5%			LIFE	* *	5	$18,300	
Plaster	10%	Now	$18,300	LIFE	* *	5	$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathrooms								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$19,100	2052	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 85th Avenue								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Activity Yard								
Iron Picket	50%	Now	$8,300	2067	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : 182nd Street								
Other Observation, Extent : Light, Area Affected : 1%								
Location : 182nd Street								
Explanation : Gate Dislogged								
Retaining Walls								
Cast in Place Concrete	100%	4+	$8,700	2067	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : 182nd Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$23,000	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 182nd Street								

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DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	96%	4+	$10,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Masonry: Granite	4%	4+	$1,600	LIFE	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Entry Steps								
Activity Yard								
Asphalt	90%			2041	* *			
Pavers/Stone	8%	Now	$24,200	2041	* *			
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Rubber Matting	2%	Now	$28,400	2042	* *			
Tripping Hazard, Extent : Light, Area Affected : 2%								
Location : Playground								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$52,600	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2032	$266,300	5	$700	
Fused Disc Sw	20%			2058	* *	5	$200	
Raceway								
Conduit	90%			2032	$310,700	1		
Conduit	10%			2058	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	$34,700	5	$500	
Molded Case Bkrs	80%			2031	$277,900	5	$4,200	
Molded Case Bkrs	10%			2054	* *	5	$500	
Wiring								
Thermoplastic	90%			2032	$414,000	1		
Thermoplastic	10%			2058	* *	1		
Motor Controllers								
Locally Mounted	90%			2030	$167,200	5	$1,200	
Locally Mounted	10%			2037	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$176,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$171,800	10	$24,100	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2027	$286,500	10	$200	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$22,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	$158,400	1-3	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement, Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2032	$476,000	5	$61,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 1500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2030	$1,784,100	1	$198,000	
On Extended Life, Extent : Moderate, Area Affected : 15%								
Location : Boilers								
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Basement Boiler Room								
Explanation : 3 Units								

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DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Heating								
Distribution								
Steam Piping/Pump	70%	0-2	$57,400	2042	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Piping In Basement Cross Bay								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Steam Piping/Pump	30%			2042	* *			
Terminal Devices								
Air Handler	20%			2032	$770,400	1	$24,700	
Convector/Radiator	8%	0-2	$2,700	2030	$133,900	1	$4,600	
Loose, Extent : Moderate, Area Affected : 5%								
Location : Control Valves, Various Locations								
Convector/Radiator	72%			2030	$1,205,100	1	$46,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	$6,000	2027	$302,000	1	$8,300	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : No. 2 Unit In Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Penthouse								
Reciprocating Compr/Chiller	10%			2027	$302,000	1	$9,300	
Window/Wall Unit	20%	0-2	$7,800	2030	$155,100	1		
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Window/Wall Unit	30%			2030	$232,600	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2042	* *	4	$2,000	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2032	$556,000	1	$24,700	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2027	$131,500	2	$27,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	80%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$111,500	
Exhaust Fans								
Interior	50%			2032	$453,900	2	$3,100	
Roof	50%			2032	$198,600	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	$1,306,600	1		
Water Heater With Tanks								
Gas Fired	40%	0-2	$100	2027	$7,000	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Defective Unit								
Gas Fired	60%			2027	$10,500	2		
HW Heat Exchanger								
Steam Fired	100%			2032	$989,800	4	$29,600	
Sanitary Piping								
Cast Iron	15%	0-2	$7,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Various Location								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$41,000	4	$6,300	
Sewage Ejector(s)								
Electric	100%			2032	$107,200	4	$11,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2032	$141,500	1-2	$2,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 239 - BK (J. H. S. 239 - BK)**		
Address	: **2401 NEPTUNE AVENUE BTWN: W.24 ST. - W.25 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K239**
Program / Asset #	: **BOE0533.000 / 1326**	**Yr Built/Renovated**	: **1937 / 2003**
Area Sq Ft	: **155,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6965** **Lot** : **140**	**BIN**	: **3188221**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$398,100	$521,400
Interior Architecture	$4,276,500	$162,700
Electrical		$536,400
Mechanical	$787,000	$5,345,700
Total	**$5,461,600**	**$6,566,200**
Importance Code A	$398,100	$521,400
Importance Code B	$4,921,200	$6,044,900
Importance Code C	$142,300	
Total	**$5,461,600**	**$6,566,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,700	$8,900		$8,500
Interior Architecture	$35,000	$65,100		$17,800
Electrical	$22,300	$26,000	$29,000	$23,000
Mechanical	$70,900	$23,900	$37,000	$30,400
Site Pavements	$15,400			
Total	**$216,400**	**$123,900**	**$66,000**	**$79,700**
Importance Code A	$89,300	$24,200	$15,400	$24,200
Importance Code B	$127,100	$99,700	$50,600	$55,500
Importance Code C				
Total	**$216,400**	**$123,900**	**$66,000**	**$79,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	$287,500	LIFE	* *	5	$170,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Along 24th Street								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 121, 125, 359								
Masonry: Limestone	5%			LIFE	* *	5	$7,800	
Granite Panels	10%	Now	$52,400	LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	3%			LIFE	* *	5	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Sides								
Explanation : Decorative Band At Doors								
Windows								
Aluminum	100%	Now	$58,100	2051	* *	5	$29,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Parapets								
Cast Stone/Terra Cotta	7%	4+	$4,900	LIFE	* *	5	$10,200	
Vegetation Growth, Extent : Light, Area Affected : 15%								
Location : Interior Of Coping Stones								
Masonry: Brick	80%			LIFE	* *	5	$15,100	
Masonry: Limestone	3%	4+	$3,600	LIFE	* *	5	$700	
Vegetation Growth, Extent : Light, Area Affected : 30%								
Location : All Sides								
Metal: Cage/Fence	10%			2040	* *	5-10	$14,600	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof Parapet Interior Courtyard								
Explanation : Chain Link Guard Fence								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Exterior								
Roof								
Built-Up (BUR)	55%	Now	$31,700	2040	* *			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : West End Of Roof								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Copper/Terne	25%	Now	$32,500	2050	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Gymnasium								
IRMA/Protected Membrane	15%			2035	$350,900	10	$14,500	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 25%								
Location : Cafeteria Roof								
Metal Panel	5%			2048	* *	10	$8,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$51,800	
Ceramic Tile	5%	Now	$13,700	2044	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Kitchen And Storage Closets								
Terrazzo	5%			LIFE	* *	5	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium Lobby								
Explanation : Decorative Pattern								
Vinyl Tile	59%			2030	$3,950,900	3	$69,800	
Vinyl Tile 9" X 9"	1%	Now	$3,900	2045	* *	3	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Wood	20%			2063	* *	5	$88,800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Interior								
Interior Walls								
Masonry: Brick	10%	Now	$90,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement East End Around Windows								
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Stair Enclosure								
Marble Panels	3%			LIFE	* *			
Plaster	45%	Now	$52,000	LIFE	* *	5	$31,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 121, 125, 359								
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2048	* *	5	$11,800	
AcousTileConcealSpLn	10%			2048	* *	5	$29,600	
Exposed Struc: Concrete	10%	Now	$72,600	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Hoist								
Plaster	75%	Now	$110,600	LIFE	* *	5	$111,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,400	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Neptune Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$700	
Raceway								
Conduit	50%			2035	$147,900	1		
Conduit	50%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$400	
Molded Case Bkrs	60%			2034	$183,900	5	$2,400	
Molded Case Bkrs	30%			2051	* *	5	$1,200	
Wiring								
Thermoplastic	50%			2035	$204,600	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$500	
Variable Frequency Drive	50%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$47,700	
Generators								
Natural Gas	100%			2044	* *	1	$60,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : 250 Kilovolt Amperes, 200 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$5,700	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2043	* *	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,000	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Indoor And Outdoor								
Explanation : CCTV System								
Generic	50%			2040	* *	1	$28,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$95,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	90%			2052	* *	1	$138,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers.								
Steam Boiler	10%	Now	$2,800	2048	* *	1	$13,800	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Explanation : Multiple Mechanical Defects On Both Units When Oil Being Used.								
Distribution								
Steam Piping/Pump	100%			2035	$1,271,000			
Terminal Devices								
Air Handler	20%			2043	* *	1	$19,200	
Convector/Radiator	60%	Now	$15,600	2040	* *	1	$27,000	
Damaged, Extent : Moderate, Area Affected : 70%								
Location : The Covers, Various Locations								
Fan Coil Unit/Heat	20%	0-2	$15,700	2030	$787,000	1	$9,000	
Broken, Extent : Moderate, Area Affected : 20%								
Location : The Motors, Various Locations								
Controls								
Pneumatic	10%	0-2	$15,300	2036	$306,700			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Control Valves And Thermostats, Various Locations								
Pneumatic	90%			2036	$2,760,700			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2033	$481,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,400	
Exhaust Fans								
Interior	80%			2043	* *	2	$3,800	
Roof	20%			2035	$61,600	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$405,200	1		
Water Heater With Tanks								
Electric	50%			2033	$36,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 75 Gallon Unit								
Gas Fired	50%			2034	$26,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 100 Gallon Gasoline Fired Water Heater								
Sanitary Piping								
Cast Iron	5%	0-2	$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Court Yard								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$4,900	4	$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,200	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 240 - BK**				
Address	: **2500 NOSTRAND AVENUE @ AVENUE K**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K240**
Program / Asset #	: **BOE0534.000 / 1327**			**Yr Built/Renovated**	: **1951 / 1999**
Area Sq Ft	: **152,806**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att**				
Block	: **7629**	**Lot**	: **30**	**BIN**	: **3208638**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$231,000	$290,700
Interior Architecture	$1,870,700	$2,223,000
Electrical	$1,105,900	$1,279,300
Mechanical	$3,407,200	$7,872,200
Site Enclosure	$199,000	
Site Pavements	$51,800	
Total	**$6,865,600**	**$11,665,200**
Importance Code A	$367,400	$1,707,100
Importance Code B	$5,750,500	$8,501,100
Importance Code C	$747,800	$1,457,000
Total	**$6,865,600**	**$11,665,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,800			
Interior Architecture	$48,100	$14,000	$2,900	$11,400
Electrical	$48,600	$14,700	$14,500	$17,200
Mechanical	$145,000	$35,000	$78,000	$25,500
Site Enclosure	$26,900			
Total	**$285,400**	**$63,700**	**$95,300**	**$54,100**
Importance Code A	$16,800	$15,500	$15,100	$15,100
Importance Code B	$226,400	$48,200	$80,200	$39,000
Importance Code C	$42,200			
Total	**$285,400**	**$63,700**	**$95,300**	**$54,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$4,800	
Masonry: Brick	80%			LIFE	* *	5	$122,900	
Masonry: Brick Cavity	5%			LIFE	* *	5	$7,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Spandrel Beam And Above 3rd Floor Windows								
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Granite Panels	5%			LIFE	* *	5	$5,800	
Windows								
Aluminum	95%	0-2	$137,000	2041	* *	5	$28,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								
Metal Louvers	5%	0-2	$16,800	2036	$167,800			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Above Slate Roof								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$13,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,800	
Roof								
Built-Up (BUR)	75%			2038	* *	10	$94,000	
Slate	25%			LIFE	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$50,000	
Ceramic Tile	5%	0-2	$66,000	2036	$660,200	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Terrazzo	3%	0-2	$32,800	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	2%			LIFE	* *	5	$3,600	
Vinyl Tile	40%	Now	$258,800	2038	* *	3	$34,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Classrooms 300, 311, 137, 139 And Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Classrooms 300, 311, 137, 139 And Throughout								
Vinyl Tile	10%			2038	* *	3	$8,600	
Wood	26%	0-2	$363,200	2048	* *	5	$55,700	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								
Wood	4%			2048	* *	5	$17,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	$15,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement And Boiler Room During Heavy Rain								
Ceramic Tile	5%	Now	$69,200	2036	$1,383,300	5	$12,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$19,600	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	50%	0-2	$305,900	LIFE	* *	5	$73,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 130, And 134, Stair Cases And Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 130, And 134, Stair Cases And Throughout								
SGFT/Glazed Masonry	25%	0-2	$226,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	10%	4+	$141,700	2038	* *	5	$10,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
AcousTileSusp.Lay-In	5%			2038	* *	5	$10,800	
Exposed Struc: Concrete	54%	Now	$356,300	LIFE	* *	5	$18,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	6%			LIFE	* *	5	$2,000	
Plaster	25%	Now	$83,700	LIFE	* *	5	$33,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$26,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Iron Picket	50%	0-2	$146,700	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$52,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Areaways								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Front Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$51,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Tree Pits Throughout								
On-Site Walkways								
Cast in Place Concrete	85%			2038	* *			
Masonry: Granite	15%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	50%			2038	* *			
Pavers/Stone	50%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2033	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%	0-2	$15,000	2033	$299,600	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Inadequate Power For Air Conditioning								
Raceway								
Conduit	95%			2033	$281,000	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$400	
Molded Case Bkrs	80%			2032	$245,200	5	$3,200	
Molded Case Bkrs	10%			2049	* *	5	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2033	$102,300	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$900	
Variable Frequency Drive	10%	Now	$7,400	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$126,100	
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	5%			2028	$216,700	2	$200	
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2033	$131,300	10	$18,400	
Exit, Service	50%			2033	$33,700	1		
Exterior Lighting								
HID	10%			2028	$73,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Operated Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$57,100	
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$8,100	2028	$403,600	1-3	$85,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Smoke Detectors In Fan Rooms								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2059	* *	5	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : 1 Unit, 7,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$136,400	2031	$1,363,800	1	$136,200	
Controller Not Working, Extent : Severe, Area Affected : 66%								
Location : Basement - Boiler Room - Boilers No. 1 And 3 (Defective Smoke Opacity Monitoring)								
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room - All Boilers- Damaged Refractory								
Leak Evident, Extent : Moderate, Area Affected : 66%								
Location : Basement - Boiler Room - Boilers No. 2 And 3 - Leaking Oil At Burners								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units, 60 Gph Each								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$34,100	
Steam Piping/Pump	60%	2-4	$37,600	2033	$751,800			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Basement - Float And Thermostatic Traps								
Terminal Devices								
Air Handler	40%			2028	$1,177,800	1	$37,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Second And Third Floor Fan Rooms								
Convector/Radiator	54%			2031	$690,900	1	$26,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	6%	Now	$76,800	2053	* *	1	$2,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Rooms 113, 301, 338 And Other Locations								
Controls								
Digital	15%	Now	$33,700	2027	$674,100			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room - Auditorium Digital Controls								
Pneumatic	85%	Now	$51,400	2031	$2,570,400			
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Attic Fan Room (Controls For Attic Room Split Systems)								
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Air Conditioning								
Energy Source								
Electricity	30%			2058	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms - Pending/ Under Construction Power Panels Installation.								
Electricity	25%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Telecom Rooms								
Explanation : Location Noted								
Electricity	30%			2032	$90,300	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms, Offices, Cafeteria								
Explanation : Location Noted								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	10%			2033	$371,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Rooms								
Explanation : 3 Systems, 3 Tons Each Approximately								
Split Unit	10%			2028	$371,600			
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : East And West South Wings - Roofs (Outdoor Units); Attic Fan Room (Indoor Units)								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East And West South Wings - Roofs (Outdoor Units); Attic Fan Room (Indoor Units)								
Explanation : 2 Systems 5 Tons Each Approximately. Ducted Indoor Units Serving Attic Rooms								
Window/Wall Unit	20%	Now	$118,600	2033	$118,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria, Various Classrooms, Offices And Other Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Various Classrooms, Offices And Other Locations								
Window/Wall Unit	30%			2033	$177,800	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Kitchen								
Explanation : Location Noted								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$49,700	
No Component	75%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	15%			2033	$315,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Auditorium Blower Fitted With Refrigerant Coils In Ductwork								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2033	$47,600	2	$16,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : 1 Condensing Unit, 30 Tons Approximately.								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$63,900	
No Component	25%							
Exhaust Fans								
Interior	95%			2028	$659,300	2	$4,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Second, Third Floor And Attic Fan Rooms								
Roof	5%			2033	$15,200	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2033	$1,205,700	1		
On Extended Life, Extent : Light, Area Affected : 60%								
Location : Throughout								
Brass/Copper	40%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 420 Mbh Input, 70 Gallons Approximately.								
HW Heat Exchanger								
Steam Fired	1%			2033	$7,600	4	$200	
Abandoned in Place, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room								
No Component	99%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$39,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Kitchen - Grease Trap								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2028	$4,800	4	$4,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Sewage Ejector(s)								
Electric	100%			2028	$81,900	4	$9,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$216,400	1-2	$4,300	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen - Electric Appliances Under Hood.								
Explanation : Abandoned In Place								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 246 - BK**
Address : **72 VERONICA PLACE BTWN: SNYDER AVE., ALBEMARLE R**
Borough : **BROOKLYN**
Agency's Number : **K246**
Program / Asset # : **BOE0539.000 / 1316**
Yr Built/Renovated : **1939 / 1999**
Area Sq Ft : **129,490**
Project Type : **EDUCATION**
Date of Survey : **07-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5110** **Lot** : **25** **BIN** : **3117381**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$151,500
Interior Architecture	$1,373,800	
Electrical	$197,700	$1,364,100
Mechanical	$2,510,100	$4,256,300
Site Pavements	$71,000	
Total	**$4,152,500**	**$5,771,900**
Importance Code A		$151,500
Importance Code B	$4,152,500	$5,620,400
Total	**$4,152,500**	**$5,771,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$66,900	$23,700
Interior Architecture	$126,200	$6,800	$19,400	$23,500
Electrical	$21,300	$24,600	$84,100	$21,700
Mechanical	$69,800	$28,200	$83,200	$29,600
Site Enclosure	$80,200			
Site Pavements	$62,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$374,800**	**$74,000**	**$268,000**	**$112,900**
Importance Code A	$12,800	$12,800	$80,000	$36,500
Importance Code B	$204,700	$59,200	$188,000	$76,400
Importance Code C	$157,300	$2,000		
Total	**$374,800**	**$74,000**	**$268,000**	**$112,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$151,500	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : All Sides Of Structure								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Sidewalk Shed At All Public Sidewalks								
Masonry: Granite	5%			LIFE	* *	5	$6,500	
Masonry: Limestone	5%			LIFE	* *	5	$6,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$11,200	
Windows								
Aluminum	73%			2050	* *	5	$35,300	
Aluminum	25%			2050	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout First Floor								
Explanation : Window Guards								
Metal Louvers	2%			2043	* *	10	$6,000	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$21,300	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Built-Up (BUR)	70%			2039	* *	10	$49,300	
Repairs in Progress, Extent : N/A, Area Affected : 75%								
Location : Old Wing								
Copper/Terne	5%			2062	* *	10	$8,800	
Repairs in Progress, Extent : N/A, Area Affected : 75%								
Location : Old Wing								
Modified Bitumen	25%			2039	* *	10	$17,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Interior								
Floors								
Carpet	10%			2033	$351,000	3	$38,800	
Cast in Place Concrete	5%			LIFE	* *	5	$21,200	
Ceramic Tile	5%			2043	* *	5	$9,700	
Marble Panels	3%			LIFE	* *	5	$4,400	
Quarry Tile	5%			2047	* *	5	$14,500	
Terrazzo	5%			LIFE	* *	5	$7,600	
Vinyl Tile	52%	Now	$142,500	2044	* *	3	$37,800	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Custodians Office								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$39,700	2029	$793,600	3	$3,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Wood	10%	2-4	$118,400	2062	* *	5	$18,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *			
Cast in Place Concrete	8%	0-2	$24,600	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement Window Sill								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	2%			2043	* *	5	$4,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,900	
Gypsum Board	3%			LIFE	* *	5	$3,600	
Marble Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$23,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Throughout								

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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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2039	* *	5	$38,800	
AcousTile,Adhered	10%	Now	$319,400	2051	* *	5	$9,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
AcousTileConcealSpLn	10%			2047	* *	5	$24,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$6,100	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	2-4	$32,900	LIFE	* *	5	$12,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Cafeteria								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Cafeteria								
Plaster	30%			LIFE	* *	5	$36,300	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now	$600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Fence Posts Throughout								
Chain Link	30%	2-4	$20,600	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Exterior Gates								
Explanation : Gate Hardware Is Sagging								
Iron Picket	65%	2-4	$48,600	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$10,400	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$71,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$23,500	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	10%	Now	$9,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Steps								
Parking/Driveway								
Asphalt	95%	2-4	$29,900	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	5%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In New Wing								
Explanation : Three Main Disconnect Switches Rated At 2,500, 800 And 1,200 Amperes								
Fused Disc Sw	20%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Old Wing								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Old Wing								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency Lighting								
Switchgear / Switchboard								
Fused Disc Sw	70%			2044	* *	5	$400	
Fused Disc Sw	30%			2034	$79,900	5	$200	
Raceway								
Conduit	70%			2034	$174,700	1		
Conduit	30%			2054	* *	1		
Panelboards								
Molded Case Bkrs	35%			2050	* *	5	$1,200	
Molded Case Bkrs	65%			2033	$199,300	5	$2,200	
Wiring								
Thermoplastic	30%			2054	* *	1		
Thermoplastic	70%			2034	$245,000	1		

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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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	40%			2032	$74,300	5	$300	
Locally Mounted	30%			2039	* *	5	$300	
Motor Control Center	30%			2039	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Building Chiller Room								
Explanation : Location Noted								
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,000	
Generic	50%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$39,800	
Generators								
Diesel	100%			2037	* *	1	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 300 Kilowatt Capacity								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$28,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 30 Gallon Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2029	$197,700	10	$11,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%								
Location : Throughout								
LED	90%			2039	* *			
Egress Lighting								
Emergency, Service	35%			2029	$28,600	1		
Emergency, Battery	15%			2042	* *	10	$4,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Exit, Battery	50%			2039	* *	10	$4,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Lighting								
Exterior Lighting								
HID	6%			2034	$37,100	10		
LED	4%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Building Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$248,900	1	$48,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Camera Surveillance And Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$342,000	1-3	$79,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Tank In Old Wing Basement Vault And The Other One In New Wing Basement Vault								
Explanation : Two 5,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$128,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Boilers In New Wing Basement And Two In Old Wing Basement								
Explanation : Four Dual Fuel Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	25%			2050	* *	4	$1,600	
Steam Piping/Pump	75%			2044	* *			
Terminal Devices								
Convector/Radiator	50%	Now	$10,800	2039	* *	1	$18,800	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Fan Coil Unit/Heat	50%			2029	$1,643,700	1	$20,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Univents								
Controls								
Pneumatic	100%			2032	$2,562,600			

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	$244,500	2034	$489,000	1	$13,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : New Wing Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Basement								
Explanation : Refrigerant - R22								
Exterior Pkg Unit - Cooling	5%			2034	$72,700	2	$400	
Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	$1,600	
Window/Wall Unit	50%			2029	$251,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	25%	Now	$10,700	2044	* *	4	$1,600	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement, 3 Of 5 Defective Pump Drive Systems, 2 Of 5 Defective Pump Motors								
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2034	$643,200	1	$20,000	
No Component	75%							
Heat Rejection								
Dry Cooler	25%	0-2	$15,200	2029	$152,100	2	$18,000	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Boiler Room In Old Wing								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,200	
Exhaust Fans								
Interior	70%			2034	$411,600	2	$2,800	
Roof	30%	Now	$7,700	2034	$77,200	2	$1,000	
Broken, Extent : Severe, Area Affected : 50%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2029	$26,500	4	$2,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
No Component	25%							
No Component	75%							
Backflow Preventer								
No Component	75%							
Generic	25%			2034	$14,800	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 111a								
Explanation : New Wing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 75%								
Location : In Main Building								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$99,500	2	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Rooms								
Explanation : One In Old Wing Basement , Two In New Wing 1st Floor								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Rooms								
Explanation : Old Wing 300 Gallons, New Wing 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement To 4th Floor								
Explanation : 1 Traction Elevator								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement To 1st Floor								
Explanation : 1 Hydraulic Elevator								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2054	* *	1-5	$16,900	
Sprinkler								
No Component	85%							
Generic	15%			2054	* *	1-2	$5,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

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
Fire Suppression								
Chemical System								
Generic	100%			2029	$119,000	1-10	$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 120 Square Foot Hood							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 252 - BK (J. H. S. 252 - BK)**
Address : **1084 LENOX ROAD**
Borough : **BROOKLYN**
Program / Asset # : **BOE0544.000 / 1305**
Area Sq Ft : **94,000**
Date of Survey : **19-Oct-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4669** **Lot** : **37**

Agency's Number : **K252**
Yr Built/Renovated : **1939 / 2001**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3101840**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$197,900
Interior Architecture	$616,300	$553,000
Electrical	$372,700	$998,600
Mechanical	$1,731,600	$1,279,900
Site Pavements	$141,200	$101,500
Total	**$2,861,700**	**$3,130,800**
Importance Code A		$197,900
Importance Code B	$2,660,900	$2,441,300
Importance Code C	$200,800	$491,600
Total	**$2,861,700**	**$3,130,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,400		$16,400	
Interior Architecture	$157,300	$12,500		$14,500
Electrical	$9,900	$24,700	$10,500	$8,800
Mechanical	$40,900	$16,300	$23,700	$16,300
Site Enclosure	$18,600			
Site Pavements	$5,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$266,300**	**$60,700**	**$57,800**	**$46,800**
Importance Code A	$36,700	$9,500	$25,700	$9,300
Importance Code B	$176,700	$51,100	$32,100	$37,500
Importance Code C	$52,900			
Total	**$266,300**	**$60,700**	**$57,800**	**$46,800**

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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DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$135,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Base Of Stairwell E And F								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Exterior Repointing In Progress								
Masonry: Granite	2%			LIFE	* *	5	$2,300	
Masonry: Limestone	10%			LIFE	* *	5	$11,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Exterior Repointing In Progress								
Windows								
Aluminum	25%	Now	$27,400	2049	* *	5	$5,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 1%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Aluminum	73%			2049	* *	5	$32,800	
Metal Louvers	2%			2046	* *	10	$5,600	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$12,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corners Or Parapet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Exterior Repointing In Progress								
Masonry: Limestone	35%			LIFE	* *	5	$9,100	
Metal: Cage/Fence	5%			2046	* *	5-10	$8,000	
Roof								
Modified Bitumen	100%			2043	* *	10	$62,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	4%	Now	$37,200	2042	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilets								
Quarry Tile	2%			2038	* *	5	$4,800	
Terrazzo	2%	0-2	$30,900	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	67%	Now	$152,700	2038	* *	3	$40,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$66,000	2043	* *	3	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stair Landings And Backstage								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair Landings And Backstage								
Wood	10%	Now	$196,800	2061	* *	5	$15,100	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : 3rd And 4th Floor Gymnasiums And Auditorium Stage								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Stage								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Gymnasium								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$13,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$9,800	2036	$491,600	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Glass: Single Pane	5%	Now	$10,800	LIFE	* *	5	$6,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Masonry: Brick	10%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Repair In Progress								
Plaster	50%			LIFE	* *	5	$26,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$200,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Ceilings								
AcousTile,Adhered	15%			2046	* *	5	$24,200	
AcousTileConcealSpLn	10%			2038	* *	5	$20,100	
AcousTileSusp.Lay-In	1%	Now	$5,500	2038	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Office And Storage								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Office And Storage								
Staining/Discoloring, Extent : Light, Area Affected : 90%								
Location : Kitchen Office And Storage								
Exposed Struc: Concrete	10%	Now	$49,400	LIFE	* *	5	$2,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Tank Room								
Metal Panel	3%			LIFE	* *	5	$6,000	
Plaster	61%			LIFE	* *	5	$61,400	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Courtyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Court Yard								
Explanation : Contractor Staging Area								
Iron Picket	50%	Now	$18,600	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Along East 95th Street								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along Lenox Road								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$72,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Lenox Road And East 95th Street								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Recent Repair Evident, Extent : Moderate, Area Affected : 100%								
Location : Entry Stairs								
Activity Yard								
Asphalt	80%	0-2	$68,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Rear Court Yard								
Explanation : Contractor Staging Area								
Cast in Place Concrete	10%			2046	* *			
Rubber Matting	10%	Now	$5,100	2033	$101,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Playground								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	10%			2041	* *	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$2,000	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$82,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$80,800	10	$11,300	
Exit, Service	10%			2028	$4,200	1		
Exit, Service	40%			2041	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$180,700	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$57,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%			2059	* *			
Steam Piping/Pump	90%			2033	$693,700			
Terminal Devices								
Air Handler	25%			2028	$452,800	1	$14,500	
Convector/Radiator	50%			2031	$393,500	1	$15,200	
Fan Coil Unit/Heat	3%	Now	$1,400	2028	$71,600	1	$800	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Room 327								
Fan Coil Unit/Heat	22%			2028	$525,000	1	$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$12,800	2028	$255,200	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Rooms 127,129,305,315								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	100%			2028	$426,900	2	$2,900	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%	Now	$8,500	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement And Kitchen								
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2041	* *	4	$1,000	
Submersible	50%	0-2	$900	2027	$1,500	4	$1,000	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Housing Of The Unit, Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To Fourth Floor								
Explanation : 1 Unit. Mechanical Issue Causes It Down Frequently.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$133,100	1-2	$2,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 20 Square Feet In Kitchen								
Explanation : 1 Set								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 254 - BX**
Address : **2452 WASHINGTON AVE. @E. 189 STREET**
Borough : **BRONX**
Agency's Number : **X254**
Program / Asset # : **BOE1006.000 / 4513**
Yr Built/Renovated : **1999 /**
Area Sq Ft : **74,092**
Project Type : **EDUCATION**
Date of Survey : **30-Jan-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3058** **Lot** : **3** **BIN** : **2103863**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$73,600	$134,800
Interior Architecture	$80,000	$52,700
Electrical		$2,264,700
Mechanical	$217,900	$1,887,300
Total	**$371,500**	**$4,339,500**
Importance Code A	$73,600	$332,200
Importance Code B	$217,900	$4,007,300
Importance Code C	$80,000	
Total	**$371,500**	**$4,339,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,000			
Interior Architecture	$69,400		$17,000	$3,500
Electrical	$22,900	$14,600	$12,300	$14,400
Mechanical	$150,300	$11,900	$15,700	$11,400
Site Enclosure	$27,600			
Site Pavements	$51,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$373,600**	**$40,900**	**$59,400**	**$43,700**
Importance Code A	$56,800		$700	
Importance Code B	$277,600	$40,900	$58,700	$41,300
Importance Code C	$39,200			$2,400
Total	**$373,600**	**$40,900**	**$59,400**	**$43,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	98%			LIFE	* *	5	$147,200	
Pre-Cast Concrete	2%			LIFE	* *	5	$9,800	
Windows								
Aluminum	100%	Now	$10,400	2052	* *	5	$5,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								
Parapets								
Masonry: Brick	90%	4+	$17,200	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Roof Side Of Parapet Wall								
Pre-Cast Concrete	10%			LIFE	* *	5	$9,300	
Roof								
Modified Bitumen	100%			2041	* *	10	$61,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Ceramic Tile	2%			2045	* *	5	$2,200	
Terrazzo	3%			LIFE	* *	5	$5,200	
Vinyl Tile	85%			2041	* *	3	$35,300	
Wood	5%			2064	* *	5	$10,400	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$4,800	
Concrete Masonry Unit	20%			LIFE	* *	5	$15,500	
Gypsum Board	75%			LIFE	* *	5-10	$123,600	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	$35,900	2049	* *	5	$52,700	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Third Floor Classrooms								
Explanation : Water Damage Due To HVAC Equipment Issue Located Above Ceiling								
Exposed Struc: Steel	5%			LIFE	* *	10	$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	$4,900	2056	* *			
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Rear Yard Play Ground								
Iron Picket	5%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$22,700	2071	* *			
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Rear Yard, At Base Of Chain Link Fence, Near Ramp								
Explanation : Exposed Metal Post								
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%			2049	* *			
Pavers/Stone	2%	Now	$1,600	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Near Trees And Edges Of Sidewalk								
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : 189th Street At Base Of Trees								
Tripping Hazard, Extent : Light, Area Affected : 2%								
Location : 189th Street, Where Stone Abutts Concrete Flag								
On-Site Walkways								
Asphalt	65%	Now	$1,600	2045	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Walkway Entrance Near Washington Avenue								
Cast in Place Concrete	35%			2049	* *			
Parking/Driveway								
Asphalt	100%	4+	$25,000	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Dumpster Area								
Activity Yard								
Asphalt	100%	Now	$23,800	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Rear Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$159,800	5	$300	
Molded Case Bkrs	20%			2036	$39,900	5	$400	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	90%			2035	$165,500	5	$1,800	
Wiring								
Thermoplastic	100%			2036	$204,400	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$27,400	1	$22,800	
Generators								
Diesel	100%			2032	$142,000	1	$28,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 175 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$16,500	
Fuel Storage								
Day Tank	50%			2035	$13,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Main Tank	50%			2039	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	94%			2036	$1,063,100	10	$63,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2031	$18,000	10		
Incandescent	2%			2031	$42,000	2		
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	55%			2031	$25,700	1		
Exit, Service	45%			2031	$14,700	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$27,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$195,700	1-3	$47,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bells, Smoke Detectors, Manual Pull Stations								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

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
Heating								
Energy Source								
Electricity	10%			2036		1		
Natural Gas	90%			2036	$1,800	1		
Conversion Equipment								
Radiant Heater	10%	Now	$19,700	2031	$197,400	2	$2,700	
Broken, Extent : Light, Area Affected : 55%								
Location : Lobby, Stairs, Toilet Rooms								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$217,900			
Air Conditioning								
Energy Source								
Electricity	100%			2035	$208,500	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	Now	$38,200	2031	$191,200	2	$500	
Broken, Extent : Light, Area Affected : 20%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Twenty Two Units. Roof								
Ext Pkg Unit - Heating/Cooling	85%			2031	$1,083,500	2	$3,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,400	
Exhaust Fans								
Roof	100%	Now	$44,200	2031	$147,200	2	$1,800	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$4,900	2046	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Pump Room								
Brass/Copper	90%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Water Heater Room								
Explanation : One Unit, 4.5kwt 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,300	4	$2,300	
Sewage Ejector(s)								
Electric	100%			2036	$39,700	4	$4,400	
Backflow Preventer								
Generic	100%			2036	$33,900	1	$4,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Water Heater Room								
Explanation : One Unit, 495mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Water Heater Room								
Explanation : One Unit, 175 Gallons								
Booster Pump w/Tank								
Generic	100%	Now	$7,400	2036	$37,100	1	$14,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Pump Room								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor, One Unit From 1st To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$37,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$20,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 90 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 258 - BK**				
Address	: **141 MACON STREET BTWN: MARCY AVE., TOMPKINS AVE**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K258**	
Program / Asset #	: **BOE0550.000 / 1308**		**Yr Built/Renovated**	: **1955 / 2009**	
Area Sq Ft	: **142,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **12-Jan-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **1845**	**Lot** : **1**	**BIN**	: **3053075**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$379,100	$113,100
Interior Architecture	$257,000	
Electrical	$1,186,100	$768,600
Mechanical	$547,300	$4,776,100
Site Pavements	$51,300	
Total	**$2,420,800**	**$5,657,800**
Importance Code A	$379,100	$1,433,100
Importance Code B	$1,955,000	$4,224,700
Importance Code C	$86,600	
Total	**$2,420,800**	**$5,657,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,200			$33,800
Interior Architecture	$190,600		$11,900	$16,900
Electrical	$97,400	$14,400	$38,100	$13,400
Mechanical	$80,400	$27,900	$54,600	$22,400
Site Pavements	$19,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$407,800**	**$49,500**	**$111,900**	**$93,700**
Importance Code A	$26,300	$14,100	$14,400	$47,800
Importance Code B	$289,400	$35,400	$97,500	$45,900
Importance Code C	$92,100			
Total	**$407,800**	**$49,500**	**$111,900**	**$93,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Exterior								
Exterior Walls								
Masonry: Brick	96%			LIFE	* *	5	$113,100	
Granite Panels	2%			LIFE	* *	5	$1,800	
Slate Panels	2%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%			2050	* *	5	$67,500	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$14,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Metal Rail	5%			2047	* *	5-10	$14,300	
Roof								
IRMA/Protected Membrane	8%	Now	$261,700	2044	* *			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%* *Location : Throughout* *Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%* *Location : Upper Roof* *Patching Evident, Extent : Severe, Area Affected : 10%* *Location : Main Roof* *Vegetation Growth, Extent : Moderate, Area Affected : 5%* *Location : Over Kitchen* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Over Kitchen*								
IRMA/Protected Membrane	87%			2039	* *	10	$117,500	
Roll Roofing	4%	Now	$3,600	2033	$35,900	5	$4,500	
Water Penetration, Extent : Moderate, Area Affected : 10% *Location : Bulkhead Stair*								
Skylight, Metal/Glass	1%			2054	* *	10	$4,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,600	
Paint Peeling, Extent : Light, Area Affected : 50% *Location : Main Entrance*								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,800	
Mosaic Tile	3%	Now	$30,000	2047	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And Toilet Room								
Terrazzo	2%			LIFE	* *	5	$3,300	
Vinyl Tile	45%			2039	* *	3	$46,800	
Vinyl Tile 9" X 9"	20%	Now	$170,400	2044	* *	3	$15,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 1st Floor Classrooms, Room 223 And Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Classrooms And Throughout								
Wood	25%			2062	* *	5	$97,500	
Interior Walls								
Ceramic Tile	8%	Now	$17,000	2043	* *	5	$7,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,500	
Granite Panels	2%	Now	$14,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Plaster	50%	Now	$46,900	LIFE	* *	5	$28,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs								
SGFT/Glazed Masonry	25%	Now	$86,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridors								
Wood	5%			LIFE	* *	5	$37,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	$23,900	
Exposed Struc: Concrete	65%			LIFE	* *	5	$24,300	
Metal Panel	10%			LIFE	* *	5	$29,900	
Plaster	15%	Now	$22,300	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2054	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$51,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Halsey Street Near Exit 7								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$12,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$1,500	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Dumpster								
Activity Yard								
Asphalt	100%	0-2	$5,700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services Rated At 800 Amperes								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$299,600	2064	* *	5	$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Switchgear Room								
Explanation : Obsolete Equipment								
Raceway								
Conduit	10%			2054	* *	1		
Conduit	90%			2034	$266,200	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$300	
Fused Knife Sw	10%	2-4	$30,700	2059	* *	5	$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Fused Toggle Switch	10%	0-2	$30,700	2059	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Former Metal Shop								
Explanation : On Extended Life								
Molded Case Bkrs	10%			2050	* *	5	$400	
Molded Case Bkrs	60%			2033	$183,900	5	$2,200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$800	
Locally Mounted	20%	0-2	$22,300	2054	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2042	* *	10	$117,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	$122,000	10	$17,100	
Exit, Battery	50%			2029	$103,000	10	$4,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Lighting								
Exterior Lighting								
LED	20%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior Wall And Parapet								
Explanation : Wall Mounted And Parapet Mounted Fixtures								
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$26,500	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Building Exterior								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2039	* *	1	$26,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Is Not To The Main Central Station								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$375,100	1-3	$87,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$44,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2032	$1,267,400	1	$140,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	20%			2029	$547,300	1	$17,600	
Convector/Radiator	80%			2039	* *	1	$36,700	
Controls								
Pneumatic	100%			2035	$2,810,100			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : One Unit Is Not Working Due To Elctrical, Mechanical Defects								
Window/Wall Unit	80%			2032	$440,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,200	
Exhaust Fans								
Interior	40%	0-2	$25,800	2034	$258,000	2	$1,400	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Elevator Room. Burnt Motor								
Roof	60%	0-2	$33,900	2039	* *	2	$2,100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof.								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$21,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$29,100	4	$3,000	
Backflow Preventer								
Generic	100%			2039	* *	1	$8,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through 3rd Floor								
Explanation : 1 Elevator								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 259 - BK (J. H. S. 259 - BK)**
Address : **7305 FT HAMILTON PKWY BTWN: 73 ST, 74 ST**
Borough : **BROOKLYN**
Agency's Number : **K259**
Program / Asset # : **BOE0551.000 / 1309**
Yr Built/Renovated : **1939 / 2015**
Area Sq Ft : **166,221**
Project Type : **EDUCATION**
Date of Survey : **10-Aug-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **5923** **Lot** : **1** **BIN** : **3148031**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$385,300	$225,900
Interior Architecture	$1,211,900	$4,896,700
Electrical	$138,700	$651,500
Mechanical	$2,739,600	$7,337,600
Site Pavements	$1,035,100	
Total	**$5,510,600**	**$13,111,800**
Importance Code A	$385,300	$225,900
Importance Code B	$4,712,900	$12,885,800
Importance Code C	$412,400	
Total	**$5,510,600**	**$13,111,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,800		$20,000	$4,900
Interior Architecture	$139,600		$7,000	$13,100
Electrical	$31,100	$33,400	$28,600	$31,600
Mechanical	$141,300	$30,700	$85,600	$35,100
Site Enclosure	$15,000			
Site Pavements	$46,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$419,600**	**$85,700**	**$162,800**	**$106,200**
Importance Code A	$37,600	$12,100	$33,000	$17,000
Importance Code B	$289,900	$73,600	$129,700	$89,200
Importance Code C	$92,200			
Total	**$419,600**	**$85,700**	**$162,800**	**$106,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$169,700	LIFE	* *	5	$100,600	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 426								
Masonry: Granite	5%			LIFE	* *	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs And Base Of Walls								
Explanation : Location Noted								
Masonry: Limestone	25%	0-2	$144,900	LIFE	* *	5	$27,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Random Locations								
Windows								
Aluminum	25%			2050	* *	5	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards Observed								
Aluminum	74%	Now	$70,700	2050	* *	5	$14,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%								
Location : Throughout								
Metal Louvers	1%	4+	$1,100	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Louvers Located Above Gymnasium								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$68,600	
Masonry: Brick	20%	Now	$13,800	LIFE	* *	5	$5,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkhead Parapet Into Room 426								
Masonry: Brick	50%			LIFE	* *	5	$13,300	
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Recent Repair Evident, Extent : N/A, Area Affected : 65%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Exterior								
Roof								
IRMA/Protected Membrane	20%			2039	* *	10	$18,900	
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Plaza Deck Over Kitchen								
Modified Bitumen	60%			2042	* *	10	$56,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Roof-stair Lower Deck								
Plaza Roof: Stone Panels	20%	Now	$10,000	2054	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Random Pavers On Plaza Deck								
Explanation : Broken Paver Blocks								
Soffits								
Metal Panel	100%			2054	* *	5-10	$3,800	
Interior								
Floors								
Cast in Place Concrete	6%			LIFE	* *	5	$32,700	
Ceramic Tile	8%	Now	$114,900	2037	* *	5	$10,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Poured Epoxy/Resin	2%			2033	$285,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Location Noted								
Quarry Tile	2%			2047	* *	5	$7,500	
Terrazzo	5%	0-2	$23,800	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	20%			2039	* *	3	$24,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout 2010 Addition								
Explanation : Location Noted								
Vinyl Tile 9" X 9"	22%	0-2	$448,200	2034	$4,482,200	3	$20,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Original Building								
Wood	32%	0-2	$486,200	2049	* *	5	$74,600	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms Throughout Original Building								
Wood	3%			2074	* *	5	$14,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Interior								
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *			
Ceramic Tile	2%			2047	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms In 2010 Addition								
Explanation : Location Noted								
Ceramic Tile	3%	0-2	$18,600	2043	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Original Building Toilet Rooms								
Gypsum Board	37%			LIFE	* *	5	$48,900	
Masonry: Brick	10%	4+	$85,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Random Locations In Gymnasium								
Marble Panels	2%	0-2	$15,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout First Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Auditorium								
Explanation : Location Noted								
Plaster	28%	0-2	$76,800	LIFE	* *	5	$18,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%	Now	$40,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Ceilings								
AcousTile,Adhered	23%			2047	* *	5	$57,200	
AcousTileSusp.Lay-In	30%			2051	* *	5	$74,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,900	
Metal Panel	2%			LIFE	* *	5	$6,200	
Plaster	35%			LIFE	* *	5	$54,400	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2044	* *			
Iron Picket	20%	4+	$3,800	2069	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$11,200	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Handball Court								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$46,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout And At Base Of Fence								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Perimeter Sidewalks								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$249,800	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Walkways At Fort Hamilton Parkway Entrances								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	0-2	$785,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room New Wing								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2054	* *	5	$400	
Fused Disc Sw	45%			2034	$134,800	5	$300	
Fused Disc Sw	5%			2054	* *	5		
Raceway								
Conduit	60%			2044	* *	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$17,400	5	$200	
Fused Disc Sw	5%			2050	* *	5	$200	
Fused Toggle Switch	1%			2033	$3,500	5		
Molded Case Bkrs	30%			2033	$104,200	5	$1,300	
Molded Case Bkrs	59%			2050	* *	5	$2,600	
Wiring								
Thermoplastic	60%			2044	* *	1		
Thermoplastic	40%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$600	
Locally Mounted	30%			2047	* *	5	$300	
Variable Frequency Drive	20%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Mechanical Rooms								
Explanation : Serves The New Building And Auditorium								
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room C03 New Addition								
Explanation : Water Main								
Generic	50%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Original Building								
Explanation : Connected To Abandoned Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$51,100	
Generators								
Diesel	100%			2043	* *	1	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room C26								
Explanation : One 250 Kilowatts, 313 Kilovolt Amperes Generator. Electrical Wiring To Louvers Not Installed.								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$6,200	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room C26								
Explanation : One 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$137,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2039	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Library								
LED	9%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasiums								
Explanation : Auditorium Decorative Fixtures Retrofitted With LED Lamps.								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Lighting								
Egress Lighting								
Emergency, Service	48%			2039	* *	1		
Emergency, Battery	2%			2039	* *	10	$800	
Not in Service, Extent : Light, Area Affected : 20%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Two Fixtures								
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
Fluorescent	1%			2034	$6,800	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
HID	4%			2034	$31,800	10		
LED	5%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$900	
Alarm								
Security System								
Generic	50%			2034	$159,800	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2034	$159,800	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$105,500	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Heating								
Energy Source								
Electricity	4%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Mechanical / Electrical Rooms								
Explanation : Location Noted								
Natural Gas	28%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Location Noted								
Natural Gas	68%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Location Noted								
Conversion Equipment								
Hot Water Boiler	15%			2047	* *	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Penthouse Mechanical Room								
Explanation : 2 Units, 614 Mbh Output Each, For Building Addition Perimeter Heating								
Radiant Heater	4%			2039	* *	2	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Mechanical And Electrical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	66%			2054	* *	1	$108,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 300 Bhp Each								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition								
Explanation : Packaged Rooftop Units With Built-in Furnaces; Reported Under Air Conditioning								
Distribution								
Hot Wtr Piping/Pump	30%			2050	* *	4	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Steam Piping/Pump	70%			2034	$811,000			
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Original Building - Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$544,500	1	$20,600	
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Explanation : Gymnasiums And Play Room Blowers								
Convector/Radiator	40%			2032	$473,200	1	$21,500	
On Extended Life, Extent : Moderate, Area Affected : 60%								
Location : Original Building - Throughout								
Convector/Radiator	28%			2047	* *	1	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Fan Coil Unit/Heat	10%			2029	$358,700	1	$5,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Various Locations: Unit Ventilators								
Unit Heater - Hot Water	2%			2034	$17,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Mechanical Rooms								
Explanation : Location Noted								
Controls								
Digital	60%			2034	$2,493,100			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Wireless Digital / Pneumatic System								
Digital	30%			2027	$1,246,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Pneumatic	10%			2039	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Explanation : Pneumatic Controls For Blowers Pre-heat Coils								
Air Conditioning								
Energy Source								
Electricity	85%			2050	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2 Gymnasiums								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	$25,100	2034	$251,100	1	$6,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Original Building - Roof - Module 1: Defective Compressors								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Original Building - Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Roof								
Explanation : Modular Air Cooled Chiller, 3 Modules, 15 Tons Each, For Auditorium								
Ext Pkg Unit - Heating/Cooling	28%	Now	$40,000	2034	$800,700	2	$2,300	
Malfunctioning, Extent : Moderate, Area Affected : 90%								
Location : Building Addition - Roof: 3 Defective Compressors At Rtu-1, Rtu-2								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition - Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : 3 Units, Gas Heat								
Split Unit	5%			2034	$202,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom / Camera Rooms, Kitchen Dry Storage, Elevator Machine Rooms								
Window/Wall Unit	38%			2033	$245,000	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Window/Wall Unit	4%			2027	$25,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Library And Other Locations								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasiums								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2054	* *	4	$800	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	$280,700	1	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Explanation : Auditorium Air Handler								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$27,800	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$64,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Ventilation								
Exhaust Fans								
Interior	60%	Now	$9,100	2029	$452,900	2	$2,400	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Area: 1 Damaged Flexible Connection								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Area - Toilet, Gymnasium And Playroom Exhaust Fans								
Interior	10%			2034	$75,500	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area								
Explanation : Auditorium Return / Exhaust Fan								
Roof	30%	Now	$5,000	2034	$99,100	2	$1,200	
Loose, Extent : Moderate, Area Affected : 10%								
Location : Building Addition - Roof: Ef-6 - Belt								
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
Location : Building Addition - Roof: Tef-1								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	$1,530,200	1		
Abandoned in Place, Extent : Light, Area Affected : 2%								
Location : Basement Fan Area: Abandoned Water Main								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Original Building - Throughout								
Brass/Copper	30%	Now	$32,800	2054	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Building Addition - Pump Room C03: Flanged Connections At Pressure Booster System								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Building Addition - Pump Room C03: Pressure Booster System, Janitor Closet 440a - Science Laboratories Reduced Pressure Zone Valve Leaking								
Water Heater With Tanks								
Electric	10%			2029		4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Janitor Closet 440a								
Explanation : Water Heater For Science Laboratories								
No Component	90%							
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Original Building - Throughout								
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Original Building - Throughout								
Cast Iron	30%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2034	$34,100	4	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Janitor Closet C20								
Explanation : 2 Duplex Sets								
Sewage Ejector(s)								
Electric	30%			2034	$26,700	4	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Pump Room C03								
Explanation : Duplex Set								
No Component	70%							
Backflow Preventer								
Generic	100%			2034	$76,000	1	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Building Addition - Pump Room C03								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 50%								
Location : Original Building - Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 500 Mbh Input								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 250 Gallons Approximately								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Freight: Basement To Ground Level, Passenger: Basement To 4th Floor								
Explanation : 1 Freight And 2 Passenger Elevators								
Fire Suppression								
Sprinkler								
No Component	55%							
Generic	45%			2054	* *	1-2	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout; Original Building - Basement And Other Locations								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

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
Fire Suppression								
Fire Pump								
No Component	55%							
Generic	45%			2043	* *	1	$14,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Pump Room C03								
Explanation : Location Noted								
Chemical System								
Wet	100%			2029	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 120 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 265 - BK**
Address : **101 PARK AVENUE BTWN: NORTH OXFORD ST., N. PORTL**
Borough : **BROOKLYN**
Agency's Number : **K265**
Program / Asset # : **BOE0556.000 / 1276**
Yr Built/Renovated : **1958 / 2000**
Area Sq Ft : **139,000**
Project Type : **EDUCATION**
Date of Survey : **14-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2028** **Lot** : **1** **BIN** : **3057942**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,600	$3,578,200
Interior Architecture		$521,900
Electrical	$801,800	$1,237,300
Mechanical	$720,500	$1,171,700
Site Pavements	$62,400	
Total	**$1,656,300**	**$6,509,100**
Importance Code A	$71,600	$3,630,900
Importance Code B	$1,584,700	$2,878,200
Total	**$1,656,300**	**$6,509,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$100,100		$16,900	
Interior Architecture	$31,900	$5,600	$44,500	$18,100
Electrical	$24,800	$13,000	$47,800	$15,700
Mechanical	$21,200	$21,900	$27,000	$23,500
Site Enclosure	$600			
Site Pavements	$23,000			
Total	**$201,800**	**$40,500**	**$136,100**	**$57,400**
Importance Code A	$114,900	$14,800	$32,000	$14,800
Importance Code B	$63,200	$25,700	$95,000	$42,600
Importance Code C	$23,600		$9,100	
Total	**$201,800**	**$40,500**	**$136,100**	**$57,400**

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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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
Exterior								
Exterior Walls								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Front, Sides, Rear								
Explanation : Total Facade Construction Is On Going.								
Under Construction	7%							
Under Construction	75%							
Under Construction	3%							
Under Construction	5%							
Windows								
Aluminum	98%	4+	$48,200	2050	* *	5	$24,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steel	2%	Now	$46,600	2059	* *	5	$6,300	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Stairwells								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stairwells								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairwells								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$3,600	
Metal Panel	5%			2054	* *	5	$900	
Metal Rail	10%			2047	* *	5-10	$8,800	
Metal: Cage/Fence	10%			2039	* *	5-10	$3,800	
Roof								
IRMA/Protected Membrane	95%	4+	$71,600	2034	$3,578,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Main Roof Work Is Part Of Construction.								
Metal Panel	5%			2039	* *	10	$14,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$7,400	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$73,200	
Ceramic Tile	5%			2043	* *	5	$11,200	
Quarry Tile	2%			2047	* *	5	$6,700	
Sheet Vinyl/Rubber	3%			2034	$448,600	5	$10,000	
Terrazzo	5%			LIFE	* *	5	$8,700	
Vinyl Tile	65%			2039	* *	3	$72,500	
Wood	5%			2062	* *	5	$20,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$10,400	
Glazed Ceramic Panel	2%			LIFE	* *			
Operable Wall	2%			2044	* *	5	$18,200	
Plaster	56%			LIFE	* *	5	$43,800	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$10,100	
AcousTileConcealSpLn	20%			2039	* *	5	$50,500	
Exposed Struc: Concrete	60%			LIFE	* *	5	$18,900	
Plaster	15%			LIFE	* *	5	$18,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	$600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Iron Picket	90%			2054	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Explanation : Bent, Missing Bars								
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$62,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$19,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And West Walkways								
Pavers/Stone	5%	Now	$4,000	2037	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,000 Ampere Main Service Switches								

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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2054	* *	5	$100	
Molded Case Bkrs	80%			2034	$239,700	5	$2,900	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	5%			2050	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$3,300	
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wiring								
Braided Cloth	90%	2-4	$368,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%	4+	$11,100	2051	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Locally Mounted	90%			2032	$167,200	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Pipe Clamp And Bus Bar Corroded								
Lighting								
Interior Lighting								
Fluorescent	85%			2042	* *	10	$116,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	15%			2039	* *			
Egress Lighting								
Emergency, Battery	50%	Now	$6,400	2034	$128,200			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium, Cafeteria And Gymnasium								
Exit, Service	50%			2029	$32,900	1		
Exterior Lighting								
HID	10%			2029	$66,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$267,200	1	$51,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$367,100	2044	* *	1-3	$77,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room And Hallways								
Explanation : Obsolete Control Panel Located In The Boiler Room, Pull Station And Alarm Bells Are In The Hallways.								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$147,700	
Distribution								
Steam Piping/Pump	100%	0-2	$122,300	2044	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Thermostatic Traps In Various Classrooms								
Terminal Devices								
Air Handler	30%			2034	$862,100	1	$27,700	
Convector/Radiator	70%			2039	* *	1	$33,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	2%			2034	$72,500			
Window/Wall Unit	80%			2029	$462,800	1		
No Component	18%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$41,600	
No Component	50%							
Exhaust Fans								
Interior	20%			2029	$135,500	2	$900	
Roof	80%			2034	$237,000	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : Occasional Backups In Kitchen								

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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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$3,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$2,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 271 - BK**
Address : **1137 HERKIMER STREET BTWN: SARATOGA AVE, ROOSEVELT PL**
Borough : **BROOKLYN**
Agency's Number : **K271**
Program / Asset # : **BOE0560.000 / 1278**
Yr Built/Renovated : **1963 / 2011**
Area Sq Ft : **188,000**
Project Type : **EDUCATION**
Date of Survey : **06-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1550** **Lot** : **1** **BIN** : **3042157**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$101,700	$256,200
Interior Architecture	$4,380,900	
Electrical	$640,200	$3,879,900
Mechanical	$5,942,400	$1,235,000
Total	**$11,065,100**	**$5,371,200**
Importance Code A	$101,700	$256,200
Importance Code B	$10,866,700	$5,115,000
Importance Code C	$96,800	
Total	**$11,065,100**	**$5,371,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,300		$13,200	
Interior Architecture	$146,800		$18,200	$30,900
Electrical	$21,800	$19,700	$66,200	$21,300
Mechanical	$71,700	$27,700	$45,700	$29,700
Site Pavements	$22,700			
Total	**$267,200**	**$47,400**	**$143,300**	**$81,800**
Importance Code A	$22,900	$18,600	$32,200	$18,600
Importance Code B	$167,400	$28,800	$111,000	$63,200
Importance Code C	$77,000			
Total	**$267,200**	**$47,400**	**$143,300**	**$81,800**

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

DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$20,000	
Masonry: Brick	90%			LIFE	* *	5	$76,900	
Masonry: Granite	2%			LIFE	* *	5	$1,300	
Masonry: Limestone	1%			LIFE	* *	5	$600	
Metal Panel	2%			2044	* *	5-10	$11,700	
Windows								
Aluminum	100%			2056	* *	5	$75,700	
Parapets								
Metal Rail	100%			2039	* *	5-10	$167,400	
Roof								
Built-Up (BUR)	98%			2042	* *	10	$113,600	
Metal Panel	2%			2047	* *	10	$4,300	
Soffits								
Metal Panel	100%			2054	* *	5-10	$36,800	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$25,300	LIFE	* *	5	$31,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	3%	Now	$25,100	2037	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Explanation : Boys And Girls Bathroom Were Previously Flooded								
Terrazzo	3%	Now	$16,700	LIFE	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Vinyl Tile	70%			2039	* *	3	$101,600	
Vinyl Tile 9" X 9"	15%	Now	$71,300	2029	$3,567,300	3	$16,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	4%			2049	* *	5	$21,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

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
Interior								
Interior Walls								
Ceramic Tile	4%			2047	* *	5	$8,400	
Concrete Masonry Unit	5%	Now	$20,200	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Folding Partition	1%	Now	$29,800	2042	* *	5	$2,600	
Unit Inoperable, Extent : Moderate, Area Affected : 60%								
Location : Gymnasium								
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,700	
SGFT/Glazed Masonry	25%	Now	$96,800	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Expansion Joint At Entrance Lobby								
Explanation : Loose Units, Panels With Separation								
Ceilings								
AcousTile,Adhered	30%	Now	$574,200	2047	* *	5	$43,600	
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2039	* *	5	$14,500	
Exposed Struc: Concrete	8%	4+	$71,300	LIFE	* *	5	$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	37%			LIFE	* *	5	$16,800	
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$18,200	
Plaster	13%			LIFE	* *	5	$23,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Americans With Disabilities Act Ramp On Saratoga Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$21,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Pavers/Stone	5%	Now	$1,800	2043	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entry Stairs								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services Rated At 2,000 And 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$332,900	5	$800	
Raceway								
Conduit	90%			2034	$310,700	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	20%			2033	$69,500	5	$900	
Molded Case Bkrs	10%			2050	* *	5	$500	
Molded Case Bkrs	70%			2033	$243,200	5	$3,500	
Wiring								
Braided Cloth	90%	2-4	$414,000	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Water Main.								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$2,582,700	10	$155,200	
LED	10%			2039	* *			
Egress Lighting								
Exit, Service	50%			2029	$41,500	1		
Exit, Battery	50%			2029	$136,400	10	$6,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

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
Lighting								
Exterior Lighting								
HID	10%	2-4	$89,800	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof, Chimney								
Explanation : Lightning Protection On Chimney Area.								
Alarm								
Security System								
Generic	100%			2039	* *	1	$70,200	
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$119,400	

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$186,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement 3 Units								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	20%			2034	$724,500	1	$23,300	
Convector/Radiator	5%			2039	* *	1	$3,000	
Convector/Radiator	75%			2039	* *	1	$45,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Radiator 2nd Floor And Basement								
Controls								
Digital	100%			2029	$5,528,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2042	* *			
Window/Wall Unit	10%	0-2	$43,800	2034	$72,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Multiple Mechanical And Or Electrical Defects								
Window/Wall Unit	60%			2032	$437,600	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$104,800	
Exhaust Fans								
Interior	20%			2029	$170,800	2	$1,200	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement And Second Floor Fan Rooms								
Roof	15%			2039	* *	2	$900	
Roof	65%			2029	$242,800	2	$3,700	
On Extended Life, Extent : Light, Area Affected : 65%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2054	* *	1		
Brass/Copper	90%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$4,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$13,200	
Chemical System								
No Component	95%							
Generic	5%			2029	$3,000	1-10	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 70 Square Feet (14x5)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 275 - BK**
Address : **985 ROCKAWAY AVENUE BTWN: HEGEMAN AVE., LINDEN BLV**
Borough : **BROOKLYN**
Agency's Number : **K275**
Program / Asset # : **BOE0564.000 / 1283**
Yr Built/Renovated : **1963 / 2013**
Area Sq Ft : **159,000**
Project Type : **EDUCATION**
Date of Survey : **21-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3636** **Lot** : **7** **BIN** : **3082940**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$131,100	$73,800
Interior Architecture	$9,588,300	$1,925,200
Electrical	$417,600	$1,098,200
Mechanical	$693,000	$9,377,400
Total	**$10,830,000**	**$12,474,700**
Importance Code A	$131,100	$1,632,800
Importance Code B	$10,606,200	$10,786,000
Importance Code C	$92,800	$55,900
Total	**$10,830,000**	**$12,474,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,200		$17,400	$9,700
Interior Architecture	$105,400	$7,900	$61,200	$14,200
Electrical	$19,700	$15,500	$41,900	$17,800
Mechanical	$40,000	$24,600	$100,200	$32,900
Site Enclosure	$21,700			
Site Pavements	$19,700			
Total	**$207,600**	**$47,900**	**$220,700**	**$74,600**
Importance Code A	$17,900	$16,700	$34,500	$26,400
Importance Code B	$144,200	$31,200	$173,900	$48,200
Importance Code C	$45,500		$12,300	
Total	**$207,600**	**$47,900**	**$220,700**	**$74,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$73,800	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Metal Panel	5%			2054	* *	5-10	$26,700	
Windows								
Aluminum	5%	Now	$1,000	2050	* *	5	$500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Room 262								
Aluminum	95%			2050	* *	5	$19,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$15,300	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Roof								
Copper/Terne	3%			2049	* *	10	$10,100	
Modified Bitumen	97%			2039	* *	10	$131,100	
Soffits								
Stucco Cement	100%			2047	* *	5	$300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$82,900	
Ceramic Tile	5%	Now	$36,500	2037	* *	5	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	25%			2034	$1,786,500	3	$23,700	
Vinyl Tile 9" X 9"	45%	0-2	$186,200	2029	$9,309,300	3	$42,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Stair Landings, Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%			2069	* *	5	$23,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$19,800	2043	* *	5	$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$14,100	
Gypsum Board	5%			LIFE	* *	5	$10,500	
Operable Wall	2%			2044	* *	5	$24,600	
Plaster	53%	Now	$92,800	LIFE	* *	5	$55,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	2-4	$40,700	2039	* *	5	$12,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor								
AcousTile,Adhered	30%			2039	* *	5	$74,200	
Exposed Struc: Concrete	55%			LIFE	* *	5	$21,200	
Metal Panel	5%	2-4	$8,400	LIFE	* *	5	$15,500	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$21,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot And Gate								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Iron Picket	80%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$15,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$4,100	2047	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building								
Pavers/Stone	50%			2037	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	85%			2034	$254,700	5	$600	
Molded Case Bkrs	15%			2054	* *	5	$600	
Raceway								
Conduit	65%			2034	$192,200	1		
Conduit	35%			2044	* *	1		
Panelboards								
Fused Disc Sw	35%			2033	$107,300	5	$1,300	
Fused Disc Sw	15%			2042	* *	5	$500	
Molded Case Bkrs	50%			2042	* *	5	$2,100	
Wiring								
Braided Cloth	65%	2-4	$265,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$151,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2039	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$20,400	
Exit, Battery	50%			2039	* *	10	$5,700	
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$305,600	1	$59,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$100,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$401,900	5	$52,300	
Conversion Equipment								
Steam Boiler	100%			2032	$1,506,400	1	$167,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2034	$1,383,900			
Terminal Devices								
Air Handler	25%			2034	$813,100	1	$26,100	
Convector/Radiator	75%			2032	$1,059,900	1	$40,900	
Controls								
Pneumatic	100%			2032	$3,146,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2029	$458,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

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
Ventilation								
Exhaust Fans								
Interior	30%			2034	$229,900	2	$1,600	
Roof	70%			2029	$234,700	2	$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$11,100	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main In Basement								
Brass/Copper	90%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$835,700	4	$16,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	10%	Now	$4,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Water Backs Up In 1st Floor And Basement When It Rains								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$34,600	4	$3,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$2,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 278 - BK**		
Address	: **1925 STUART STREET @FILLMORE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K278**
Program / Asset #	: **BOE0567.000 / 1285**	**Yr Built/Renovated**	: **1957 / 2011**
Area Sq Ft	: **143,901**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8496** **Lot** : **100**	**BIN**	: **3239889**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$390,600	$80,800
Interior Architecture	$2,097,600	$3,858,400
Electrical	$975,700	$851,700
Mechanical	$1,534,600	$7,983,200
Total	**$4,998,500**	**$12,774,100**
Importance Code A	$390,600	$1,365,100
Importance Code B	$4,434,900	$11,270,700
Importance Code C	$172,900	$138,300
Total	**$4,998,500**	**$12,774,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$13,700		$38,600
Interior Architecture	$47,300	$10,300	$16,200	$50,800
Electrical	$60,100	$13,900	$14,500	$33,800
Mechanical	$107,900	$25,700	$32,500	$93,100
Site Pavements	$22,500			
Total	**$237,800**	**$63,600**	**$63,100**	**$216,300**
Importance Code A	$60,300	$27,900	$14,300	$53,000
Importance Code B	$159,400	$25,300	$48,900	$148,800
Importance Code C	$18,000	$10,300		$14,500
Total	**$237,800**	**$63,600**	**$63,100**	**$216,300**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$24,600	
Masonry: Brick	82%			LIFE	* *	5	$80,800	
Masonry: Granite	5%			LIFE	* *	5	$3,700	
Metal Panel	5%			2055	* *	5-10	$33,900	
Window Wall	3%			2055	* *	5	$11,100	
Windows								
Aluminum	100%	Now	$310,400	2051	* *	5	$31,800	
Glazing Clouded, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$19,300	
Masonry: Brick	85%			LIFE	* *	5	$21,200	
Metal Rail	5%			2048	* *	5-10	$22,500	
Roof								
Copper/Terne	5%			2063	* *	10	$19,100	
Modified Bitumen	94%	Now	$80,200	2040	* *			
Alligatoring, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Ponding, Extent : Light, Area Affected : 5%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Classrooms, Third Floor Corridor And Auditorium								
Skylight, Metal/Glass	1%			2045	* *	10	$5,100	
Soffits								
Metal Panel	5%			2055	* *	5-10	$6,400	
Stucco Cement	95%			2040	* *	5	$44,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$47,100	
Ceramic Tile	5%	4+	$12,400	2044	* *	5	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Second And Third Floor Bathrooms								
Terrazzo	5%			LIFE	* *	5	$8,400	
Vinyl Tile	60%			2035	$3,655,600	3	$48,500	
Vinyl Tile 9" X 9"	10%			2030	$1,763,800	3	$10,800	
Wood	10%			2050	* *	5	$40,400	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$80,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan And Boiler Room								
Ceramic Tile	5%			2038	* *	5	$20,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$16,500	
Masonry: Brick	3%			LIFE	* *			
Operable Wall	2%			2055	* *	5	$28,900	
Plaster	45%	Now	$92,600	LIFE	* *	5	$55,700	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Corridor Stair C								
SGFT/Glazed Masonry	2%	Now	$15,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Columns In Cafeteria								
SGFT/Glazed Masonry	23%			LIFE	* *			
Wood	5%			LIFE	* *	5	$82,600	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$20,700	
AcousTileConcealSpLn	25%	Now	$17,000	2040	* *	5	$32,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
AcousTileSusp.Lay-In	3%			2040	* *	5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Tectum Tiles								
Exposed Struc: Concrete	12%			LIFE	* *	5	$3,900	
Plaster	50%	Now	$160,900	LIFE	* *	5	$64,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stairs 4,5 By Window								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Third Floor								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2045	* *			
Iron Picket	10%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$19,600	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Stuart Street								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Site Pavements								
On-Site Walkways								
Asphalt	75%			2038	* *			
Cast in Place Concrete	20%			2040	* *			
Masonry: Granite	5%	0-2	$2,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Steps At Entry								
Activity Yard								
Asphalt	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2055	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 800 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	40%	Now	$43,600	2050	* *	1		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2055	* *	5	$300	
Fused Knife Sw	50%	2-4	$149,800	2065	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	85%			2035	$251,400	1		
Conduit	15%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Fused Knife Sw	25%	2-4	$76,600	2060	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room And Boiler Room								
Molded Case Bkrs	20%			2057	* *	5	$800	
Molded Case Bkrs	45%			2034	$137,900	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$245,500	2060	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2061	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Gasoline Sprinkler Room								
Explanation : Main Ground Connected To Water Main Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$123,700	10	$17,400	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photocell And Timer								
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$138,300	1	$26,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2035	$138,300	1	$26,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$380,100	1-3	$91,400	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$338,100	5	$44,600	
Conversion Equipment								
Steam Boiler	5%	Now	$3,200	2033	$64,200	1	$6,400	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : No.3 Boiler, Boiler Room								
Steam Boiler	95%			2033	$1,220,100	1	$135,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All 3 Boilers, Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Heating								
Distribution								
Steam Piping/Pump	15%	Now	$17,700	2035	$177,000			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Boiler Room								
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Steam Piping/Pump	85%			2035	$1,003,000			
Terminal Devices								
Air Handler	25%			2030	$693,200	1	$22,300	
Convector/Radiator	75%			2033	$903,700	1	$34,900	
Controls								
Pneumatic	10%	Now	$28,500	2033	$284,800			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Thermostats And Pneumatic Controls Are Not Working Throughout								
Pneumatic	90%			2033	$2,563,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	$3,200	2035	$161,600	2	$700	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : 1 Inefficient Rooftop Unit Serves Auditorium, Lower Roof								
Split Unit	4%	0-2	$2,800	2040	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : 3 Units, Outside Of The Gymnasium								
Split Unit	11%			2040	* *			
Window/Wall Unit	60%	0-2	$16,700	2030	$334,900	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2040	* *	1	$7,000	
No Component	85%							
Heat Rejection								
Evaporative Condenser	15%			2040	* *	2	$15,000	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$80,200	
Exhaust Fans								
Interior	60%			2030	$392,100	2	$2,600	
Roof	40%			2030	$114,400	2	$1,800	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$376,200	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$712,500	4	$21,300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : From Third Floor Hallway To Basement								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	40%			2030	$11,800	4	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Set Unit								
Non-Submersible	30%	Now	$2,700	2045	* *	4	$900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Unit								
Non-Submersible	30%			2040	* *	4	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room								
Explanation : 1 Set Unit								
Sewage Ejector(s)								
Electric	100%			2035	$77,200	4	$8,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 180 Gallon Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$101,900	1-2	$2,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 281 - BK (J. H. S. 281 - BK)**		
Address	: **8787 24 AVENUE BTWN: BATH AVE, CROPSEY AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K281**
Program / Asset #	: **BOE0569.000 / 1287**	**Yr Built/Renovated**	: **1966 / 2002**
Area Sq Ft	: **153,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6891** **Lot** : **1**	**BIN**	: **3186626**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,007,700	$320,700
Interior Architecture	$4,979,300	$240,800
Electrical	$788,100	$854,600
Mechanical	$8,437,500	$4,591,500
Total	**$15,212,700**	**$6,007,600**
Importance Code A	$1,280,800	$1,738,900
Importance Code B	$13,866,000	$4,268,700
Importance Code C	$65,800	
Total	**$15,212,700**	**$6,007,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$31,200	
Interior Architecture	$108,000	$3,600	$43,800	$17,700
Electrical	$17,500	$15,900	$33,500	$17,500
Mechanical	$74,700	$21,600	$63,700	$21,600
Site Enclosure	$21,200			
Site Pavements	$70,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$299,000**	**$48,300**	**$179,400**	**$64,100**
Importance Code A		$15,200	$46,700	$15,200
Importance Code B	$201,400	$33,100	$132,700	$46,000
Importance Code C	$97,600			$2,900
Total	**$299,000**	**$48,300**	**$179,400**	**$64,100**

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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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	2-4	$298,000	LIFE	* *	5	$176,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,800	
Metal Panel	8%			2044	* *	5-10	$114,400	
Granite Panels	2%			LIFE	* *	5	$3,100	
Windows								
Aluminum	98%	Now	$569,800	2042	* *	5	$29,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Around Window Air Conditioning								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Office								
Misaligned/Bulging, Extent : Moderate, Area Affected : 75%								
Location : Window Units Above Radiators								
Metal Louvers	2%			2043	* *	10	$7,400	
Parapets								
Metal: Cage/Fence	100%			2039	* *	5-10	$145,900	
Roof								
Built-Up (BUR)	95%	Now	$54,800	2039	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 75%								
Location : All Pitch Pockets								
Ponding, Extent : Light, Area Affected : 10%								
Location : Roof								
Metal Panel	5%			2051	* *	10	$8,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$41,200	LIFE	* *	5	$51,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Pit								
Ceramic Tile	3%			2043	* *	5	$7,100	
Terrazzo	2%			LIFE	* *	5	$3,700	
Vinyl Tile	50%	0-2	$67,000	2039	* *	3	$44,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%			2029	$4,846,500	3	$22,200	
Wood	10%			2062	* *	5	$44,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	$44,600	LIFE	* *	5	$9,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Folding Partition	1%			2050	* *	5	$5,800	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	57%	Now	$65,800	LIFE	* *	5	$39,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	23%			2039	* *	5	$68,100	
AcousTileSusp.Lay-In	2%			2039	* *	5	$4,700	
Exposed Struc: Concrete	55%			LIFE	* *	5	$20,300	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$189,000			
Plaster	10%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$12,800	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	60%	Now	$8,400	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 24th Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$31,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switch Rated At 1,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2034	$209,700	5	$500	
Fused Disc Sw	30%			2054	* *	5	$200	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$400	
Molded Case Bkrs	70%			2033	$214,600	5	$2,800	
Molded Case Bkrs	20%			2050	* *	5	$800	
Wiring								
Braided Cloth	90%	2-4	$368,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	60%			2032	$111,500	5	$600	
Locally Mounted	40%	2-4	$74,300	2054	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$126,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Emergency, Battery	50%			2039	* *	10	$18,500	
Exterior Lighting								
HID	30%			2029	$219,300	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$57,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2042	* *	1-3	$97,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$364,300	5	$47,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Fuel Tanks 15,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$273,100	2032	$1,365,500	1	$136,400	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Three Boilers In The Basement								
Repairs In Progress, Extent : N/A, Area Affected : 20%								
Location : Boiler Room. Brick Refractory Replacement								
Distribution								
Steam Piping/Pump	100%	Now	$250,900	2044	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Temperature Control Device								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room. Leaking Vacuum/condensate Pump And Pressure Relieve Valve								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Steam Traps Faulty								
Terminal Devices								
Air Handler	20%			2034	$589,600	1	$18,900	
Convector/Radiator	80%			2039	* *	1	$39,500	
Controls								
Digital	100%	2-4	$2,249,800	2029	$4,499,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	0-2	$4,300	2034	$85,900	2	$400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Leaking Condensate In Gymnasium								
Split Unit	5%			2034	$186,000			
Window/Wall Unit	80%	0-2	$47,500	2029	$474,800	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Units Are Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,300	
Exhaust Fans								
Interior	30%			2029	$208,500	2	$1,400	
Roof	70%			2029	$212,800	2	$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$2,000,100	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Two Storage Tanks At 175 Gallons Each								
Sanitary Piping								
Cast Iron	100%	0-2	$98,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Basement. Occasional Sewage Backups In Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$15,700	2034	$31,400	4	$3,200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Sump Pump Broken. Temporary Pump Being Presently Being Used.								
Sewage Ejector(s)								
Electric	100%			2029	$82,000	4	$6,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$2,100	
Chemical System								
No Component	98%							
Generic	2%			2029	$2,400	1-10	$1,200	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen							
	Explanation : 1 Set Fire Suppression System Covers 125 Square Feet (25x5).							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 285 - BK (J. H. S. 285 - BK)**
Address : **5905 BEVERLY ROAD BTWN: EAST 59 ST., RALPH AVE.**
Borough : **BROOKLYN**
Agency's Number : **K285**
Program / Asset # : **BOE0572.000 / 2538**
Yr Built/Renovated : **1954 / 2022**
Area Sq Ft : **120,000**
Project Type : **EDUCATION**
Date of Survey : **20-Mar-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **4744** **Lot** : **1** **BIN** : **3104599**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,146,900	$181,200
Interior Architecture	$6,325,700	
Electrical	$277,200	$970,300
Mechanical	$1,254,200	$258,600
Site Enclosure	$89,900	
Site Pavements	$86,000	
Total	**$9,179,900**	**$1,410,200**
Importance Code A	$1,146,900	$207,600
Importance Code B	$7,876,600	$1,202,600
Importance Code C	$156,400	
Total	**$9,179,900**	**$1,410,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,800			$10,600
Interior Architecture	$114,900	$15,000		$26,300
Electrical	$14,100	$14,300	$11,200	$15,800
Mechanical	$102,400	$20,400	$29,100	$53,600
Site Enclosure	$27,200			
Site Pavements	$37,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$344,100**	**$64,100**	**$54,800**	**$120,800**
Importance Code A	$45,600	$11,900	$11,900	$22,800
Importance Code B	$185,500	$52,200	$42,900	$98,000
Importance Code C	$112,900			
Total	**$344,100**	**$64,100**	**$54,800**	**$120,800**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$181,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Windows								
Aluminum	70%	Now	$95,000	2051	* *	5	$19,500	
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Aluminum	30%			2051	* *	5	$16,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$19,400	LIFE	* *	5	$16,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Coping Joints								
Masonry: Brick Cavity	80%	0-2	$85,900	LIFE	* *	5	$16,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Above Lower Roofs Along Ralph Avenue								
Metal Rail	10%	0-2	$14,300	2048	* *	5	$14,800	1
Corrosion/Rusting, Extent : Severe, Area Affected : 35%								
Location : Lower Roofs Along Ralph Avenue								
Roof								
Built-Up (BUR)	95%	2-4	$965,900	2045	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Gymnasium Roof								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : All Roofs								
Copper/Terne	5%			2050	* *	10	$10,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *		5	$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement And Various Fan Rooms									
Ceramic Tile	5%	0-2	$23,000	2044	* *		5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Staff Toilet Rooms									
Terrazzo	5%	0-2	$15,300	LIFE	* *		5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : Main Entrance Steps									
Vinyl Tile	35%	Now	$315,800	2040	* *		3	$20,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Cafeteria And Corridors Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Cafeteria And Corridors Throughout									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Cafeteria And Corridors Throughout									
Vinyl Tile 9" X 9"	35%	Now	$1,371,600	2030		$4,571,900	3	$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Various Classrooms									
Recent Replace Evident, Extent : N/A, Area Affected : 15%									
Location : Various Classrooms									
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Various Classrooms									
Wood	10%			2063	* *		5	$29,900	
Recent Replace Evident, Extent : N/A, Area Affected : 90%									
Location : Gymnasium									
Interior Walls									
Cast in Place Concrete	10%	Now	$66,500	LIFE	* *				
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Cafeteria And Adjacent Fan Room									
Concrete Masonry Unit	5%	2-4	$8,200	LIFE	* *		5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Gymnasium									
Folding Partition	5%			2051	* *		5	$10,700	
Plaster	50%	0-2	$21,300	LIFE	* *		5	$12,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Stairwell At Exit 9									
SGFT/Glazed Masonry	30%	0-2	$47,100	LIFE	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Cafeteria And Various Stairwells									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2040	* *	5	$24,800	
Exposed Struc: Concrete	55%			LIFE	* *	5	$8,500	
Plaster	20%			LIFE	* *	5	$12,400	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Classrooms And Corridors								
Site Enclosure								
Fence/Gates								
Chain Link	45%	0-2	$89,900	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Southeast Corner Of Activity Yard At Ralph Avenue								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Lower Portion Of Fencing Throughout								
Iron Picket	50%	2-4	$27,200	2070	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Masonry: Brick	5%			2045	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$28,300	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Along East 59th Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$9,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Walkway Along North Side								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Parking Area At East 59th Street								
Activity Yard								
Asphalt	100%	Now	$86,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 2%								
Location : Basketball Courts								

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

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms								
Explanation : Two Main Service Switches Rated At 800 Amperes Each								
Fused Disc Sw	50%			2045	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms								
Explanation : Two Main Service Switches Rated At 400 Amperes Each								
Switchgear / Switchboard								
Fused Knife Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	1%			2051	* *	5		
Fused Knife Sw	1%			2034	$2,500	5		
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	97%			2051	* *	5	$3,100	
Wiring								
Braided Cloth	40%			2034	$140,000	1		
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$104,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	20%			2040	* *	1		
Emergency, Battery	30%			2035	$61,900	10	$8,700	
Exit, Battery	50%			2040	* *	10	$4,100	
Exterior Lighting								
HID	10%	Now	$2,900	2030	$57,300			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Alarm								
Security System								
Generic	50%			2035	$115,300	1	$22,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$115,300	1	$22,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$74,000	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$118,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$49,200	2055	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room Condensate Return								
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump In Basement Boiler Room								
Terminal Devices								
Air Handler	25%			2040	* *	1	$18,600	
Convector/Radiator	75%			2040	* *	1	$29,100	
Controls								
Electrical	100%			2030	$683,100			
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2035	$134,700	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Serves Auditorium								
Split Unit	10%			2030	$291,800			
Window/Wall Unit	60%			2030	$279,300	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Gymnasium And Kitchen								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,900	
Exhaust Fans								
Interior	90%			2040	* *	2	$3,300	
Roof	10%			2035	$23,800	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2055	* *	1		
Galvanized Steel	70%			2040	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$31,000	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Explanation : Drain Backup								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2035	$64,300	4	$7,200	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 600 Gallons								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,700	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 10%							
	Location : Kitchen							
	Explanation : Kitchen Hood Is 60 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 291 - BK**		
Address	: **231 PALMETTO STREET @WILSON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K291**
Program / Asset #	: **BOE0578.000 / 1265**	**Yr Built/Renovated**	: **1975 / 2012**
Area Sq Ft	: **206,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3343** **Lot** : **1**	**BIN**	: **3076460**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,660,700	$242,300
Interior Architecture	$1,592,500	$8,791,900
Electrical	$232,900	$6,402,400
Mechanical	$315,500	$12,881,100
Site Pavements	$361,700	
Total	**$4,163,300**	**$28,317,700**
Importance Code A	$1,660,700	$347,500
Importance Code B	$2,502,600	$27,733,200
Importance Code C		$236,900
Total	**$4,163,300**	**$28,317,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,100		$9,500	
Interior Architecture	$231,400		$7,900	$29,000
Electrical	$98,100	$33,500	$38,700	$38,500
Mechanical	$84,600	$67,900	$56,300	$57,100
Site Enclosure	$37,300			
Site Pavements	$3,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$507,500**	**$108,700**	**$119,500**	**$131,900**
Importance Code A	$55,300	$10,200	$19,600	$10,200
Importance Code B	$279,600	$98,500	$92,000	$121,700
Importance Code C	$172,600		$7,900	
Total	**$507,500**	**$108,700**	**$119,500**	**$131,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	$57,600	LIFE	* *	5	$34,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Metal Panel	2%			2046	* *	5-10	$11,700	
Pre-Cast Concrete	58%	Now	$73,600	LIFE	* *	5	$161,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Columns Throughout								
Windows								
Aluminum	78%	0-2	$144,000	2044	* *	5	$29,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum w/ Guards	20%	0-2	$19,900	2044	* *	5	$7,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	2%			2039	* *	10	$9,500	
Parapets								
Cast in Place Concrete	85%	Now	$14,500	LIFE	* *	5	$81,300	
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : Main Roof								
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Masonry: Brick	10%	Now	$6,000	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Metal Security Bars	5%			2051	* *			
Roof								
Built-Up (BUR)	100%	Now	$1,385,500	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 60%								
Location : Rooms: 329, 327, 301, Library, Stairwell B And Throughout								
Soffits								
Stucco Cement	100%	0-2	$4,700	2041	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$63,500	
Ceramic Tile	5%	Now	$167,700	2032	$838,300	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Quarry Tile	5%	Now	$109,400	2034	$1,093,900	5	$10,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Kitchen								
Vinyl Tile	80%	Now	$657,200	2036	$6,571,900	3	$87,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Auditorium And Throughout								
Wood	5%	Now	$177,400	2051	* *	5	$13,600	
Dry Rot/Decay, Extent : Severe, Area Affected : 30%								
Location : Exercise Room Adjacent To Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	Now	$32,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Foundation Wall In Mechanical Room								
Ceramic Tile	2%	Now	$23,700	2032	$236,900	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	20%			LIFE	* *	5	$33,600	
Folding Partition	3%			2044	* *	5	$15,800	
Masonry: Brick	3%			LIFE	* *	10	$1,900	
Metal Panel	10%			LIFE	* *	10	$9,500	
Plaster	40%			LIFE	* *	5-10	$71,500	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$10,500	
Wood	2%			LIFE	* *	5	$33,600	
Ceilings								
AcousTile,Adhered	20%			2041	* *	5	$58,100	
AcousTileConcealSpLn	10%	Now	$287,100	2053	* *	5	$18,200	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Library, Corridors And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exercise Room Adjacent To Gymnasium								
AcousTileSusp.Lay-In	5%	Now	$12,400	2041	* *	5	$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$163,400	
Exposed Struc: Steel	5%			LIFE	* *	10	$29,000	
Fiber Board	1%			2036	$46,400			
Metal Panel	14%			LIFE	* *	5	$101,600	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$6,400	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Palmetto Street								
Iron Picket	35%	2-4	$4,100	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Wilson Avenue And Palmetto Street								
Metal Panel	5%			LIFE	* *	10	$100	
Retaining Walls								
Cast in Place Concrete	100%	Now	$26,800	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Fence Curb And Stair Cheek Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$285,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Wilson Avenue								
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Gates Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Gates Avenue And Wilson Avenue								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$3,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Steps								
Panel/Paver: Bluestone	5%			LIFE	* *	5	$200	
Activity Yard								
Asphalt	100%	Now	$76,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere, One 3,000 Ampere, One 1,200 Ampere And One 2,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$665,800	5	$900	

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Under 600 Volts								
Raceway								
Conduit	70%			2036	$483,300	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$65,400	5	$500	
Fused Toggle Switch	1%			2035	$6,500	5		
Molded Case Bkrs	80%			2035	$523,200	5	$4,300	
Molded Case Bkrs	9%			2052	* *	5	$500	
Wiring								
Thermoplastic	70%			2036	$644,000	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	60%			2049	* *	5	$800	
Motor Control Center	30%			2034	$446,700	5	$1,700	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,100	
Stand-by Power								
Transfer Switches								
Automatic	95%			2034	$26,100	1	$60,200	
Automatic	5%			2053	* *	1	$3,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Fire Alarm System Transfer Switch								
Generators								
Natural Gas	100%			2032	$142,000	1	$79,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 115 Kilowatts, 144 Kilo-volt Ampere								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$7,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2031	$2,830,000	10	$170,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%	Now	$62,900	2036	$157,200			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	5%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2031	$13,000	1		
Emergency, Battery	40%	Now	$42,500	2036	$141,600			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Exit, Battery	50%	Now	$14,900	2041	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Main Lobby And Auditorium								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Interior And Exterior								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$198,000	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$126,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 10,000 Gallons								
Conversion Equipment								
Hot Water Boiler	100%			2041	* *	1	$101,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	$15,200	

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Heating								
Terminal Devices								
Air Handler	30%			2036	$1,190,800	1	$38,200	
Convector/Radiator	30%	Now	$10,300	2041	* *	1	$18,000	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : 1st, 2nd, 3rd Floors Stairwell C, Kitchen, Mens And Womens Staff Room								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	40%	Now	$121,200	2031	$2,423,300			
Software Issue Suspected, Extent : Severe, Area Affected : 10%								
Location : Facility Office								
Pneumatic	60%			2034	$2,446,000			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2036	$2,178,400	1	$66,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers On Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Split Unit	5%			2031	$250,400			
Window/Wall Unit	25%			2031	$199,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2056	* *	4	$10,700	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%	Now	$143,300	2036	$2,865,100	1	$80,300	
Broken, Extent : Severe, Area Affected : 5%								
Location : 1 Of 8 Units								
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Roof								
Explanation : 8 Units								
No Component	30%							
Heat Rejection								
Dry Cooler	70%			2036	$677,600	2	$100,400	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$181,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

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
Ventilation								
Exhaust Fans								
Interior	15%	Now	$7,000	2036	$140,300	2	$800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Boiler Room								
Explanation : Gas Meter Room Exhaust Fan Control Panel Operating Continuously On Manual Operation.								
Roof	10%	Now	$20,500	2036	$40,900	2	$500	
Broken, Extent : Severe, Area Affected : 50%								
Location : Roof								
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Roof	75%			2036	$307,000	2	$4,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$42,200	4	$6,500	
Sewage Ejector(s)								
Electric	100%	Now	$5,500	2036	$110,400	4	$8,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement Sprinkler Room. 1 Of 2 Sewage Ejector Pumps								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit.								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$103,900	
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$2,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 292 - BK**		
Address	: **301 VERMONT STREET @BELMONT AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K292**
Program / Asset #	: **BOE0579.000 / 1266**	**Yr Built/Renovated**	: **1967 / 2012**
Area Sq Ft	: **163,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3740** **Lot** : **1**	**BIN**	: **3083931**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$110,000	$1,242,400
Interior Architecture	$237,200	$7,065,200
Electrical	$1,064,200	$3,177,500
Mechanical	$402,700	$9,435,200
Total	**$1,814,100**	**$20,920,300**
Importance Code A	$110,000	$2,839,200
Importance Code B	$1,704,100	$18,081,000
Total	**$1,814,100**	**$20,920,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,300	$2,800		$22,200
Interior Architecture	$88,800	$27,700		$70,200
Electrical	$18,300	$15,800	$15,400	$25,600
Mechanical	$111,100	$32,500	$42,500	$59,300
Site Enclosure				$20,000
Site Pavements	$5,200			
Total	**$244,700**	**$78,800**	**$57,800**	**$197,400**
Importance Code A	$38,500	$19,900	$17,100	$39,700
Importance Code B	$167,900	$47,200	$40,700	$137,700
Importance Code C	$38,300	$11,700		$20,000
Total	**$244,700**	**$78,800**	**$57,800**	**$197,400**

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$44,800	
Painted Surfaces, Extent : Light, Area Affected : 25%								
Location : Lower Exterior Walls								
Metal Panel	5%			2045	* *	5-10	$30,800	
Stucco Cement	45%			2040	* *	5	$100,700	
Windows								
Aluminum	98%	Now	$21,300	2051	* *	5	$10,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Various Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Various Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Girls Lockeroom								
Metal Louvers	2%			2038	* *	10	$2,800	
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$34,100	
Masonry: Brick	25%			LIFE	* *	5	$3,300	
Metal Panel	10%			2055	* *	5	$5,100	
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Metal Guard Rail Installed, Fences								
Roof								
Built-Up (BUR)	90%	Now	$59,600	2035	$1,192,000			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Bulkheads								
Modified Bitumen	10%			2040	* *	10	$11,100	
Soffits								
Stucco Cement	100%			2040	* *	5	$300	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$28,300	
Ceramic Tile	3%			2038	* *	5	$7,800	
Sheet Vinyl/Rubber	7%	0-2	$121,400	2035	$1,214,500	5	$13,600	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Vinyl Tile	79%	0-2	$115,700	2035	$5,787,300	3	$76,700	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%	Now	$4,200	2045	* *	3	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium Storage								
Wood	5%			2063	* *	5	$24,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	4%			2038	* *	5	$14,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,400	
Folding Partition	1%			2043	* *	5	$9,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$48,600	
SGFT/Glazed Masonry	5%	Now	$33,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%	Now	$12,500	2040	* *	5	$23,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	35%			2040	* *	5	$88,700	
Exposed Struc: Concrete	5%	Now	$38,900	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Along Top Of Roof Beam In Gymnasium								
Metal Panel	5%			LIFE	* *	5	$15,800	
Plaster	40%			LIFE	* *	5	$63,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2040	* *	5-10	$33,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Iron Picket	75%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	Now	$5,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Southwest Entry Area								
Masonry: Granite	15%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Yard Not In Use								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere And 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$269,700	5	$600	
Fused Disc Sw	10%			2055	* *	5	$100	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	7%			2034	$24,300	5	$300	
Fused Disc Sw	3%			2051	* *	5	$100	
Molded Case Bkrs	90%			2051	* *	5	$3,900	
Wiring								
Braided Cloth	80%	2-4	$327,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Lighting								
Interior Lighting								
Fluorescent	80%			2035	$2,112,900	10	$127,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2030	$105,600	10	$6,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
HID	4%			2030	$83,900	10	$200	
LED	12%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$148,700	10	$20,900	
Exit, LED	50%			2050	* *	1		
Exterior Lighting								
HID	15%			2030	$116,800	10	$100	
LED	5%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$30,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Generic	50%			2040	* *	1	$30,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$430,500	1-3	$103,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$53,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks Of 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2033	$1,544,300	1	$171,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Heating								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Repairs In Progress, Extent : N/A, Area Affected : 40%								
Location : Steam Traps Replacement, 3rd And 4th Floors.								
Terminal Devices								
Air Handler	20%			2035	$666,800	1	$21,400	
Convector/Radiator	80%			2033	$1,159,000	1	$44,700	
Controls								
Pneumatic	100%			2033	$3,225,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	20%			2040	* *			
Window/Wall Unit	60%			2030	$402,700	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2040	* *	1	$11,200	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	$24,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,500	
Exhaust Fans								
Interior	100%			2035	$785,800	2	$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	0-2	$33,900	2033	$678,600	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : 2 Water Main Valves, Basement								
Water Heater With Tanks								
Electric	100%			2035	$121,100	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2 Brand New 120 Gallon Units, Boiler Room								
HW Heat Exchanger								
Steam Fired	100%	0-2	$42,800	2035	$856,700	4	$17,100	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Coil Connection, Valves, Piping And Appurtenances In The Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$35,500	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2035	$92,800	4	$10,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$245,000	1-2	$4,800	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 25 Square Feet							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 296 - BK (J. H. S. 296 - BK)**
Address : **125 COVERT STREET @CENTRAL AVE.**
Borough : **BROOKLYN**
Agency's Number : **K296**
Program / Asset # : **BOE0581.000 / 1268**
Yr Built/Renovated : **1961 / 2008**
Area Sq Ft : **157,000**
Project Type : **EDUCATION**
Date of Survey : **20-Aug-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **3416** **Lot** : **1**
BIN : **3079027**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$474,300	$1,141,200
Interior Architecture	$2,459,900	$4,752,800
Electrical		$2,128,400
Mechanical		$8,987,800
Site Pavements	$300,900	
Total	**$3,235,100**	**$17,010,300**
Importance Code A	$474,300	$2,681,300
Importance Code B	$1,238,500	$14,329,000
Importance Code C	$1,522,300	
Total	**$3,235,100**	**$17,010,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,100			$6,800
Interior Architecture	$139,800			$29,000
Electrical	$36,200	$14,700	$15,200	$19,500
Mechanical	$176,200	$23,800	$66,600	$23,800
Total	**$402,300**	**$38,400**	**$81,800**	**$79,000**
Importance Code A	$66,600	$16,500	$16,500	$23,300
Importance Code B	$330,500	$21,900	$65,300	$55,700
Importance Code C	$5,200			
Total	**$402,300**	**$38,400**	**$81,800**	**$79,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$323,500	LIFE	* *	5	$76,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exterior Walls, Bulkheads And Chimney								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Exit 3 Vestibule								
Windows								
Aluminum	68%			2035	$668,000	5	$13,700	
Aluminum w/ Guards	30%	Now	$39,700	2035	$396,500	5	$3,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout Exterior Guards								
Metal Louvers	2%			2045	* *	10	$2,500	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$97,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$20,000	
Roof								
Copper/Terne	5%			2051	* *	10	$16,700	
Modified Bitumen	90%	2-4	$67,200	2041	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Southeast Area Near Air Vent								
Skylight, Metal/Glass	5%			2046	* *	10	$22,200	
Soffits								
Cast in Place Concrete	100%	Now	$400	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Canopies At Exit Doors								
Interior								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$109,100	
Ceramic Tile	5%			2045	* *	5	$12,500	
Mosaic Tile	3%	Now	$215,700	2049	* *	5	$9,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Kitchen Area								
Slate	2%	0-2	$31,500	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Tread Nosings								
Terrazzo	4%	4+	$47,800	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Stair Treads								
Traffic Topping	3%	Now	$109,700	2046	* *	5	$4,700	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Vinyl Tile	50%	Now	$70,600	2041	* *	3	$46,800	
Misaligned/Bulging, Extent : Severe, Area Affected : 1%								
Location : Corridor Near Room 120j								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	23%			2031	$4,698,200	3	$28,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$270,100	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Abandoned Basement Locker Rooms								
Ceramic Tile	2%	Now	$195,500	2045	* *	5	$3,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Abandoned Basement Locker Room								
Ceramic Tile	3%	2-4	$29,300	2045	* *	5	$5,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Concrete Masonry Unit	24%	Now	$160,300	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Abandoned Basement Locker Room								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Masonry: Brick	5%			LIFE	* *	10	$5,200	
Plaster	36%			LIFE	* *	5-10	$106,200	
SGFT/Glazed Masonry	25%	Now	$798,400	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Abandoned Basement Locker Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Abandoned Basement Locker Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors And Stairwells								
Ceilings								
AcousTile,Adhered	30%	Now	$277,500	2053	* *	5	$36,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout Corridors								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout Corridors								
AcousTileConcealSpLn	5%	2-4	$10,100	2049	* *	5	$7,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$152,600	
Metal Panel	2%			LIFE	* *	5	$12,200	
Plaster	1%	Now	$76,000	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium Ceiling								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Exit 3 Vestibule								
Plaster	12%			LIFE	* *	5-10	$50,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$300,900	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Along Central Avenue								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along Central Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$299,600	5	$4,100	
Raceway								
Conduit	85%			2036	$251,400	1		
Conduit	15%			2056	* *	1		
Panelboards								
Molded Case Bkrs	10%			2052	* *	5	$400	
Molded Case Bkrs	90%			2035	$275,900	5	$3,700	
Wiring								
Braided Cloth	75%			2035	$306,800	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2056	* *	1		
Thermoplastic	20%			2036	$81,800	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$1,100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$145,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2031	$114,600	10	$16,100	
Exit, Battery	50%			2041	* *	10	$5,600	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$414,700	1-3	$99,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	$391,600	5	$51,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2034	$1,487,400	1	$165,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$27,300	2036	$1,366,500			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	20%			2036	$642,300	1	$20,600	
Convector/Radiator	80%			2034	$1,116,400	1	$43,100	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Controls								
Pneumatic	10%	Now	$31,100	2034	$310,700			
Broken, Extent : Moderate, Area Affected : 15%								
Location : Room Thermostats								
Pneumatic	90%			2034	$2,796,300			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2044	* *			
Window/Wall Unit	80%	0-2	$10,300	2031	$517,200	1		
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$103,000	
No Component	30%							
Exhaust Fans								
Interior	30%	Now	$11,400	2036	$227,100	2	$1,200	
Broken, Extent : Severe, Area Affected : 10%								
Location : Auditorium Unit								
Roof	40%	Now	$2,600	2036	$132,400	2	$1,600	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Rooftop Unit Tx-15								
No Component	30%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$30,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Backs Up In Locker Room During Rain								

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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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	$34,200	4	$5,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallon Tank Is Also Used For Domestic Hot Water Storage Generated From The Boilers								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$4,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 302 - BK**
Address : **350 LINWOOD STREET BTWN: ATLANTIC AVE., LIBERTY AVE**
Borough : **BROOKLYN**
Agency's Number : **K302**
Program / Asset # : **BOE0585.000 / 1272**
Yr Built/Renovated : **1970 / 2010**
Area Sq Ft : **171,000**
Project Type : **EDUCATION**
Date of Survey : **26-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3969** **Lot** : **1** **BIN** : **3088357**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$305,500	$125,100
Interior Architecture	$12,418,100	$268,700
Electrical	$541,100	$1,466,300
Mechanical	$1,026,300	$9,248,700
Site Pavements	$70,400	
Total	**$14,361,300**	**$11,108,700**
Importance Code A	$305,500	$1,697,600
Importance Code B	$13,862,000	$9,411,100
Importance Code C	$193,800	
Total	**$14,361,300**	**$11,108,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,600		$15,200	$19,200
Interior Architecture	$76,200	$3,300	$60,600	$6,200
Electrical	$19,700	$17,700	$37,400	$19,600
Mechanical	$29,000	$23,900	$150,700	$32,400
Site Enclosure	$7,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$155,300**	**$52,200**	**$271,100**	**$84,600**
Importance Code A	$33,900	$16,900	$32,500	$36,100
Importance Code B	$113,900	$31,900	$238,600	$48,500
Importance Code C	$7,500	$3,300		
Total	**$155,300**	**$52,200**	**$271,100**	**$84,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

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
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	$210,900	LIFE	* *	5	$125,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair B At 4th Floor, Front Entry And Room 435								
Metal Panel	5%			2054	* *	5-10	$49,400	
Pre-Cast Concrete	8%			LIFE	* *	5	$37,400	
Windows								
Aluminum	98%			2050	* *	5	$38,400	
Metal Louvers	2%			2043	* *	10	$4,900	
Parapets								
Masonry: Brick	83%			LIFE	* *	5	$22,000	
Metal Panel	2%			2054	* *	5	$2,100	
Metal: Cage/Fence	13%			2047	* *	5-10	$26,700	
Pre-Cast Concrete	2%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	100%			2039	* *	10	$94,600	
Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Solar Panels Installed								
Soffits								
Stucco Cement	100%			2039	* *	5	$1,400	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$38,100	
Ceramic Tile	5%	Now	$14,400	2043	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mens And Womens Bathrooms 1st Floor								
Terrazzo	3%	0-2	$14,300	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Entry								
Vinyl Tile	20%			2039	* *	3	$24,900	
Vinyl Tile 9" X 9"	60%			2029	$12,224,300	3	$56,000	
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	5%	Now	$38,000	2049	* *	5	$11,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Entry								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$6,600	
Concrete Masonry Unit	14%			LIFE	* *	5	$12,300	
Metal Panel	10%			LIFE	* *			
Operable Wall	6%	Now	$78,700	2044	* *	5	$23,100	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Plaster	42%	0-2	$115,100	LIFE	* *	5	$27,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2039	* *	5	$37,300	
AcousTileConcealSpLn	15%			2039	* *	5	$46,600	
Exposed Struc: Concrete	13%			LIFE	* *	5	$5,100	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$198,700			
Metal Panel	2%	0-2	$3,400	LIFE	* *	5	$6,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5	$70,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%	0-2	$7,500	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Liberty Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$70,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	50%			2037	* *			
Cast in Place Concrete	50%			2039	* *			

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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DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	88%			2034	$46,300	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	12%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes Serving The Solar Panels								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$266,300	5	$600	
Fused Disc Sw	20%			2054	* *	5	$100	
Raceway								
Conduit	90%			2034	$310,700	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$34,700	5	$400	
Molded Case Bkrs	70%			2033	$243,200	5	$3,200	
Molded Case Bkrs	20%			2050	* *	5	$900	
Wiring								
Thermoplastic	90%			2034	$414,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$149,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$147,000	10	$20,600	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%	Now	$81,700	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	20%			2029	$163,400	10	$100	
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

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
Alarm								
Security System								
Generic	100%			2042	* *	1	$63,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$108,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$407,200	5	$53,000	
Conversion Equipment								
Steam Boiler	90%			2032	$1,373,600	1	$152,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	10%	Now	$3,100	2032	$152,600	1	$15,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Oil Leaks From Burners.								
Distribution								
Steam Piping/Pump	2%	Now	$1,400	2034	$28,000			
Broken, Extent : Severe, Area Affected : 20%								
Location : Auto Controls Of Condensate Return Pumps								
Steam Piping/Pump	98%			2034	$1,374,100			
Terminal Devices								
Air Handler	20%			2029	$659,000	1	$21,200	
Convector/Radiator	80%			2032	$1,145,500	1	$44,200	
Controls								
Pneumatic	100%			2032	$3,384,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2032	$331,700	1		
Window/Wall Unit	20%	0-2	$66,300	2034	$132,700	1		
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							

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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DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,400	
Exhaust Fans								
Interior	30%			2029	$233,000	2	$1,600	
Roof	20%			2029	$68,000	2	$1,000	
Roof	50%			2039	* *	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	1%	0-2	$1,100	2044	* *	1		
Not Insulated, Extent : Light, Area Affected : 5%								
Location : Water Main Valve And Piping, Basement								
Brass/Copper	99%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$846,700	4	$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$35,100	4	$3,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallon Heat Exchanger As Storage Tank								
Vertical Transport								
Elevators								
Hydraulic	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Abandoned Frieght Elevator In Basement								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$72,600	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 318 - BK**
Address : **101 WALTON STREET @ THROOP AVE.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0596.000 / 1251**
Area Sq Ft : **151,000**
Date of Survey : **09-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2246** **Lot** : **1**

Agency's Number : **K318**
Yr Built/Renovated : **1968 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3061328**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,017,700	$110,700
Interior Architecture	$13,513,300	$110,500
Electrical	$939,200	$759,200
Mechanical	$968,000	$7,363,300
Site Enclosure	$55,100	
Site Pavements	$58,600	$7,523,200
Total	**$16,551,900**	**$15,866,900**
Importance Code A	$1,089,200	$1,588,700
Importance Code B	$15,093,300	$14,220,200
Importance Code C	$369,400	$58,100
Total	**$16,551,900**	**$15,866,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$48,400		
Interior Architecture	$67,200	$9,000		$22,500
Electrical	$21,900	$40,400	$16,900	$14,100
Mechanical	$96,600	$49,400	$41,300	$24,600
Site Pavements	$8,100			
Total	**$193,900**	**$147,200**	**$58,200**	**$61,200**
Importance Code A		$64,600	$15,900	$15,900
Importance Code B	$157,600	$82,600	$42,300	$45,300
Importance Code C	$36,300			
Total	**$193,900**	**$147,200**	**$58,200**	**$61,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$18,500	
Masonry: Brick	58%			LIFE	* *	5	$42,800	
Masonry: Marble	2%			LIFE	* *	5	$1,100	
Metal Panel	30%			2053	* *	5-10	$152,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Window Wall	5%			2053	* *	5	$13,800	
Windows								
Aluminum	100%	Now	$944,800	2058	* *	5	$9,700	1
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 75%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$13,000	
Masonry: Limestone	10%			LIFE	* *	5	$1,900	
Metal Security Bars	5%			2061	* *			
Roof								
Built-Up (BUR)	95%	Now	$72,900	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Stage								
Metal Panel	5%			2046	* *	10	$11,800	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$104,500	LIFE	* *	5	$52,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$34,600	2042	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	5%			2038	* *	5	$18,000	
Terrazzo	5%			LIFE	* *	5	$9,400	
Vinyl Tile	25%	Now	$169,700	2038	* *	3	$22,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridors								
Vinyl Tile 9" X 9"	50%	0-2	$2,947,000	2028	$9,823,200	3	$45,000	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Classrooms Throughout								
Interior Walls								
Ceramic Tile	3%	Now	$28,200	2042	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%	Now	$64,200	LIFE	* *	5	$13,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement								
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	58%	Now	$96,400	LIFE	* *	5	$58,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Custodian Locker Room								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$153,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 2nd Floor Corridor								
Wood	2%			LIFE	* *	5	$26,700	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$154,700	2038	* *	5	$11,700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor And Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor And Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Basement Corridor And Throughout								
AcousTileConcealSpLn	30%			2046	* *	5	$88,000	
Exposed Struc: Concrete	50%			LIFE	* *	5	$18,300	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	8%			LIFE	* *	5	$11,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Library								
Wood	2%	Now	$4,400	LIFE	* *	5	$41,100	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Explanation : Panel Ceiling.								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$55,100	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Walton Street								
Explanation : Sinking Foundation								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$58,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : East Side								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$8,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Walkway								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Site Pavements								
Activity Yard								
Pavers/Stone	100%			2036	$7,523,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Location Specified								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch.								
Fused Disc Sw	10%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2043	* *	5	$600	
Fused Disc Sw	10%			2033	$30,000	5	$100	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Fused Disc Sw	5%			2041	* *	5	$200	
Molded Case Bkrs	10%			2041	* *	5	$400	
Molded Case Bkrs	75%			2032	$229,900	5	$3,000	
Wiring								
Braided Cloth	80%	0-2	$327,300	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$117,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
LED	20%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Egress Lighting								
Emergency, Battery	50%			2028	$137,800	10	$19,300	
Exit, Service	50%			2041	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building.								
Exterior Lighting								
Fluorescent	1%	Now	$6,200	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Atrium								
Fluorescent	1%			2028	$6,200	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : Fluorescent Lights								
LED	8%			2028	$66,300			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$290,300	1	$56,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$93,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$49,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$71,500	2031	$1,430,600	1	$142,900	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Boiler 1 Has Oil Leak And Boiler 2 Has A Broken Damper								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$26,300	2043	* *			
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Fan Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Fan Room								
Terminal Devices								
Air Handler	20%			2033	$617,700	1	$19,800	
Convector/Radiator	80%			2038	* *	1	$41,400	
Controls								
Pneumatic	100%	Now	$896,500	2031	$2,988,300			
Leaking, Extent : Severe, Area Affected : 40%								
Location : Tubing For Thermostats Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$194,900			
Window/Wall Unit	80%			2031	$497,400	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$89,400	
Exhaust Fans								
Interior	30%	Now	$10,900	2033	$218,400	2	$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Unit H-32 In Fan Room Is Not Operational								
Roof	70%			2033	$222,900	2	$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%			2031	$1,047,700	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$23,800	
Sanitary Piping								
Cast Iron	100%	Now	$41,400	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Girls Locker Room Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$700	2033	$32,900	4	$3,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Sump Pump In Boiler Room Area								
Sewage Ejector(s)								
Electric	100%			2033	$85,900	4	$6,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$1,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 20 Feet Long, 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 320 - BK**
Address : **46 MCKEEVER PLACE BTWN: MONTGOMERY ST., SULLIVAN A**
Borough : **BROOKLYN**
Agency's Number : **K320**
Program / Asset # : **BOE0598.000 / 1252**
Yr Built/Renovated : **1968 / 2008**
Area Sq Ft : **158,000**
Project Type : **EDUCATION**
Date of Survey : **07-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1301** **Lot** : **1** **BIN** : **3034356**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,141,300	$279,300
Interior Architecture	$14,078,900	$1,595,400
Electrical	$174,800	$1,628,500
Mechanical	$4,132,700	$7,373,500
Site Pavements	$336,000	
Total	**$19,863,700**	**$10,876,700**
Importance Code A	$1,141,300	$331,900
Importance Code B	$18,206,800	$10,454,000
Importance Code C	$515,600	$90,800
Total	**$19,863,700**	**$10,876,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,000		$43,000	
Interior Architecture	$32,600	$6,300	$28,600	
Electrical	$17,600	$15,400	$72,300	$17,000
Mechanical	$100,700	$25,700	$38,600	$27,500
Site Enclosure	$13,800			
Site Pavements	$35,100			
Total	**$206,800**	**$47,400**	**$182,400**	**$44,500**
Importance Code A	$23,300	$16,600	$59,600	$16,600
Importance Code B	$124,600	$30,800	$119,400	$28,000
Importance Code C	$58,900		$3,500	
Total	**$206,800**	**$47,400**	**$182,400**	**$44,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	$132,900	LIFE	* *	5	$108,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	75%	Now	$548,800	LIFE	* *	5	$65,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$105,400	2050	* *	5	$10,800	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Toilet Room 207								
Hardware Missing, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Parapets								
Cast in Place Concrete	80%	Now	$188,300	LIFE	* *	5	$105,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Upper Roof								
Metal Cornice	15%	Now	$101,300	2062	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Parapet Caps Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Parapet Caps Throughout								
Metal Rail	5%			2047	* *	5-10	$11,600	
Roof								
Built-Up (BUR)	60%			2039	* *	10	$64,500	
IRMA/Protected Membrane	40%			2039	* *	10	$43,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$700	
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,500	
Mosaic Tile	3%	0-2	$217,100	2039	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : 2nd And 3rd Floor Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 2nd And 3rd Floor Toilet Rooms								
Mosaic Tile	2%			2054	* *	5	$12,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1st And 4th Floor Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 1st Floor Corridor								
Vinyl Tile	20%			2034	$1,420,200	3	$18,800	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	60%			2029	$12,334,300	3	$56,500	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	5%			2062	* *	5	$23,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	2%	Now	$78,700	2037	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 2nd And 3rd Floor Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 2nd And 3rd Floor Toilet Rooms								
Ceramic Tile	2%			2049	* *	5	$7,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Tiles In 1st And 4th Floor Toilet Rooms								
Concrete Masonry Unit	65%	4+	$436,900	LIFE	* *	5	$90,800	
Diagonal Cracks, Extent : Severe, Area Affected : 3%								
Location : Electrical Room - Basement								
Masonry: Brick	5%			LIFE	* *			
Operable Wall	1%	Now	$20,800	2054	* *	5	$6,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Motor Malfunctioning								
Plaster	20%			LIFE	* *	5	$21,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$1,012,000	2047	* *	5	$30,700	
Adhesion Failure, Extent : Light, Area Affected : 5%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Exposed Struc: Concrete	12%			LIFE	* *	5	$4,600	
Exposed Struc: Steel	3%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$15,400	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Throughout Kitchen Area								
Plaster	55%			LIFE	* *	5	$84,400	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now	$200	2069	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Dumpster Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Fencing Foundation Along Mckeever Place								
Chain Link	5%	0-2	$2,800	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Dumpster Area								
Iron Picket	90%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : Along Franklin Avenue								
Retaining Walls								
Cast in Place Concrete	100%	Now	$10,800	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Area And Dumpster Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$282,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Random Locations Along Franklin Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Random Locations Along Franklin Avenue								

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$35,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Main Entrance And Throughout								
Pavers/Stone	10%			2043	* *			
Activity Yard								
Asphalt	80%	Now	$53,400	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Mckeever Place								
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Mckeever Place								
Cast in Place Concrete	10%			2039	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Disconnect Switches Rated At 2000, 1600, 400 And 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	40%			2034	$118,300	1		
Conduit	60%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$15,300	5	$200	
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	70%			2033	$214,600	5	$2,900	
Molded Case Bkrs	20%			2050	* *	5	$800	
Wiring								
Braided Cloth	40%			2033	$163,700	1		
Thermoplastic	30%			2034	$122,700	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Lighting								
Interior Lighting								
Fluorescent	94%			2039	* *	10	$144,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2029	$47,600	2		
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2034	$129,700	10	$18,200	
Exit, Service	2%			2029	$1,500	1		
Exit, Battery	48%			2042	* *	10	$5,400	
Exterior Lighting								
HID	5%			2034	$37,700	10		
HID	4%			2029	$30,200	10		
Incandescent	1%			2029	$8,700	2		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,100	
Alarm								
Security System								
Generic	50%			2034	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2034	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Carbon Monoxide Detection System								
Generic, Digital	90%			2039	* *	1-3	$90,300	

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Heating								
Energy Source								
Electricity	2%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Heating								
Natural Gas	98%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Conversion Equipment								
Radiant Heater	2%			2044	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2054	* *	1	$162,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 132 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$68,800	2034	$1,375,200			
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Radiator Steam Traps								
Terminal Devices								
Air Handler	35%	Now	$56,600	2029	$1,131,100	1	$32,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Room C20 - Hv-7: Cellar Air Handler								
Convector/Radiator	65%			2032	$912,800	1	$35,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Heating								
Controls								
Digital	50%			2034	$2,323,300			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Stand-alone Digital Controls For Radiators And Air Handlers								
Digital	50%	Now	$46,500	2027	$2,323,300			
Broken, Extent : Moderate, Area Affected : 15%								
Location : Various Locations - Radiator Control Valves; Room C20 - Hv-7: Cellar Air Handler Controls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Stand-alone Digital Controls For Radiators And Air Handler Hv-7								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Split Unit	2%			2034	$81,600			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	5%	Now	$32,500	2034	$32,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Rooms 216, 404, Nurses Office - 4 Units Total								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Rooms 216, 404, Nurses Office - 4 Units Total								
Window/Wall Unit	68%			2033	$442,400	1		
Window/Wall Unit	5%			2027	$32,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$93,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Ventilation								
Exhaust Fans								
Interior	35%			2029	$266,600	2	$1,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	25%	Now	$83,300	2044	* *	2	$1,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Roof	5%			2042	* *	2	$300	
Roof	33%			2029	$110,000	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Wall Unit	2%			2034	$1,500	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,205,700	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$60,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Ceiling By Sprinkler Main - 8 Inch Line, 30 Feet								
Sump Pump(s)								
Non-Submersible	100%			2034	$34,400	4	$3,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 300 Mbh Approximately								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2044	* *	1-2	$7,100	
Fire Pump								
No Component	85%							
Generic	15%			2037	* *	1	$4,700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 339 (OLD 147) - BX**
Address : **1600 WEBSTER AVENUE @CLAY AVE.**
Borough : **BRONX**
Agency's Number : **X147**
Program / Asset # : **BOE0284.000 / 382**
Yr Built/Renovated : **1974 / 2012**
Area Sq Ft : **166,000**
Project Type : **EDUCATION**
Date of Survey : **11-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **2897** **Lot** : **5** **BIN** : **2009400**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$123,100	$1,168,400
Interior Architecture	$3,146,400	$369,700
Electrical	$85,600	$1,761,600
Mechanical	$887,900	$7,064,900
Site Enclosure	$148,500	
Site Pavements	$164,900	
Total	**$4,556,400**	**$10,364,600**
Importance Code A	$123,100	$1,221,100
Importance Code B	$3,146,400	$9,143,600
Importance Code C	$1,287,000	
Total	**$4,556,400**	**$10,364,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,000	$19,600		$17,200
Interior Architecture	$42,200	$5,600		$55,800
Electrical	$15,500	$19,700	$17,500	$46,600
Mechanical	$124,800	$33,800	$55,600	$82,600
Site Enclosure	$43,500			
Site Pavements	$12,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$292,700**	**$85,900**	**$80,300**	**$209,500**
Importance Code A	$63,500	$36,000	$16,400	$34,000
Importance Code B	$213,700	$49,900	$63,900	$175,500
Importance Code C	$15,500			
Total	**$292,700**	**$85,900**	**$80,300**	**$209,500**

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

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	* *	5	$126,500	
Masonry: Limestone	10%	4+	$23,200	LIFE	* *	5	$10,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Metal Panel	2%			2045	* *	5-10	$19,800	
Windows								
Aluminum	70%			2043	* *	5	$27,400	
Aluminum	30%			2043	* *	5	$11,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Masonry: Brick Cavity	90%	0-2	$123,100	LIFE	* *	5	$23,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : East Side Of Building And Other Areas Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	50%			2035	$565,400	10	$47,300	
Copper/Terne	5%			2050	* *	10	$11,800	
Modified Bitumen	45%	Now	$23,800	2035	$476,600			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$108,800	
Mosaic Tile	5%			2040	* *	5	$31,100	
Quarry Tile	3%			2048	* *	5	$11,200	
Vinyl Tile	67%	Now	$943,000	2040	* *	3	$62,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Corridors								
Patching Evident, Extent : Light, Area Affected : 30%								
Location : Throughout								
Wood	5%			2075	* *	5	$23,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Interior								
Interior Walls								
Concrete Masonry Unit	15%	Now	$317,700	LIFE	* *	5	$13,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Gypsum Board	2%			LIFE	* *	5	$2,600	
Metal: Cage/Fence	1%			LIFE	* *			
Operable Wall	5%	Now	$655,800	2045	* *	5	$19,300	
Unit Inoperable, Extent : Severe, Area Affected : 5%								
Location : Gymnasium And Auditorium								
Marble Panels	2%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$23,100	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTile,Adhered	50%	Now	$1,229,800	2040	* *	5	$62,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Corridors, Library								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	5%			2040	* *	5	$15,600	
Exposed Struc: Concrete	35%			LIFE	* *	5	$13,600	
Fiber Board	5%			2035	$198,700			
Metal Panel	5%	Now	$42,200	LIFE	* *	5	$15,500	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$148,500	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South Of Building								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : South Of Building								
Iron Picket	15%	4+	$3,000	2055	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Perimeter Of School								
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Location Noted								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Handball Wall								
Explanation : Painted Artwork								

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DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$40,500	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Webster Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$12,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	40%			2038	* *			
Cast in Place Concrete	60%	Now	$164,900	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Activity Yard								
Asphalt	90%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation With Athletic Markings								
Rubber Matting	10%			2045	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	95%			2035	$284,600	5	$700	
Fused Disc Sw	5%			2055	* *	5		
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	8%			2034	$27,800	5	$300	
Fused Disc Sw	2%			2051	* *	5	$100	
Molded Case Bkrs	85%			2034	$295,300	5	$3,700	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Thermoplastic	95%			2035	$388,700	1		
Thermoplastic	5%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$600	
Locally Mounted	20%			2048	* *	5	$200	
Motor Control Center	30%			2033	$223,300	5	$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2043	* *	10	$143,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2040	* *	10	$3,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	30%			2030	$85,600	10	$12,000	
Emergency, Battery	20%			2040	* *	10	$8,000	
Exit, Service	10%			2030	$7,300	1		
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2070	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Middle Tower								
Explanation : Lightning Protection Is Installed On The Highest Section Of The Roof								
Alarm								
Security System								
Generic	100%			2040	* *	1	$62,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement And Exit Doors								
Explanation : CCTV Surveillance Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$102,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$51,400	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$164,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 3 Units							
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	30%			2035	$959,600	1	$30,800	
Convector/Radiator	70%			2040	* *	1	$37,500	
Controls								
Pneumatic	100%			2033	$3,285,100			
Air Conditioning								
Energy Source								
Electricity	90%			2057	* *	1		
No Component	10%							
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2030	$501,500	1	$15,400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Units							
Split Unit	10%			2040	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : 4 Units							
Window/Wall Unit	60%			2030	$386,400	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2045	* *	4	$3,300	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$890,500	1	$30,800	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2035	$210,600	2	$34,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

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
Ventilation								
Exhaust Fans								
Interior	20%			2035	$150,800	2	$1,000	
Roof	80%	0-2	$5,300	2035	$263,900	2	$3,300	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Explanation : 2 Out Of 40 Bathroom Exhaust Fans Out Of Service								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$651,000	1		
Water Heater With Tanks								
Electric	30%			2033	$58,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Gallon Unit								
Oil Fired	70%			2034	$506,300	1		
Other Observation, Extent : N/A, Area Affected : 65%								
Location : Basement								
Explanation : Two 175 Gallon Units								
Sanitary Piping								
Cast Iron	100%	Now	$42,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$30,000	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Explanation : Roof Drain Leaking To Auditorium								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$5,300	
Sewage Ejector(s)								
Electric	100%			2035	$89,000	4	$9,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$86,800	
Sprinkler								
No Component	65%							
Generic	35%			2045	* *	1-2	$16,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)**
Address : **272 MACDONOUGH STREET @ LEWIS AVE.**
Borough : **BROOKLYN**
Agency's Number : **K035**
Program / Asset # : **BOE0368.000 / 347**
Yr Built/Renovated : **1926 / 1998**
Area Sq Ft : **130,000**
Project Type : **EDUCATION**
Date of Survey : **12-Oct-2023**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **1674** **Lot** : **11** **BIN** : **3047054**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$73,200	$76,700
Interior Architecture	$555,200	$4,475,100
Electrical	$249,700	$1,487,300
Mechanical	$1,917,100	$5,399,200
Site Pavements	$84,700	
Total	**$2,879,900**	**$11,438,300**
Importance Code A	$73,200	$134,200
Importance Code B	$2,687,400	$11,304,100
Importance Code C	$119,300	
Total	**$2,879,900**	**$11,438,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,000			$9,600
Interior Architecture	$76,700	$4,900	$17,100	$18,100
Electrical	$12,100	$15,000	$13,500	$20,200
Mechanical	$53,500	$22,800	$31,200	$39,500
Site Enclosure	$28,700			
Site Pavements	$18,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$222,500**	**$49,900**	**$69,000**	**$94,700**
Importance Code A	$38,800	$12,900	$12,900	$22,800
Importance Code B	$93,400	$37,000	$56,100	$71,900
Importance Code C	$90,300			
Total	**$222,500**	**$49,900**	**$69,000**	**$94,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)

Asset # : 347

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$22,600	
Masonry: Brick	85%			LIFE	* *	5	$76,700	
Masonry: Limestone	5%			LIFE	* *	5	$3,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Decorative Elements Above Entrances								
Slate Panels	5%			LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	50%			2051	* *	5	$22,500	
Aluminum	50%	Now	$24,100	2051	* *	5	$11,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Stairwell								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$4,900	
Masonry: Limestone	5%			LIFE	* *	5	$300	
Metal Rail	5%			2052	* *	5-10	$4,900	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$73,200	
Copper/Terne	5%			2050	* *	10	$9,600	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$34,200	
Ceramic Tile	5%			2038	* *	5	$9,800	
Sheet Vinyl/Rubber	2%			2040	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Rubber Flooring								
Terrazzo	3%			LIFE	* *	5	$4,600	
Vinyl Tile	70%			2035	$4,225,300	3	$51,200	
Vinyl Tile 9" X 9"	2%			2030	$349,500	3	$2,000	
Wood	10%	2-4	$26,100	2050	* *	5	$18,300	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)

Asset # : 347

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
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	7%	Now	$12,100	2038	* *	5	$4,900	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	8%	Now	$119,300	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Behind Electric Panel								
Plaster	50%	Now	$38,100	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair E								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair A And B								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$19,500	
AcousTileSusp.Lay-In	5%			2040	* *	5	$9,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,600	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Fiber Board	5%			2035	$170,400			
Plaster	65%	Now	$86,400	LIFE	* *	5	$79,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair A, B, E And 4th Floor Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$5,800	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Areaways Facing Playground								
Explanation : Spall At Concrete Curb								
Iron Picket	50%	4+	$15,900	2070	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Concrete Curbs Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Corner Posts								
Retaining Walls								
Cast in Place Concrete	100%	4+	$7,000	2070	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)

Asset # : 347

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$18,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	100%	Now	$84,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$57,500	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$291,100	5	$600	
Raceway								
Conduit	95%			2035	$259,100	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	9%			2034	$30,200	5	$300	
Fused Toggle Switch	1%			2034	$3,400	5		
Molded Case Bkrs	20%			2051	* *	5	$700	
Molded Case Bkrs	70%			2034	$234,500	5	$2,400	
Wiring								
Braided Cloth	70%			2034	$267,800	1		
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$76,500	1		
Motor Controllers								
Locally Mounted	100%			2033	$203,100	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement Sprinkler Room								
Explanation : Connected To The Water Main Pipe								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

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
Lighting								
Interior Lighting								
Fluorescent	93%			2040	* *	10	$110,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2030	$108,400	10	$6,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium At 1st And 2nd Floor And Cafeteria								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	40%			2035	$97,700	10	$12,600	
Emergency, Battery	10%			2030	$24,400	10	$3,100	
Exit, Battery	50%			2040	* *	10	$4,400	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$24,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$24,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$80,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$128,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units. Old Boiler Abandoned In Place								
Distribution								
Steam Piping/Pump	100%			2035	$1,165,100			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)

Asset # : 347

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
Heating								
Terminal Devices								
Air Handler	20%	4+	$27,400	2030	$547,600	1	$14,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	65%			2033	$773,300	1	$27,300	
Fan Coil Unit/Heat	10%			2030	$360,700	1	$4,200	
Unit Heater - Steam	5%			2035	$41,300	4	$900	
Controls								
Pneumatic	100%			2033	$2,811,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2030	$330,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,500	
Exhaust Fans								
Interior	95%			2030	$613,000	2	$3,800	
Roof	5%			2030	$14,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$371,500	1		
Sanitary Piping								
Cast Iron	10%	2-4	$3,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,100	
Sewage Ejector(s)								
Electric	100%			2035	$76,200	4	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$36,300	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)

Asset # : 347

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 75 Gallon Unit								
Vertical Transport								
Elevators								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : 1 Unit, 1st Floor To 3rd Floor								
1 Unit, 3rd Floor To 4th Floor								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$201,200	1-2	$3,600	
Chemical System								
Generic	100%			2030	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 383 - BK**		
Address	: **1300 GREENE AVENUE @WILSON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K383**
Program / Asset #	: **BOE0613.000 / 685**	**Yr Built/Renovated**	: **1977 / 2013**
Area Sq Ft	: **176,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3298** **Lot** : **1**	**BIN**	: **3075413**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$209,800	$85,400
Interior Architecture	$316,100	$6,383,500
Electrical	$491,700	$1,508,200
Mechanical	$2,675,700	$409,600
Total	**$3,693,300**	**$8,386,700**
Importance Code A	$209,800	$138,000
Importance Code B	$3,314,100	$8,248,700
Importance Code C	$169,300	
Total	**$3,693,300**	**$8,386,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,300		$37,100	
Interior Architecture	$97,000		$2,600	$28,000
Electrical	$18,400	$38,500	$19,700	$16,400
Mechanical	$56,600	$66,900	$50,100	$44,100
Site Enclosure	$33,800			
Site Pavements	$66,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$296,600**	**$112,600**	**$116,800**	**$95,700**
Importance Code A	$53,000	$17,800	$54,500	$17,400
Importance Code B	$192,900	$94,800	$59,600	$78,200
Importance Code C	$50,700		$2,600	
Total	**$296,600**	**$112,600**	**$116,800**	**$95,700**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	$144,000	LIFE	* *	5	$85,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Penthouse And Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Windows								
Aluminum	98%			2049	* *	5	$74,200	
Metal Louvers	2%			2042	* *	10	$9,500	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$8,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	95%	Now	$65,800	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Roof								
Metal Panel	5%	Now	$17,300	2046	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : All Bulkheads								
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Bulkheads								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$26,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$31,800	
Ceramic Tile	3%			2042	* *	5	$8,700	
Terrazzo	10%			LIFE	* *	5	$22,700	
Vinyl Tile	77%			2033	$6,325,400	3	$111,800	
Wood	5%	0-2	$88,700	2048	* *	5	$13,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$6,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Folding Partition	1%			2049	* *	5	$5,300	
Metal Panel	15%			LIFE	* *			
Mosaic Tile	1%	Now	$13,700	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Cafeteria								
Plaster	35%			LIFE	* *	5	$22,100	
SGFT/Glazed Masonry	35%	Now	$169,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Staircase								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$47,900	2038	* *	5	$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTile,Adhered	40%			2038	* *	5	$116,200	
Exposed Struc: Concrete	50%			LIFE	* *	5	$22,700	
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$33,800	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Baseball Home Plate								
Iron Picket	60%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$25,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bleecker Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Traffic Topping	100%	Now	$40,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Recess Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$332,900	5	$800	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$310,700	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Fused Disc Sw	10%			2041	* *	5	$400	
Molded Case Bkrs	75%			2032	$260,600	5	$3,500	
Molded Case Bkrs	5%			2041	* *	5	$200	
Wiring								
Thermoplastic	80%			2033	$368,000	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$900	
Locally Mounted	20%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$153,400	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$21,200	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$338,300	1	$65,700	
Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$108,500	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	30%	0-2	$23,600	2050	* *	1	$47,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of No. 2 Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Steam Boiler	70%			2050	* *	1	$122,000	
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	15%			2028	$508,700	1	$16,300	
Convector/Radiator	85%			2038	* *	1	$48,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2028	$797,600	1	$24,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Window/Wall Unit	50%			2028	$341,400	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$3,900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2028	$839,300	1	$32,700	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2028	$125,200	2	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$98,100	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

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
Ventilation								
Exhaust Fans								
Interior	25%			2033	$199,800	2	$1,300	
Roof	40%			2033	$139,900	2	$2,200	
Roof	35%			2041	* *	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	2%	0-2	$2,300	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Control Valve In Penthouse								
Brass/Copper	98%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Tankless Unit With One 300 Gallon Storage Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$63,600	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : The Gutters And Leaders Of 8 Roof Entrances.								
Sump Pump(s)								
Non-Submersible	100%			2033	$36,100	4	$3,700	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$7,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit. Oil Leaks From The Tank In Elevator Room.								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$88,700	
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**I. S. 390 - BK**			
Address	:	**1224 PARK PLACE BTWN: ALBANY AVE., TROY AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K390**
Program / Asset #	:	**BOE0615.000 / 1240**	**Yr Built/Renovated**	:	**1984 / 2011**
Area Sq Ft	:	**212,606**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**19-Oct-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Floors 1,2,3,4**			
Block	:	**1370** **Lot** : **29**	**BIN**	:	**3036405**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$121,900	$1,308,100
Interior Architecture	$830,300	$64,200
Electrical	$301,600	$561,500
Mechanical	$805,300	$4,040,900
Site Pavements	$62,400	
Total	**$2,121,600**	**$5,974,800**
Importance Code A	$121,900	$1,308,100
Importance Code B	$1,938,100	$4,666,700
Importance Code C	$61,500	
Total	**$2,121,600**	**$5,974,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$10,800
Interior Architecture	$52,800			$31,900
Electrical	$14,800	$15,900	$39,100	$11,900
Mechanical	$49,100	$35,100	$104,600	$36,100
Site Enclosure	$19,600			
Site Pavements	$5,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$149,000**	**$58,200**	**$150,900**	**$97,900**
Importance Code A	$21,100	$21,100	$21,500	$31,800
Importance Code B	$94,500	$37,100	$129,400	$59,900
Importance Code C	$33,500			$6,200
Total	**$149,000**	**$58,200**	**$150,900**	**$97,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	64%			LIFE	* *	5	$81,100	
Concrete Masonry Unit	11%			LIFE	* *	5	$13,900	
Masonry: Brick	15%			LIFE	* *	5	$30,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$65,900	
Windows								
Aluminum	100%			2050	* *	5	$21,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,100	
Masonry: Brick	15%			LIFE	* *	5	$2,700	
Pre-Cast Concrete	80%			LIFE	* *	5	$92,000	
Roof								
Built-Up (BUR)	70%			2039	* *	10	$121,900	
Copper/Terne	5%			2062	* *	10	$21,800	
IRMA/Protected Membrane	25%			2034	$1,055,200	10	$43,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$64,200	
Ceramic Tile	5%	Now	$16,900	2043	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$11,500	
Vinyl Tile	70%	Now	$290,600	2039	* *	3	$77,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Throughout								
Wood	10%			2062	* *	5	$55,000	
Interior Walls								
Ceramic Tile	3%	0-2	$8,300	2037	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Toilets								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Folding Partition	2%			2050	* *	5	$12,300	
Metal Panel	5%			LIFE	* *			
Plaster	50%	Now	$61,500	LIFE	* *	5	$37,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$49,400	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$386,900	2039	* *	5	$29,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$27,500	
Plaster	20%	Now	$91,400	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	85%	0-2	$13,200	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	15%	2-4	$6,400	2054	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Side Street Fence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$62,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	20%	2-4	$5,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	80%			2047	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,000 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$900	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$500	
Molded Case Bkrs	90%			2042	* *	5	$5,000	
Wiring								
Thermoplastic	95%			2044	* *	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$1,300	
Locally Mounted	10%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Lighting								
Interior Lighting								
LED	95%			2039	* *			
LED	5%	Now	$301,600	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$25,700	
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter And Roof								
Explanation : Operated Via Switches								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : For Mechanical Equipment Only								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

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
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2034	$561,500	1-3	$131,000	

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$210,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2060	* *			
Terminal Devices								
Air Handler	40%			2034	$1,638,700	1	$52,600	
Convector/Radiator	60%			2032	$1,068,100	1	$41,200	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2034	$642,300	1	$19,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Split Unit	30%			2039	* *			
Window/Wall Unit	50%			2027	$412,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2034	$70,400	4	$2,100	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	$26,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%	Now	$199,800	2044	* *	2	$23,700	
Broken, Extent : Severe, Area Affected : 30%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Beyond Its Useful Life								
No Component	80%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$118,600	
Exhaust Fans								
Interior	20%			2029	$193,100	2	$1,300	
Roof	80%			2039	* *	2	$5,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$454,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$43,600	4	$4,500	
Sewage Ejector(s)								
Electric	100%	0-2	$11,400	2034	$114,000	4	$8,500	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 2 Pumps In Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Chemical System								
No Component	98%							
Generic	2%			2027	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 48 Square Feet (12x4)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 391 - BK MAHALIA JACKSON**
Address : **790 EAST NEW YORK AVENUE BTWN: TROY AVE., SCHENECTADY AVE**
Borough : **BROOKLYN**
Agency's Number : **K391**
Program / Asset # : **BOE0616.000 / 1241**
Yr Built/Renovated : **1976 / 2009**
Area Sq Ft : **164,000**
Project Type : **EDUCATION**
Date of Survey : **17-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **4806** **Lot** : **1** **BIN** : **3107129**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$293,100	$142,200
Electrical	$809,200	$4,712,500
Mechanical	$6,712,700	$5,914,700
Total	**$7,815,000**	**$10,769,300**
Importance Code A	$1,463,700	$52,600
Importance Code B	$6,351,200	$10,716,700
Total	**$7,815,000**	**$10,769,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,300		$1,200	
Interior Architecture	$115,700			$25,700
Electrical	$7,900	$17,400	$72,200	$18,400
Mechanical	$98,300	$43,000	$142,300	$52,800
Site Enclosure	$800			
Site Pavements	$36,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$317,800**	**$67,600**	**$222,900**	**$104,100**
Importance Code A	$51,300	$16,200	$17,800	$16,200
Importance Code B	$208,500	$51,300	$205,000	$84,600
Importance Code C	$58,000			$3,300
Total	**$317,800**	**$67,600**	**$222,900**	**$104,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$27,300	
Masonry: Brick Cavity	90%			LIFE	* *	5	$49,100	
Windows								
Aluminum	100%	Now	$6,800	2056	* *	5	$3,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,500	
Masonry: Brick	10%			LIFE	* *	5	$600	
Metal Panel	10%			2054	* *	5	$2,500	
No Component	75%							
Roof								
Built-Up (BUR)	100%	Now	$44,500	2039	* *			
Blisters, Extent : Light, Area Affected : 2%								
Location : Upper Roof								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircase G								
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$41,700	LIFE	* *	5	$52,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Into 2nd Floor Corridor								
Ceramic Tile	5%	Now	$13,800	2043	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen And Staff Toilets Throughout								
Vinyl Tile	75%	Now	$101,600	2039	* *	3	$67,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors And Stairs Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Stairs Throughout								
Wood	10%	Now	$73,100	2062	* *	5	$22,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium At Drinking Fountain								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

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
Interior								
Interior Walls								
Ceramic Tile	20%	0-2	$29,700	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors, Stairs, Kitchen And Staff Toilets Throughout								
Concrete Masonry Unit	10%	Now	$10,200	LIFE	* *	5	$2,100	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Folding Partition	5%			2050	* *	5	$6,600	
Gypsum Board	20%			LIFE	* *	5	$6,300	
Masonry: Brick	15%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$4,700	
Ceilings								
AcousTileConcealSpLn	60%	Now	$118,400	2047	* *	5	$89,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Corridors								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Exposed Struc: Concrete	25%			LIFE	* *	5	$9,400	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	5%	Now	$20,300	LIFE	* *	5	$15,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2047	* *	5-10	$200	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	15%	0-2	$100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : At Dumpsters								
Iron Picket	65%	Now	$600	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Gates And Along East New York Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
I. S. 391 - BK MAHALIA JACKSON
Asset # : 1241

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Trees Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Maple Street								
On-Site Walkways								
Cast in Place Concrete	40%	0-2	$100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	50%	4+	$100	2037	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Parking/Driveway								
Asphalt	70%	0-2	$15,400	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Cast in Place Concrete	30%	0-2	$1,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Dumpsters								
Activity Yard								
Asphalt	90%	Now	$9,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Rubber Matting	10%	Now	$1,200	2034	$24,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$700	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
I. S. 391 - BK MAHALIA JACKSON
Asset # : 1241

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$200	
Fused Disc Sw	5%			2033	$17,400	5	$200	
Molded Case Bkrs	90%			2033	$312,700	5	$3,900	
Wiring								
Thermoplastic	90%			2034	$368,200	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	30%			2032	$55,700	5	$300	
Motor Control Center	70%			2032	$521,100	5	$3,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$2,378,200	10	$142,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$140,900	10	$19,800	
Exit, Service	50%			2029	$36,200	1		
Exterior Lighting								
HID	30%			2029	$235,100	10	$200	
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$315,200	1	$61,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$433,200	2044	* *	1-3	$91,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$390,500	5	$50,800	

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

DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

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
Heating								
Conversion Equipment								
Steam Boiler	100%	2-4	$1,463,700	2054	* *	1	$146,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,344,800			
Terminal Devices								
Air Handler	30%	0-2	$94,800	2029	$948,100	1	$27,400	
Not Energy Efficient, Extent : Moderate, Area Affected : 30%								
Location : The Units Service Auditorium, Gymnasium And Cafeteria.								
Convector/Radiator	70%			2032	$961,200	1	$37,100	
Controls								
Pneumatic	100%			2028	$3,245,500			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$495,500	2044	* *	1	$13,700	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 1 Unit, B Penthouse Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, B Penthouse Mechanical Room								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 1 Unit, B Penthouse Mechanical Room								
Reciprocating Compr/Chiller	20%			2034	$495,500	1	$15,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, G Penthouse Mechanical Room								
Window/Wall Unit	50%			2029	$318,100	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2044	* *	4	$4,900	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2034	$1,173,000	1	$40,600	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%	Now	$87,500	2044	* *	2	$18,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : 1 Extended Life Time Unit.								
Air Cooled Condenser Unit	20%			2034	$87,500	2	$22,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$18,400	LIFE	* *	2-5	$4,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Damper Actuator In Boiler Room								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$86,900	
Exhaust Fans								
Interior	40%			2034	$297,900	2	$2,000	
Roof	30%			2034	$97,800	2	$1,500	
Roof	30%			2042	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	$10,800	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Shut Off Valve								
Brass/Copper	95%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$96,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Brand New 100 Gallon Units								
HW Heat Exchanger								
Steam Fired	100%			2034	$812,000	4	$16,200	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : The Unit Not Being Used.								
Sanitary Piping								
Cast Iron	100%	0-2	$42,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	0-2	$11,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Roof								
Sump Pump(s)								
Non-Submersible	100%			2029	$33,600	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2034	$87,900	4	$6,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$82,700	
Sprinkler								
No Component	97%							
Generic	3%			2034	$69,700	1-2	$1,400	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 5 Square Feet.								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 391 (UDC)- BX**
Address : **2225 WEBSTER AVENUE @ E. 182ND STREET**
Borough : **BRONX**
Agency's Number : **X137**
Program / Asset # : **BOE0274.000 / 402**
Yr Built/Renovated : **1975 / 2009**
Area Sq Ft : **201,000**
Project Type : **EDUCATION**
Date of Survey : **04-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3143** **Lot** : **43** **BIN** : **2013307**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$156,900	$2,393,200
Interior Architecture	$2,651,700	$8,780,100
Electrical	$703,600	$6,743,000
Mechanical	$1,040,300	$9,024,900
Site Pavements	$161,400	
Total	**$4,714,000**	**$26,941,100**
Importance Code A	$246,600	$2,498,500
Importance Code B	$4,318,800	$24,283,700
Importance Code C	$148,600	$158,900
Total	**$4,714,000**	**$26,941,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,300	$28,000		$67,000
Interior Architecture	$34,700	$19,800		$49,800
Electrical	$22,500	$21,900	$20,200	$140,900
Mechanical	$70,900	$95,900	$72,700	$157,000
Site Enclosure	$10,800			
Site Pavements	$58,100			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$241,700**	**$180,900**	**$108,300**	**$430,100**
Importance Code A	$34,200	$42,900	$14,900	$82,300
Importance Code B	$103,800	$125,600	$93,400	$347,700
Importance Code C	$103,600	$12,400		
Total	**$241,700**	**$180,900**	**$108,300**	**$430,100**

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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DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$347,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Mechanical Room								
Concrete Masonry Unit	60%			LIFE	* *	5	$130,100	
Masonry: Brick	5%	Now	$29,300	LIFE	* *	5	$17,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : South Elevation Of Building By Brick Paved Plaza								
Metal Panel	5%			2045	* *	5-10	$119,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$56,400	
Window Wall	5%			2045	* *	5	$65,100	
Windows								
Aluminum	97%			2043	* *	5	$40,300	
Metal Louvers	3%			2038	* *	10	$7,800	
Parapets								
Cast in Place Concrete	95%	2-4	$85,800	LIFE	* *	5	$192,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : At Joints								
Metal Panel	5%			2045	* *	5	$3,800	
Roof								
Built-Up (BUR)	85%	2-4	$71,200	2035	$1,423,500			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Modified Bitumen	10%			2035	$156,800	10	$14,000	
Plaza Roof: Stone Panels	5%			2045	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior Soffit Area								
Explanation : Waffle Slab Construction								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$32,300	
Ceramic Tile	5%			2038	* *	5	$14,800	
Quarry Tile	10%			2040	* *	5	$44,300	
Vinyl Tile	75%	Now	$1,252,700	2035	$6,263,500	3	$83,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Cafeteria And Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 4th Floor And Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	$90,200	2050	* *	5	$13,800	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Gymnasium Has Warped Floor Near Water Fountains								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2038	* *	5	$24,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Folding Partition	2%			2057	* *	5	$12,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Gypsum Board	40%	2-4	$28,500	LIFE	* *	5	$59,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Main Lobby Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Plaster	10%			LIFE	* *	5	$7,500	
SGFT/Glazed Masonry	13%	Now	$148,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stress Crack At Cantilevered Volume Facing Webster Avenue Evident In 3rd Floor Lobby And 4th Floor Cafeteria								
Wood	10%			LIFE	* *	5	$99,300	
Ceilings								
Exposed Struc: Concrete	40%	4+	$453,000	LIFE	* *	5	$18,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Corridor Outside Of Gymnasium								
Fiber Board	50%	Now	$707,300	2035	$2,357,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Corridors, Cafeteria								
Loose Units, Extent : Severe, Area Affected : 50%								
Location : Corridors, Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Cafeteria								
Plaster	10%			LIFE	* *	5	$18,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$10,800	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Webster Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Webster Avenue, East 182nd Street								
Explanation : Recent Repair								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Site Pavements								
On-Site Walkways								
Asphalt	20%	Now	$30,500	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	60%	0-2	$18,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Webster Avenue								
Pavers/Stone	20%	0-2	$9,600	2038	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Southern Plaza								
Activity Yard								
Asphalt	100%	Now	$161,400	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Grassy Area By Southern Plaza								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$900	
Raceway								
Conduit	90%			2035	$621,400	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$65,400	5	$500	
Molded Case Bkrs	45%			2043	* *	5	$2,400	
Molded Case Bkrs	45%			2034	$294,300	5	$2,400	
Wiring								
Thermoplastic	90%			2035	$828,000	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$148,600	5	$500	
Motor Control Center	60%			2033	$893,400	5	$3,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Lighting								
Interior Lighting								
Fluorescent	10%			2035	$306,800	10	$18,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	83%			2035	$2,546,500	10	$153,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	2%			2030	$48,700	10	$100	
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : LED Lighting Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$172,700	10	$24,300	
Exit, Service	50%			2030	$44,400	1		
Exterior Lighting								
HID	10%			2035	$96,000	10	$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2050	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Lightning Protection Observed								
Alarm								
Security System								
Generic	100%			2040	* *	1	$75,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion Alarms Only								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$530,900	1-3	$127,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : No Central Station Connections								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2038	* *	1	$49,700	
Steam Boiler	50%	Now	$89,700	2048	* *	1	$89,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler 2								
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room. 2 Out Of The 3 Boilers Are Working Which Have Mixing Motor And Programming Problem								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Steam Boiler Units.								
Distribution								
Hot Wtr Piping/Pump	50%	Now	$11,300	2043	* *	4	$5,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Pumps Leaking								
Steam Piping/Pump	50%	Now	$16,500	2045	* *			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Vacuum Pump								
Terminal Devices								
Convector/Radiator	50%			2040	* *	1	$32,500	
Fan Coil Unit/Heat	5%	Now	$76,500	2040	* *	1	$2,900	
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Fan Coil Unit/Heat	20%			2035	$1,020,600	1	$13,000	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various								
Explanation : Equipment Is Accounted For In The Cooling Section Of This Report								
Controls								
Pneumatic	100%			2033	$3,977,700			
Air Conditioning								
Energy Source								
Electricity	80%			2051	* *	1		
No Component	20%							
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2038	* *	1	$152,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Split Unit	10%			2040	* *			
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	$9,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%	Now	$63,900	2035	$639,000	1	$22,400	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Bottom Of The Units On The 1st Floor Is Corroded And Leaky								
Air Handler/Cool/Ht	80%			2035	$2,555,900	1	$99,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Rooms								
Explanation : Cooling Only Air Handlers With Reheat Coils In The Duct Work.								
Heat Rejection								
Water Cooling Tower	100%			2036	$831,700	2	$202,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$112,100	
Exhaust Fans								
Interior	80%			2030	$730,300	2	$4,900	
Roof	20%			2030	$79,900	2	$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$6,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons								
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Through Sixth Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$105,100	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$5,600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 394/210 - BK (I. S. 210 - BK)**				
Address	: **188 ROCHESTER AVENUE @ PARK PL.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K210**
Program / Asset #	: **BOE0505.000 / 1315**			**Yr Built/Renovated**	: **1925 / 1999**
Area Sq Ft	: **108,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Oct-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **1367**	**Lot**	: **22**	**BIN**	: **3036289**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$367,600	$202,300
Interior Architecture	$1,168,000	$745,200
Electrical		$2,280,800
Mechanical	$1,579,600	$1,698,400
Site Enclosure	$80,300	
Site Pavements	$159,500	
Total	**$3,355,000**	**$4,926,700**
Importance Code A	$367,600	$1,166,200
Importance Code B	$2,468,400	$3,760,600
Importance Code C	$518,900	
Total	**$3,355,000**	**$4,926,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,600	$15,300	$21,900	
Interior Architecture	$113,700	$3,000	$10,800	$1,300
Electrical	$12,100	$11,200	$10,100	$12,100
Mechanical	$61,100	$64,300	$26,500	$18,700
Site Enclosure	$28,200			
Site Pavements	$20,100			
Total	**$251,800**	**$93,800**	**$69,300**	**$32,100**
Importance Code A	$35,900	$26,200	$32,600	$10,700
Importance Code B	$161,800	$67,600	$36,700	$21,400
Importance Code C	$54,100			
Total	**$251,800**	**$93,800**	**$69,300**	**$32,100**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$16,600	LIFE	* *	5	$63,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cornice On East Facade								
Masonry: Brick	85%			LIFE	* *	5	$138,600	
Masonry: Granite	3%			LIFE	* *	5	$3,700	
Masonry: Marble	2%			LIFE	* *	5	$2,400	
Metal Panel	5%			2053	* *	5-10	$56,000	
Windows								
Aluminum	88%			2049	* *	5	$43,900	
Metal Louvers	2%			2042	* *	10	$6,200	
Wood	10%	0-2	$297,200	2058	* *	5	$24,900	
Thermally Inefficient, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick	90%			LIFE	* *	5	$19,900	
Painted Surfaces, Extent : Moderate, Area Affected : 25%								
Location : Interior Parapet								
Roof								
Built-Up (BUR)	100%			2038	* *	10	$70,400	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$43,900	LIFE	* *	5	$22,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2036	$581,700	5	$10,100	
Marble Panels	5%	2-4	$113,100	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	2%			2038	* *	5	$6,000	
Terrazzo	5%	Now	$19,300	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	43%			2038	* *	3	$32,500	
Vinyl Tile	5%	Now	$42,800	2038	* *	3	$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Room 306								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	30%	Now	$184,600	2048	* *	5	$56,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Split/Cracked, Extent : Light, Area Affected : 2%								
Location : Throughout Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%	Now	$7,800	2042	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,600	
Glass: Single Pane	2%			LIFE	* *	5	$3,400	
Masonry: Brick	15%	Now	$335,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	5%	Now	$103,600	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Outside Auditorium								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Auditorium								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Auditorium								
Plaster	70%	Now	$80,000	LIFE	* *	5	$48,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								

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

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%	Now	$231,500	LIFE	* *	5	$4,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Hoistway And Shops								
Plaster	5%	Now	$19,600	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium At Windows								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Plaster	80%	Now	$100,200	LIFE	* *	5	$100,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Hallway								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$28,200	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Playground								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Gates								
Explanation : Gates Leaning, Closing And Opening Difficult								
Iron Picket	40%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$80,300	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Prospect Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$15,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Panel/Paver: Cer/Brk	5%	0-2	$3,000	2049	* *	5	$1,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Steps								
Pavers/Stone	5%			2042	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Front Entrance								
Explanation : Marble Steps								

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

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Site Pavements								
Activity Yard								
Asphalt	95%	4+	$159,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Play Yard								
Rubber Matting	5%	Now	$2,000	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	75%			2043	* *	5	$300	
Molded Case Bkrs	25%			2043	* *	5	$700	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	97%			2033	$1,599,100	10	$96,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$92,800	10	$13,000	
Exit, Service	50%			2033	$23,800	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Alarm								
Security System								
Generic	100%			2033	$207,600	1	$40,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$285,300	1-3	$68,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium, Auditorium, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$33,500	
Conversion Equipment								
Steam Boiler	100%	0-2	$19,300	2031	$963,900	1	$96,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of Unit No.3. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	70%	0-2	$31,000	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Pneumatic Controls System, Basement								
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats. Throughout								
Steam Piping/Pump	30%			2043	* *			
Terminal Devices								
Air Handler	10%			2028	$208,100	1	$6,700	
Air Handler	10%			2038	* *	1	$6,700	
Convector/Radiator	50%			2031	$452,200	1	$17,400	
Fan Coil Unit/Heat	30%			2028	$822,600	1	$10,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$293,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

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
Ventilation								
Exhaust Fans								
Interior	40%			2028	$196,200	2	$1,300	
Interior	50%			2038	* *	2	$1,700	
Roof	10%			2028	$21,500	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$282,400	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	2-4	$3,400	2028	$3,400	4	$2,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2033	$49,400	1	$6,600	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 40%								
Location : Various Locations.								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$45,900	1-2	$900	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 60 Square Feet In Kitchen								
Explanation : 1 Set								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX**
Address : **120 EAST 184 STREET BTWN CRESTON AVE - MORRIS AVE**
Borough : **BRONX**
Agency's Number : **X115**
Program / Asset # : **BOE0255.000 / 414**
Yr Built/Renovated : **1919 / 2022**
Area Sq Ft : **111,000**
Project Type : **EDUCATION**
Date of Survey : **27-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,5,Att**
Block : **3172** **Lot** : **46** **BIN** : **2013899**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,700	$311,200
Interior Architecture	$1,081,400	$586,700
Electrical	$239,800	$2,281,200
Mechanical	$1,047,600	$6,044,500
Site Pavements	$67,500	
Total	**$2,497,000**	**$9,223,600**
Importance Code A	$119,800	$311,200
Importance Code B	$2,210,600	$8,912,400
Importance Code C	$166,500	
Total	**$2,497,000**	**$9,223,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,700			$6,100
Interior Architecture	$148,700	$21,300		$600
Electrical	$55,900	$13,200	$10,800	$10,400
Mechanical	$56,000	$19,600	$24,800	$16,100
Site Pavements	$55,600			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$376,700**	**$69,000**	**$50,500**	**$48,000**
Importance Code A	$88,700	$10,800	$11,000	$16,800
Importance Code B	$187,100	$58,300	$39,600	$31,200
Importance Code C	$100,900			
Total	**$376,700**	**$69,000**	**$50,500**	**$48,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX

Asset # : 414

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$149,000	
Masonry: Brick	85%			LIFE	* *	5	$162,200	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : 4th And 5th Floors								
Sidewalk Shed in Use, Extent : Light, Area Affected : 90%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Windows								
Aluminum	40%			2051	* *	5	$22,300	
Aluminum	60%			2051	* *	5	$33,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st - 3rd Floors								
Parapets								
Cast Stone/Terra Cotta	25%	Now	$60,700	LIFE	* *	5	$40,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Dormer At Northeast Facade								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Masonry: Brick	60%			LIFE	* *	5	$12,500	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Metal Panel	15%			2055	* *	5	$12,100	
Roof								
Metal Panel	60%	Now	$38,000	2048	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 8%								
Location : Gutters Clogged Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Snow Guards Failure								
Modified Bitumen	40%	0-2	$7,600	2040	* *			
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Upper Roof								
Ponding, Extent : Light, Area Affected : 2%								
Location : Upper Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

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
Interior								
Floors								
Asphalt Poured	3%	Now	$18,100	2055	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairwells								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairwells								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Treads And Landing								
Explanation : Epoxy Coating								
Cast in Place Concrete	15%	Now	$208,400	LIFE	* *	5	$52,300	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Epoxy Paint Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Area								
Ceramic Tile	6%	Now	$11,100	2044	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Mosaic Tile	5%			2048	* *	5	$19,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool And Locker Rooms								
Explanation : Location Noted								
Sheet Vinyl/Rubber	5%	Now	$106,900	2035	$534,300	5	$6,000	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Terrazzo	5%			LIFE	* *	5	$6,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridor								
Vinyl Tile	57%			2040	* *	3	$34,100	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Auditorium And Corridors								
Vinyl Tile 9" X 9"	3%	Now	$19,600	2030	$391,900	3	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rooms 325, 511 And Pool Office								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rooms 325, 511 And Kitchen Office								
Recent Replace Evident, Extent : N/A, Area Affected : 12%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX

Asset # : 414

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
Interior								
Floors								
Wood	1%	0-2	$29,200	2050	* *	5	$1,500	
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : Stage								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Stage								
Interior Walls								
Ceramic Tile	3%	0-2	$7,200	2038	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Ceramic Tile	10%	Now	$9,600	2044	* *	5	$4,300	
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Various Locations In Swimming Pool Area								
Concrete Masonry Unit	2%			LIFE	* *	5	$700	
Glass: Single Pane	3%			LIFE	* *	5	$1,900	
Masonry: Brick	10%	Now	$166,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Partitions								
Explanation : Location Noted								
Plaster	67%	Now	$28,500	LIFE	* *	5	$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rooms 507, 508								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 507, 508								

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DEPARTMENT OF EDUCATION - 040

I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX

Asset # : 414

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	$147,000	2055	* *	5	$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	Now	$25,300	2048	* *	5	$2,500	
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Exposed Struc: Concrete	20%	Now	$60,800	LIFE	* *	5	$3,100	
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Storage Area Below Sidewalk Vault								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Storage Area Below Sidewalk Vault								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Storage Area Below Sidewalk Vault								
Gypsum Board	5%			LIFE	* *	5	$6,200	
Plaster	52%			LIFE	* *	5	$32,200	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Plaster	3%			LIFE	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Decorative Tray Ceiling								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2055	* *			
Iron Picket	25%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$67,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Asphalt	50%			2044	* *			
Cast in Place Concrete	45%	Now	$22,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Near Exit On Creston Avenue								
Slate	5%	0-2	$5,700	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Steps At Various Exit Locations								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$27,700	2040	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Parking Areas								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Parking Areas								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	Now	$26,300	2045	* *	5	$200	
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Filtration Room In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%	Now	$133,200	2045	* *	5	$200	
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Filtration Room In Basement								
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Molded Case Bkrs	30%			2034	$73,600	5	$900	
Molded Case Bkrs	70%			2051	* *	5	$2,000	
Wiring								
Thermoplastic	80%			2035	$280,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$111,500	5	$400	
Locally Mounted	35%			2048	* *	5	$300	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

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
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,440,200	10	$86,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2035	$84,700	10	$5,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fifth Floor Classrooms								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2043	* *	10	$10,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2043	* *	10	$3,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	
Alarm								
Security System								
Generic	50%			2030	$106,700	1	$20,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$21,300	2043	* *	1	$18,700	
Cameras Damaged, Extent : Light, Area Affected : 100%								
Location : Cameras CB 01, C5 41, C1 16								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$68,400	

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX

Asset # : 414

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
Heating								
Energy Source								
Electricity	2%			2045	* *	1		
Natural Gas	98%			2055	* *	1		
Conversion Equipment								
Radiant Heater	2%	Now	$5,900	2030	$59,200	2	$800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Unit Heater In Equipment Rooms In Attic								
Steam Boiler	98%			2048	* *	1	$107,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$910,200			
Terminal Devices								
Air Handler	25%	Now	$26,700	2030	$534,700	1	$15,400	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Return Air To Lower Level Gymnasium								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Gymnasium And Auditorium								
Convector/Radiator	75%			2033	$697,100	1	$26,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2033	$2,196,700			
Air Conditioning								
Energy Source								
Electricity	70%			2051	* *	1		
No Component	30%							
Conversion Equipment								
Window/Wall Unit	70%			2033	$301,400	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Chiller Is Abandoned In Place And Replaced With Window Units								
Distribution								
No Component	90%							
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Chiller Piping Is Abandoned In Place								
Dehumidifier								
Generic	100%			2036	$488,200			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Pool Dehumidifier								
Ventilation								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,900	
Exhaust Fans								
Interior	10%	Now	$50,400	2045	* *	2	$300	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Attic Fan Room								
Interior	80%			2030	$403,300	2	$2,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Attic Fan Rooms								
Roof	10%			2035	$22,100	2	$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$1,451,000	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen 5th Floor								
Explanation : One 80 Gallon Electric Hot Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%	Now	$400	2028	$3,500	4	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Gymnasium								
Explanation : Ground Water Sump Pump - According To The Building Manager, Steam Return Discharging Into The Sump Pit Damaging The Pumps								
Pool Filter/Treatment								
Sand	100%	Now	$1,000	2048	* *	4	$200	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Pump In Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 750 Square Feet								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX

Asset # : 414

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	Now	$7,900	2045	* *	1-2	$1,400	
Dry System, Extent : Severe, Area Affected : 10%								
Location : Flow Switch Is Not Working								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 5th Floor								
Explanation : Dry Storage								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES**
Address : **100 ESSEX DRIVE @ WESTPORT ST**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1072.000 / 14418**
Area Sq Ft : **213,179**
Date of Survey : **24-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **2450** **Lot** : **320**

Agency's Number : **R043**
Yr Built/Renovated : **2008 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5149609**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$306,300	$5,939,300
Interior Architecture	$848,100	$6,135,700
Electrical		$3,694,500
Mechanical	$52,500	$10,409,800
Site Pavements	$1,257,500	$2,350,900
Total	**$2,464,300**	**$28,530,300**
Importance Code A	$306,300	$6,550,400
Importance Code B	$301,200	$19,466,300
Importance Code C	$1,856,800	$2,513,500
Total	**$2,464,300**	**$28,530,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$124,400	$4,200		
Interior Architecture	$82,700	$41,900	$296,900	$16,000
Electrical	$41,200	$35,600	$38,700	$34,700
Mechanical	$27,800	$22,400	$44,300	$26,700
Site Enclosure	$2,300			
Site Pavements	$77,000			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$376,900**	**$125,700**	**$401,600**	**$99,000**
Importance Code A	$133,800	$16,100	$9,500	$11,500
Importance Code B	$195,700	$109,600	$392,100	$87,500
Importance Code C	$47,400			
Total	**$376,900**	**$125,700**	**$401,600**	**$99,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,100	
Fiberglass Panel	10%	Now	$15,400	2036	$768,200	5	$48,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Mini-gymnasium								
Masonry: Brick	55%			LIFE	* *	5	$141,600	
Metal/Glass Curt Wall	5%	Now	$44,400	LIFE	* *	5	$24,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Above Marsh Entrance B								
Metal Panel	15%			2043	* *	5-10	$265,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$41,800	
Windows								
Aluminum	95%	Now	$45,500	2041	* *	5	$9,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Classrooms 127								
Metal Louvers	5%			2036	$55,800	10	$6,100	
Parapets								
Cast in Place Concrete	45%	4+	$18,400	LIFE	* *	5	$103,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,200	
Masonry: Brick	45%			LIFE	* *	5	$10,000	
Roof								
IRMA/Protected Membrane	100%	Now	$233,900	2033	$4,677,200			
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And 1st Floor Corridor By Auditorium								
Soffits								
Metal Panel	50%			2043	* *	5-10	$9,700	
Metal: Cage/Fence	25%			2038	* *	5	$3,100	
Stucco Cement	25%	Now	$600	2038	* *	5	$900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Interior								
Floors								
Carpet	5%			2029	$288,900	3	$23,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$69,800	
Ceramic Tile	5%	4+	$18,400	2036	$921,100	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Kitchen								
Quarry Tile	5%			2038	* *	5	$23,900	
Sheet Vinyl/Rubber	5%	2-4	$21,400	2033	$1,068,800	5	$12,000	
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	20%			LIFE	* *	5	$49,900	
Vinyl Tile	40%	Now	$72,200	2033	$3,610,300	3	$47,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Wood	10%			2048	* *	5	$59,800	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	Now	$211,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Storage Room								
Concrete Masonry Unit	20%			LIFE	* *	5	$43,400	
Gypsum Board	50%	0-2	$388,300	LIFE	* *	5	$162,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%	4+	$176,500	2038	* *	5	$103,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%	Now	$42,900	LIFE	* *	5	$59,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium, Room 248 And Throughout								
Metal Panel	5%			LIFE	* *	5	$19,900	
Wood	5%			LIFE	* *	5	$139,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Site Enclosure								
Fence/Gates								
Chain Link	67%	Now	$2,300	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Field								
Iron Picket	33%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$31,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	25%	Now	$45,100	2036	$451,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Path At Field And Throughout								
Cast in Place Concrete	75%	2-4	$1,067,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	4+	$190,000	2036	$1,899,800			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2036				
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 5,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2046	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Various Capacities								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$900	
Raceway								
Conduit	100%			2053	* *	1		
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$1,000	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$65,600	
Generators								
Diesel	100%			2042	* *	1	$82,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Generator Enclosure								
Explanation : One 400 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,900	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Generator Enclosure								
Explanation : One 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	48%			2033	$1,561,900	10	$93,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	45%			2033	$1,464,300	10	$88,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2033	$97,600	10	$5,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium Lobby								
Incandescent	2%			2033	$120,900	2	$100	
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	45%			2033	$60,500	1		
Emergency, Battery	50%			2033	$183,200	10	$25,700	
Emergency, Battery	5%			2033	$18,300	10	$2,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Lighting								
Exterior Lighting								
HID	1%			2033	$10,200	10		
LED	9%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 95%								
Location : Roof And Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$2,000	
Alarm								
Security System								
Generic	100%			2038	* *	1	$79,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$131,400	

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
Heating								
Energy Source								
Electricity	10%			2053	* *	1		
Natural Gas	90%			2053	* *	1		
Conversion Equipment								
Furnace	90%			2033	$611,100	1	$94,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Units								
Radiant Heater	10%			2038	* *	2	$9,900	
Terminal Devices								
Induction Unit	10%			2042	* *	1	$6,900	
No Component	90%							
Controls								
Digital	100%			2031	$6,269,300			
Repairs In Progress, Extent : N/A, Area Affected : 20%								
Location : Mechanical Room								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES

Asset # : 14418

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2033	$2,934,000	2	$10,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	20%			2038	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$118,900	
Exhaust Fans								
Roof	100%			2033	$423,600	2	$6,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Approximately 250 Gallons, Unit Has No Label. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$8,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$13,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor								
Explanation : 3 Units And An Auditorium Lift Which Is Broken								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$59,700	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Feet Long, 120 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 51 - SI**		
Address	: **20 HOUSTON ST. @ WILLOWBROOK RD.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R051**
Program / Asset #	: **BOE0971.000 / 1187**	**Yr Built/Renovated**	: **1960 / 2010**
Area Sq Ft	: **163,271**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1478** **Lot** : **500**	**BIN**	: **5107210**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,205,500	$60,200
Interior Architecture	$1,223,900	$466,400
Electrical	$466,900	$1,213,700
Mechanical	$403,400	$7,200,100
Site Enclosure	$53,100	
Total	**$4,352,800**	**$8,940,400**
Importance Code A	$2,205,500	$60,200
Importance Code B	$2,094,200	$8,820,600
Importance Code C	$53,100	$59,500
Total	**$4,352,800**	**$8,940,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,500	$3,300		$59,600
Interior Architecture	$24,800	$46,900		$30,000
Electrical	$57,300	$15,800	$19,900	$71,900
Mechanical	$29,100	$28,100	$42,500	$65,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$148,000**	**$101,300**	**$69,600**	**$234,200**
Importance Code A	$88,800	$20,400	$17,200	$76,800
Importance Code B	$59,200	$58,300	$52,500	$157,400
Importance Code C		$22,600		
Total	**$148,000**	**$101,300**	**$69,600**	**$234,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$19,800	
Masonry: Brick	95%			LIFE	* *	5	$60,200	
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Lower Level								
Masonry: Marble	1%			LIFE	* *	5	$500	
Windows								
Aluminum	65%	Now	$29,500	2043	* *	5	$6,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Throughout								
Aluminum	35%			2043	* *	5	$6,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Floor Windows								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick	75%			LIFE	* *	5	$16,500	
Metal Rail	15%			2040	* *	5-10	$59,700	
Roof								
Built-Up (BUR)	95%	Now	$105,000	2030	$2,100,500			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 243 And Corridor Adjacent To Stairway C								
Copper/Terne	5%			2050	* *	10	$23,100	
Soffits								
Stucco Cement	100%			2040	* *	5	$300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$85,100	
Mosaic Tile	5%			2040	* *	5	$32,400	
Sheet Vinyl/Rubber	2%			2043	* *	5	$7,800	
Terrazzo	5%	4+	$24,800	LIFE	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	63%			2040	* *	3	$61,300	
Vinyl Tile 9" X 9"	5%	Now	$106,200	2030	$1,062,100	3	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridors								
Wood	5%			2050	* *	5	$24,300	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$14,400	
Folding Partition	5%			2043	* *	5	$45,100	
Plaster	55%			LIFE	* *	5	$59,500	
SGFT/Glazed Masonry	30%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

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
Interior								
Ceilings								
AcousTileConcealSpLn	35%			2040	* *	5	$111,100	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5	$6,000	
Fiber Board	5%			2035	$202,700			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Explanation : Peeling Paint								
Metal Panel	5%			LIFE	* *	5	$15,900	
Plaster	40%			LIFE	* *	5	$63,500	
Site Enclosure								
Fence/Gates								
Chain Link	98%	Now	$53,100	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Adjacent To Park								
Metal Panel	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2035	$10,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Fused Knife Sw	80%	2-4	$42,100	2065	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	60%			2045	* *	5	$400	
Fused Disc Sw	10%			2055	* *	5	$100	
Molded Case Bkrs	30%			2035	$89,900	5	$1,300	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	25%			2051	* *	5	$1,100	
Molded Case Bkrs	65%			2034	$225,800	5	$2,800	
Wiring								
Braided Cloth	85%	2-4	$347,800	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	15%			2061	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Manual	100%			2055	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Two 800 Ampere Manual Transfer Switches								
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting Fixtures Installed In 2019.								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

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
Lighting								
Egress Lighting								
Emergency, Battery	40%			2030	$119,200	10	$16,700	
Emergency, Battery	10%			2040	* *	10	$4,200	
Exit, Service	45%			2030	$34,400	1		
Exit, Service	5%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$61,000	
Fire/Smoke Detection								
Generic, Digital	100%			2035	$431,200	1-3	$100,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault In Basement								
Explanation : Oil No.2 With A Capacity Of 1,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$171,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	50%			2035	$1,669,800	1	$53,600	
Convector/Radiator	45%			2040	* *	1	$25,200	
Fan Coil Unit/Heat	5%			2035	$220,000	1	$2,800	
Controls								
Pneumatic	100%			2033	$3,231,100			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	40%			2035	$1,685,700			
Window/Wall Unit	60%			2030	$403,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

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
Ventilation								
Exhaust Fans								
Interior	50%			2035	$393,500	2	$2,700	
Roof	50%			2040	* *	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	* *	1		
Galvanized Steel	75%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$35,500	4	$3,700	
Backflow Preventer								
Generic	100%			2040	* *	1	$10,600	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : One Unit From Basement To 2nd Floor								
Explanation : 1 Elevator								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$14,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 73 MINISCHOOL - Q**		
Address	: **70-02 54TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q873**
Program / Asset #	: **BOE1164.000 / 14910**	**Yr Built/Renovated**	: **1992 /**
Area Sq Ft	: **21,589**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2503** **Lot** : **31**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$237,700
Interior Architecture	$151,700	$961,600
Electrical	$386,600	$371,400
Mechanical	$1,413,000	
Total	**$1,951,300**	**$1,570,800**
Importance Code A	$201,400	$237,700
Importance Code B	$1,750,000	$1,333,000
Total	**$1,951,300**	**$1,570,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$45,700	$800		$3,800
Electrical	$8,500	$22,600	$2,000	$2,000
Mechanical	$3,100	$48,000	$4,200	$3,300
Site Pavements	$1,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$66,400**	**$78,600**	**$13,400**	**$16,400**
Importance Code A	$700	$46,100	$700	$1,400
Importance Code B	$21,900	$32,500	$12,700	$15,000
Importance Code C	$43,800			
Total	**$66,400**	**$78,600**	**$13,400**	**$16,400**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$5,500	
Masonry: Brick Cavity	98%			LIFE	* *	5	$34,300	
Painted Surfaces, Extent : Light, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%			2041	* *	5	$7,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,000	
Masonry: Brick Cavity	95%			LIFE	* *	5	$4,800	
Roof								
Modified Bitumen	100%			2033	$237,700	10	$21,200	
Interior								
Floors								
Ceramic Tile	5%			2036	$93,300	5	$1,600	
Vinyl Tile	95%			2033	$868,400	3	$15,300	
Interior Walls								
Gypsum Board	100%	Now	$41,900	LIFE	* *	5	$35,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair Bulkhead And 2nd Floor Connecting Corridor								
Ceilings								
AcousTileConcealSpLn	95%	0-2	$151,700	2038	* *	5	$19,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	$1,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Steps At Exit 16								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$133,200	5	$600	
Raceway								
Conduit	100%			2033	$62,700	1		
Panelboards								
Molded Case Bkrs	100%			2032	$102,200	5	$600	
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$329,500	10	$19,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$18,600	10	$2,600	
Exit, Battery	50%			2041	* *	10	$700	
Exterior Lighting								
HID	10%	Now	$6,200	2033	$10,300			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	90%			2033	$37,300	1	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	10%			2033	$4,200	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Intrusion Alarm Motion Sensors. Connected To Main Building								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$57,000	1-3	$13,300	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

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
Heating								
Energy Source								
Electricity	35%			2043	* *	1		
Natural Gas	65%			2043	* *	1		
Conversion Equipment								
Furnace	65%			2028	$44,700	1	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 3 Units								
Radiant Heater	35%			2028	$201,400	2	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Hallways And Staircases								
Explanation : 20 Units								
Controls								
Electrical	100%			2028	$122,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2028	$326,100	1	$10,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit On Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$1,600	
Terminal Devices								
Fan Coil - 2 Pipe	100%			2028	$674,400	1	$7,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,000	
Exhaust Fans								
Interior	90%			2028	$88,200	2	$600	
Roof	10%			2033	$4,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Janitors Closet								
Explanation : 50 Gallons. Quantity 1.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

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
Plumbing								
Backflow Preventer								
Generic	100%			2033	$9,900	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Access Outside By Play Yard Near Electrical Main Closet								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Unit								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I. S. 74 - BX**
Address : **730 BRYANT AVENUE BTWN: LAFAYETTE AV - SPOFFORD AV**
Borough : **BRONX** | **Agency's Number** : **X074**
Program / Asset # : **BOE0215.000 / 475** | **Yr Built/Renovated** : **1974 / 2006**
Area Sq Ft : **139,000** | **Project Type** : **EDUCATION**
Date of Survey : **26-Feb-2020** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2763** **Lot** : **279** **BIN** : **2006566**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$360,800	$954,700
Interior Architecture	$548,400	$7,568,800
Electrical	$882,900	$3,445,700
Mechanical	$2,971,300	$3,974,700
Site Enclosure	$77,600	
Site Pavements		$540,700
Total	**$4,840,900**	**$16,484,600**
Importance Code A	$1,601,400	$1,007,300
Importance Code B	$2,613,600	$14,861,500
Importance Code C	$626,000	$615,800
Total	**$4,840,900**	**$16,484,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,500		$300	
Interior Architecture	$17,600	$15,800	$20,900	$4,700
Electrical	$3,200	$2,600	$41,400	$35,500
Mechanical	$138,900	$30,500	$51,500	$29,000
Site Enclosure	$28,400			
Site Pavements	$33,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$266,800**	**$63,200**	**$128,500**	**$83,600**
Importance Code A	$46,700	$13,800	$14,100	$13,800
Importance Code B	$211,200	$49,500	$107,200	$69,900
Importance Code C	$8,900		$7,300	
Total	**$266,800**	**$63,200**	**$128,500**	**$83,600**

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$50,200	
Concrete Masonry Unit	30%			LIFE	* *	5	$18,800	
Masonry: Brick Cavity	60%	0-2	$107,500	LIFE	* *	5	$60,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor, Stair 5								
Windows								
Aluminum	100%			2047	* *	5	$18,200	
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	$4,900	
Masonry: Brick Cavity	60%			LIFE	* *	5	$7,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Roof								
Built-Up (BUR)	95%	Now	$253,300	2036	$844,200			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Lobby, Lower Roof								
Skylight, Metal/Glass	5%	4+	$21,400	2051	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair A And F								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Actually Smoke Purge Units								
Soffits								
Stucco Cement	100%			2044	* *	5	$600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$23,000	
Ceramic Tile	2%			2034	$242,500	5	$4,200	
Ceramic Tile	3%			2044	* *	5	$6,300	
Quarry Tile	2%			2044	* *	5	$6,300	
Terrazzo	5%			LIFE	* *	5	$8,200	
Vinyl Tile	60%			2031	$3,564,600	3	$47,300	
Vinyl Tile	18%			2036	$1,069,400	3	$18,900	
Wood	5%	4+	$12,800	2046	* *	5	$9,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Dance Stage								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Interior								
Interior Walls								
Ceramic Tile	3%			2034	$615,800	5	$10,900	
Ceramic Tile	1%			2044	* *	5	$3,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$7,300	
Folding Partition	5%	4+	$129,200	2039	* *	5	$22,800	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Masonry: Brick	10%			LIFE	* *			
Metal Panel	11%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$43,700	
SGFT/Glazed Masonry	25%	4+	$419,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit 7 And 4								
Ceilings								
AcousTile,Adhered	30%			2036	$2,076,400	5	$63,000	
AcousTileSusp.Lay-In	5%			2044	* *	5	$10,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Exposed Struc: Concrete	55%			LIFE	* *	5	$18,000	
Plaster	10%			LIFE	* *	5	$13,100	
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$8,900	2051	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Play Yard Area								
Iron Picket	80%	Now	$77,600	2066	* *			
Deteriorated Finish, Extent : Severe, Area Affected : 45%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	95%	0-2	$19,500	2066	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building								
Explanation : Open Control Joint								
Concrete Masonry Unit	5%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$24,600	2044	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Longfellow Avenue								
On-Site Walkways								
Cast in Place Concrete	70%			2044	* *			
Masonry: Brick	30%			2051	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Site Pavements								
Activity Yard								
Asphalt	80%	2-4	$9,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Pavers/Stone	15%			2034	$540,700			
Rubber Matting	5%			2031	$33,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$299,600	5	$600	
Raceway								
Conduit	95%			2031	$281,000	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$30,700	5	$300	
Molded Case Bkrs	85%			2030	$260,600	5	$3,100	
Molded Case Bkrs	5%			2047	* *	5	$200	
Wiring								
Thermoplastic	95%			2031	$388,700	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	$37,200	5	$200	
Motor Control Center	80%			2029	$595,600	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$2,036,800	10	$122,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2036	$42,400	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby First Floor And Library								
LED	2%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	$119,500	10	$16,800	
Exit, Service	50%			2036	$30,700	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2036	$26,700	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2027	$26,700	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Some Offices, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$73,400	1-3	$17,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria Mechanical Room And Basement								
Explanation : Smoke Detectors, Alarm Bells, Horns, Strobe Lights, Horns, Pull Box Station And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2031	$326,600	5	$43,100	
Conversion Equipment								
Steam Boiler	95%			2029	$1,178,600	1	$130,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	5%	0-2	$3,100	2029	$62,000	1	$6,200	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Three Tubes On No. 3 Boiler Malfunctioning								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$80,000	2041	* *	4	$6,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement East Side. Re-feed Tank And Vacuum Pump								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. Compressor Gauge Malfunctioning And Chemical Mixing Tank								

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Heating								
Terminal Devices								
Air Handler	40%			2031	$1,071,400	1	$34,400	
Convector/Radiator	60%			2036	$698,300	1	$26,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	$839,900	1	$25,800	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : Roof								
Split Unit	5%	0-2	$16,900	2036	$169,000			
Malfunctioning, Extent : Moderate, Area Affected : 3%								
Location : Ist Floor. 1 Split Unit Malfunctioning								
Window/Wall Unit	30%	0-2	$3,200	2027	$161,800	1		
Other Observation, Extent : Moderate, Area Affected : 4%								
Location : Various								
Explanation : 4 Window Units Malfunctioning								
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2031	$69,000	4	$4,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2031	$828,500	1	$34,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2027	$123,600	2	$38,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,500	
Exhaust Fans								
Interior	40%	0-2	$25,300	2031	$252,500	2	$1,400	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Various Locations. 5 Exhaust Fans Malfunctioning Due To Defective Motor And Belt								
Roof	60%	Now	$49,700	2031	$165,700	2	$2,000	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Noisy/Vibrating, Extent : Severe, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2041	* *	1		
Galvanized Steel	20%			2029	$363,400	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$28,500	4	$4,400	
Sewage Ejector(s)								
Electric	100%			2027	$74,500	4	$8,300	
Fixtures								
Generic	100%							
Leaking Connections, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Boys Bathroom Sink Leaking								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$70,100	
Sprinkler								
No Component	80%							
Generic	20%			2031	$393,700	1-2	$7,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 82 - BX**		
Address	: **1700 MACOMBS ROAD @ W.176 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X082**
Program / Asset #	: **BOE0223.000 / 452**	**Yr Built/Renovated**	: **1925 / 2013**
Area Sq Ft	: **107,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2866** **Lot** : **70**	**BIN**	: **2008460**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$462,200	$391,500
Interior Architecture	$1,522,400	$1,300,600
Electrical	$333,300	$809,100
Mechanical	$1,924,100	$1,462,500
Site Pavements		$645,000
Total	**$4,242,100**	**$4,608,700**
Importance Code A	$462,200	$444,100
Importance Code B	$3,380,000	$3,777,000
Importance Code C	$399,900	$387,500
Total	**$4,242,100**	**$4,608,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,300	$9,200		
Interior Architecture	$6,300	$37,800		$16,400
Electrical	$50,400	$10,500	$13,300	$10,000
Mechanical	$153,500	$74,700	$24,600	$15,700
Site Pavements	$15,200			
Elevators/Escalators	$17,000	$17,000	$17,000	$17,000
Total	**$270,800**	**$149,200**	**$54,800**	**$59,100**
Importance Code A	$76,100	$20,000	$10,600	$10,600
Importance Code B	$179,600	$129,200	$44,300	$48,500
Importance Code C	$15,200			
Total	**$270,800**	**$149,200**	**$54,800**	**$59,100**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	9%			LIFE	* *	5	$114,600	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Entire Perimeter Of Building At Grade Level								
Masonry: Brick	83%			LIFE	* *	5	$135,300	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout Building Perimeter								
Masonry: Granite	5%			LIFE	* *	5	$6,100	
Repairs in Progress, Extent : N/A, Area Affected : 30%								
Location : Entire Perimeter Of Building At Grade Level								
Metal Panel	3%			2053	* *	5-10	$33,600	
Windows								
Aluminum	95%	Now	$462,200	2049	* *	5	$23,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	5%	Now	$28,300	2036	$141,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Rooftop Bulkhead								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,000	
Ceramic Tile	5%			2042	* *	5	$10,100	
Marble Panels	5%			LIFE	* *	5	$7,600	
Vinyl Tile	60%	Now	$684,000	2038	* *	3	$45,300	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Various Classrooms								
Vinyl Tile 9" X 9"	5%			2033	$825,100	3	$5,000	
Wood	20%			2048	* *	5	$75,600	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	3%			2036	$387,500	5	$6,900	
Marble Panels	2%			LIFE	* *			
Plaster	70%	Now	$399,900	LIFE	* *	5	$48,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Stair 8, 5th Floor Classrooms, Gymnasium And Offices								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Stair H								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2046	* *	5	$4,000	
Exposed Struc: Concrete	23%			LIFE	* *	5	$7,200	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	70%	Now	$438,500	LIFE	* *	5	$88,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Stair 8, Gymnasium And Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Stair 8, Throughout 5th Floor Classrooms, Gymnasium And Offices								
Paint Peeling, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	25%			2068	* *			
Under Construction	25%							
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	35%			2042	* *			
Cast in Place Concrete	25%			2038	* *			
Masonry: Granite	2%	Now	$15,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Stairs At Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs At Main Entrance								
Explanation : This Is Actually Marble								
Under Construction	38%							
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Asphalt	100%			2036	$645,000			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$2,500	
Wiring								
Braided Cloth	70%	2-4	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$600	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$88,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$92,000	10	$12,900	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	80%			2038	* *	1	$32,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	20%	Now	$41,100	2043	* *	1	$7,200	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								

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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$65,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$12,600	2053	* *	1		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement Gasoline Service Is Off								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Using No.2 Oil								
Conversion Equipment								
Steam Boiler	100%	Now	$47,700	2038	* *	1	$95,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Two Plugged Tubes Due To Leakages								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Pneumatic Controls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$43,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Leakages								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Steam Traps Malfunctioning.								
Terminal Devices								
Air Handler	20%	Now	$412,400	2043	* *	1	$11,900	
Broken, Extent : Severe, Area Affected : 20%								
Location : Basement And 5th Floor Mechanical Room								
Convector/Radiator	60%	Now	$53,800	2038	* *	1	$18,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Fan Coil Unit/Heat	20%	Now	$543,300	2043	* *	1	$6,200	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
Broken, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
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.*

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	50%	0-2	$41,500	2028	$207,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Is Not Working In Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$240,600	LIFE	* *	2-5	$59,700	
Broken, Extent : Severe, Area Affected : 10%								
Location : Fan Room								
Exhaust Fans								
Interior	50%	Now	$243,000	2043	* *	2	$1,300	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement And Fan Room								
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Penthouse. Gymnasium And Bathroom Exhaust Are Not Working								
Interior	20%			2028	$97,200	2	$700	
Roof	30%			2033	$63,800	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	$1,398,700	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$69,000	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Valves In Basement								
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Non-Submersible	100%	Now	$6,600	2028	$21,900	4	$2,300	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Floats Are Not Working In Basement								
Sewage Ejector(s)								
Electric	100%			2028	$57,400	4	$6,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : For Laboratory Rooms								
Backflow Preventer								
Generic	100%			2038	* *	1	$6,600	

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

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
Plumbing								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Is Not Working								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : One Elevator Unit, 2 Wheelchair Lifts One Broken								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$3,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I. S. 84 - BX**		
Address	: **1434 LONGFELLOW AVENUE BTWN: JENNINGS ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X084**
Program / Asset #	: **BOE0225.000 / 444**	**Yr Built/Renovated**	: **1972 / 2006**
Area Sq Ft	: **164,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3007** **Lot** : **8**	**BIN**	: **2010910**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$262,200
Interior Architecture		$792,100
Electrical	$355,600	$3,815,300
Mechanical	$870,000	$7,837,200
Site Pavements	$179,500	$1,504,400
Total	**$1,405,100**	**$14,211,200**
Importance Code A		$288,500
Importance Code B	$1,405,100	$12,418,200
Importance Code C		$1,504,400
Total	**$1,405,100**	**$14,211,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$49,000	$9,800	
Interior Architecture	$24,900	$14,800	$20,700	
Electrical	$39,200	$30,500	$30,300	$26,700
Mechanical	$48,300	$60,000	$49,500	$34,600
Site Pavements	$16,000			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$150,000**	**$175,900**	**$131,800**	**$82,900**
Importance Code A	$16,200	$65,600	$26,000	$16,200
Importance Code B	$113,000	$110,300	$105,800	$66,700
Importance Code C	$20,700			
Total	**$150,000**	**$175,900**	**$131,800**	**$82,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$34,000	
Masonry: Brick	85%			LIFE	* *	5	$115,800	
Metal Panel	10%			2043	* *	5-10	$93,600	
Windows								
Aluminum	97%			2049	* *	5	$19,500	
Metal Louvers	3%			2036	$34,300	10	$3,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	85%			LIFE	* *	5	$3,500	
Metal Rail	5%			2046	* *	5-10	$3,700	
Roof								
Copper/Terne	5%			2048	* *	10	$13,100	
Modified Bitumen	75%			2041	* *	10	$78,400	
Panel/Paver: Cer/Brk	10%			2043	* *	10	$13,900	
Single Ply Membrane	10%			2038	* *	10	$10,400	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$51,600	
Ceramic Tile	5%			2036	$681,400	5	$11,800	
Mosaic Tile	3%			2038	* *	5	$17,700	
Quarry Tile	5%			2046	* *	5	$17,700	
Vinyl Tile	70%			2038	* *	3	$62,000	
Wood	7%	Now	$20,200	2048	* *	5	$15,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Auditorium Stage								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$9,400	
Concrete Masonry Unit	7%			LIFE	* *	5	$8,700	
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$42,200	
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	3%			LIFE	* *	5	$37,500	
Ceilings								
AcousTile,Adhered	30%			2046	* *	5	$70,800	
AcousTileSusp.Lay-In	5%			2038	* *	5	$11,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Fiber Board	3%			2038	* *			
Gypsum Board	10%			LIFE	* *	5	$29,500	
Metal Panel	2%			LIFE	* *	5	$5,900	
Plaster	40%			LIFE	* *	5	$59,000	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$179,500	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Longfellow Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Longfellow Avenue And Jennings Street								
On-Site Walkways								
Cast in Place Concrete	60%			2050	* *			
Cast in Place Concrete	30%			2038	* *			
Masonry: Granite	10%	Now	$16,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : At Multiple Entry Stairs								
Parking/Driveway								
Asphalt	95%			2036	$1,504,400			
Cast in Place Concrete	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 800 Ampere Switches And Two Without Name Plates								
Fused Disc Sw	50%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$239,700	5	$600	
Fused Disc Sw	20%			2053	* *	5	$100	
Raceway								
Conduit	95%			2033	$281,000	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Fused Disc Sw	5%			2049	* *	5	$200	
Molded Case Bkrs	65%			2032	$225,800	5	$2,800	
Molded Case Bkrs	20%			2049	* *	5	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Under 600 Volts								
Wiring								
Thermoplastic	80%			2033	$327,300	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%	4+	$55,700	2031	$185,800	5	$600	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ground								
Grounding Devices								
Generic	100%	4+	$5,300	LIFE	* *	5	$2,400	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$50,500	
Generators								
Diesel	100%			2036	$142,000	1	$63,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 288 Kilovolt Amperes, 230 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,100	
Fuel Storage								
Day Tank	50%			2032	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 30 Gallons								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Lighting								
Interior Lighting								
Fluorescent	86%			2033	$2,152,900	10	$129,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2028	$50,100	10	$3,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Lobby								
Incandescent	2%			2028	$93,000	2	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Entrance Lobby								
Explanation : Halogen Lights								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Service	25%			2033	$25,900	1		
Emergency, Battery	25%			2033	$70,500	10	$9,900	
Exit, LED	40%			2048	* *	1		
Exit, Service	10%			2033	$7,200	1		
Exterior Lighting								
HID	20%			2028	$156,700	10	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2038	* *	1	$61,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$101,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout								
Explanation : Under Repair Due To Smoke Detector Malfunction								

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

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$50,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$162,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$53,000	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%	0-2	$210,600	2033	$2,105,800	1	$58,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. Two Chiller Pumps Are Malfunctioning. Efficiency Drastically Reduced								
R-22 Refrigerant, Extent : Moderate, Area Affected : 80%								
Location : Mechanical Room								
Split Unit	10%	Now	$398,800	2043	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : On Extended Life								
Split Unit	5%			2033	$199,400			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2043	* *	4	$9,700	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$651,700	1	$20,300	
Fan Coil - 2 Pipe	80%			2033	$4,098,400	1	$42,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,400	
Exhaust Fans								
Interior	20%			2033	$149,000	2	$1,000	
Roof	80%	0-2	$13,000	2028	$260,700	2	$3,200	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof. Two Exhaust Fan Motors Broken								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Oil Fired	100%			2031	$632,900	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2033	$16,800	4	$1,700	
Submersible	50%			2027	$2,600	4	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit, Basement To 4th Floor. One Unit, Basement To 1st Floor. One Freight, Basement To 3rd Floor								
Explanation : Three Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I.S. 131 M / PACE HS / EMMA LAZARUS HS**
Address : **100 HESTER STREET @ FORSYTHE ST.**
Borough : **MANHATTAN**
Program / Asset # : **BOE0078.000 / 1724**
Area Sq Ft : **196,082**
Date of Survey : **14-Mar-2024**
Areas Surveyed : **Basement, Roof, Floors 1,4,Ph**
Block : **301** **Lot** : **3**

Agency's Number : **M131**
Yr Built/Renovated : **1973 / 2019**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1082489**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,801,000	$141,900
Interior Architecture	$936,200	$6,124,600
Electrical	$244,100	$2,512,900
Mechanical	$4,027,600	$7,397,600
Total	**$7,008,900**	**$16,177,000**
Importance Code A	$1,801,000	$2,224,900
Importance Code B	$4,920,800	$13,952,100
Importance Code C	$287,200	
Total	**$7,008,900**	**$16,177,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,700			$12,100
Interior Architecture	$178,100	$26,400	$22,000	$24,600
Electrical	$68,900	$18,900	$24,500	$19,300
Mechanical	$183,400	$41,900	$47,800	$84,000
Site Enclosure	$28,900			
Site Pavements	$73,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$575,500**	**$101,600**	**$108,700**	**$154,400**
Importance Code A	$52,800	$19,400	$19,400	$32,000
Importance Code B	$415,200	$82,200	$89,300	$122,300
Importance Code C	$107,500			
Total	**$575,500**	**$101,600**	**$108,700**	**$154,400**

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.*

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	72%	Now	$160,200	LIFE	* *	5	$91,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Front Facade Above Entry Way								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : 4th Floor Science Prep Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Building Facades								
Explanation : Cavity Weepholes								
Masonry: Brick Cavity	25%	0-2	$226,000	LIFE	* *	5	$50,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East Wall At Activity Yard								
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Parking Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : East Walls Near Activity Yard								
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : East And West Side Of Building								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Left Side Of Building								
Explanation : Murals On The Brick Walls								
Metal Panel	3%			2045	* *	5-10	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouses								
Explanation : Mechanical Enclosure, Discoloration At Various Locations								
Windows								
Aluminum	80%	0-2	$19,400	2051	* *	5	$8,600	
Deteriorated Finish, Extent : Severe, Area Affected : 1%								
Location : 4th Floor Science Preparation Room								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Cafeteria Rooms 329, 325								
Aluminum	20%			2051	* *	5	$4,300	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Exterior								
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	$9,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Cavity Weepholes								
Masonry: Brick	40%			LIFE	* *	5	$7,300	
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Various Spots								
Metal Panel	2%			2055	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Metal Roofs								
Explanation : Location Noted								
Metal Security Bars	5%	4+	$1,500	2063	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	8%			LIFE	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Copings								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	60%			2030	$1,249,200	10	$104,500	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								
Metal Panel	3%	Now	$7,800	2048	* *			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 10%								
Location : 4th Floor Science Laboratory Area								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 4th Floor Science Preparation Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Science Laboratory Area								
Explanation : Shallow Gutter								
Modified Bitumen	35%			2040	* *	10	$61,000	
Skylight, Metal/Glass	2%			2055	* *	10	$11,600	
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Below Skylights, At Mural Area								
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								

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I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Interior								
Floors								
Carpet	1%	2-4	$10,600	2031	$53,200	3	$4,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Computer Room 101								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Computer Room 101								
Cast in Place Concrete	10%			LIFE	* *	5	$64,200	
Mosaic Tile	5%	0-2	$70,500	2040	* *	5	$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Toilet Rooms								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Quarry Tile	3%	4+	$66,300	2040	* *	5	$6,600	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	5%			2040	* *	5	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interlocking Resilient Tile At Gymnasium								
Explanation : Location Noted								
Terrazzo	1%	Now	$5,600	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Exit 8 Vestibule								
Uneven Surface, Extent : Moderate, Area Affected : 1%								
Location : Exit 8 Vestibule								
Vinyl Tile	13%	0-2	$54,000	2035	$1,079,300	3	$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Vinyl Tile	60%			2035	$4,981,200	3	$66,000	
Wood	2%	2-4	$7,200	2050	* *	5	$5,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Dance Room								

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DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Interior									
Interior Walls									
Ceramic Tile	3%	2-4	$20,900	2038	* *		5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Toilet Rooms And Kitchen Area									
Recent Replace Evident, Extent : N/A, Area Affected : 5%									
Location : Toilet Rooms And Kitchen Area									
Concrete Masonry Unit	10%	4+	$47,500	LIFE	* *		5	$9,900	
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Boys Locker Room, Storage, South End Of Building									
Folding Partition	3%	Now	$105,000	2051	* *		5	$9,300	
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Auditorium- 3 Units									
Masonry: Brick	12%			LIFE	* *				
Plaster	40%	Now	$123,000	LIFE	* *		5	$29,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : 4th Floor Science Laboratory Area									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 4th Floor Science Laboratory Area									
Worn/Erode, Extent : Severe, Area Affected : 5%									
Location : 4th Floor Science Laboratory Area									
SGFT/Glazed Masonry	13%	0-2	$59,100	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : Basement Corridor South Of Auditorium									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
SGFT/Glazed Masonry	17%			LIFE	* *				
Wood	2%			LIFE	* *		5	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Paneled Walls In Auditorium									
Explanation : Location Noted									

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I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Interior								
Ceilings								
AcousTile,Adhered	18%			2048	* *	5	$52,800	
AcousTile,Adhered	12%	Now	$116,100	2048	* *	5	$17,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor And Locations Throughout								
AcousTileSusp.Lay-In	5%			2040	* *	5	$14,700	
Exposed Struc: Concrete	38%	Now	$342,200	LIFE	* *	5	$17,400	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Stair Landing - Basement - Southwest Entry Vestibule Above								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Boys Locker Room And Basement Vestibule At Exit 7								
Exposed Struc: Steel	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Space In Penthouse Ceiling								
Explanation : Location Noted								
Metal Panel	5%	0-2	$49,800	LIFE	* *	5	$18,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Loose Units, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Plaster	20%	Now	$36,600	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Boys Locker Room And Basement Vestibule At Exit 7								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Boys Locker Room Near Parking Area, Basement Vestibule At Exit 7, Room 42is And Room 418								
Site Enclosure								

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I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	30%	Now	$4,300	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Various Locations Along West Side								
Chain Link	20%	Now	$1,500	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Play Yard								
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : South Parking Area								
Explanation : Tree Damage								
Iron Picket	50%	Now	$20,800	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$2,300	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Activity Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Hester Street Near Exit 2								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : All Sidewalks								
Explanation : Recent Construction Evident								
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Cast in Place Concrete	5%	Now	$10,300	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Near Exit 7								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Near Exit 7								
Explanation : Water Penetration To Basement								

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I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Rear Of Property								
Explanation : Moss Growing								
Activity Yard								
Asphalt	100%	0-2	$19,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 2%								
Location : Southwest Corner At Gymnasium Wall								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Rear Play Yard								
Explanation : Asphalt Topping Needs Re-Surfacing								

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2035	$332,900	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Rooms								
Explanation : High Pressure Contact Switches - One At 3,000 Amperes, Two At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$800	
Raceway								
Conduit	95%			2035	$328,000	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	7%			2034	$24,300	5	$300	
Fused Disc Sw	2%			2043	* *	5	$100	
Fused Toggle Switch	1%			2034	$3,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Beyond Useful Life								
Molded Case Bkrs	90%			2034	$312,700	5	$4,600	
Wiring								
Thermoplastic	95%			2035	$437,000	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$167,200	5	$1,200	
Locally Mounted	10%			2040	* *	5	$100	
Ground								

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I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Connected To Metal Water Pipe								
Lighting								
Interior Lighting								
LED	99%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
LED	1%	Now	$55,600	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Battery	50%	Now	$8,400	2043	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Exit, Battery	50%			2043	* *	10	$6,600	
Exterior Lighting								
HID	9%	Now	$42,200	2035	$84,300			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Building Perimeter								
LED	1%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2030	$188,500	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2045	* *	1	$36,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$517,900	1-3	$120,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Addressable Fire Alarm System, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.								

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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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$60,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 15,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	30%	Now	$10,500	2033	$525,000	1	$52,400	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Boiler 1 Is Not Operating Due To Faulty Smoke Sensor								
Steam Boiler	70%			2033	$1,225,000	1	$135,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	10%	Now	$64,300	2045	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 80%								
Location : Thermostatic Traps At Radiators Throughout.								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : The Vacuum Pump In Room C - 32 Due To Over Flooding Before								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : The Vacuum Pump In Boiler Room								
Explanation : Mechanical Defect								
Steam Piping/Pump	90%			2045	* *			
Terminal Devices								
Air Handler	5%			2035	$188,900	1	$6,100	
Convector/Radiator	70%			2033	$1,149,300	1	$44,300	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Throughout Classrooms								
Explanation : Defective Climate Control System								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : See Air Conditioning								
Controls								
Pneumatic	100%	0-2	$194,000	2033	$3,880,400			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats, Various Locations								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium, Cafeteria, Auditorium And Library								
Explanation : Defective Temperature Control System								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	$888,600	1	$27,300	
R-22 Refrigerant, Extent : Light, Area Affected : 50%								
Location : Penthouse Mechanical Equipment Room								
Split Unit	2%			2035	$95,400			
Window/Wall Unit	60%			2030	$456,400	1		
No Component	8%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2035	$89,600	4	$4,400	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%	Now	$21,500	2030	$1,075,300	1	$32,700	
Noisy/Vibrating, Extent : Severe, Area Affected : 5%								
Location : Kitchen Heating Unit								
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2030	$254,300	2	$41,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$109,300	
Exhaust Fans								
Interior	50%			2030	$445,200	2	$3,000	
Roof	50%			2030	$194,800	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$12,900	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Booster Pump In Water Meter Room, Basement								
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Booster Pumps In Water Meter Room, Basement								
Brass/Copper	95%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$9,100	2030	$454,700	2		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Both Units In Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : One Tank In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 980 Gallon Tanks								

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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
Plumbing								
Sanitary Piping								
Cast Iron	5%	Now	$37,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Half Of All Bathroom Floor Drains								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cracked, Extent : Severe, Area Affected : 10%								
Location : 15 Feet Of Replacement Needed, Basement Piping Duct								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Basement								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	Now	$21,200	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 2%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Roof Drains And Corroded Pipe In Basement								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$40,200	2045	* *	4	$4,100	
Noisy/Vibrating, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room Pit								
Sewage Ejector(s)								
Electric	100%			2035	$105,100	4	$11,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement North And South								
Explanation : Two Units								
Fixtures								
Generic	70%							
Generic	30%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Explanation : Difficult To Find Parts To Repair Those On Extended Life								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Freight Unit From Basement To 1st Floor, 1 Passenger Unit From Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZARUS HS
Asset # : 1724

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
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2045	* *	1-5	$41,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Out Of 5 Stairwells								
Explanation : In 2 Stairwells								
Sprinkler								
No Component	95%							
Generic	5%			2035	$138,800	1-2	$2,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I.S. 171 / I.S. 760 - BK**		
Address	: **528 RIDGEWOOD AVENUE BTWN: LINCOLN AVE - NICHOLS AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K171**
Program / Asset #	: **BOE0470.000 / 1337**	**Yr Built/Renovated**	: **1912 / 2002**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4134** **Lot** : **20**	**BIN**	: **3092456**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$838,200	$128,000
Interior Architecture	$1,391,600	$116,200
Electrical	$431,900	$716,500
Mechanical		$3,467,700
Total	**$2,661,600**	**$4,428,400**
Importance Code A	$838,200	$128,000
Importance Code B	$960,400	$4,244,100
Importance Code C	$863,000	$56,300
Total	**$2,661,600**	**$4,428,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,900			$55,800
Interior Architecture	$128,300	$5,000		$8,300
Electrical	$19,600	$10,000	$9,000	$70,600
Mechanical	$74,600	$15,500	$24,200	$15,100
Site Pavements	$37,300			
Total	**$274,800**	**$30,400**	**$33,200**	**$149,700**
Importance Code A	$30,300	$8,500	$8,500	$64,500
Importance Code B	$237,200	$21,900	$24,600	$85,200
Importance Code C	$7,200			
Total	**$274,800**	**$30,400**	**$33,200**	**$149,700**

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Exterior								
Exterior Walls								
Copper/Terne	2%			2070	* *	10	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bulkhead Stair								
Explanation : Copper Wall Panels At Roof Access								
Masonry: Brick	93%	Now	$215,800	LIFE	* *	5	$128,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : East And West Stairs By Auditorium								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Along Lincoln Avenue								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East And West Stairs By Auditorium								
Masonry: Limestone	5%	Now	$111,000	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	11%	Now	$69,500	2051	* *	5	$2,400	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : Classrooms With Window Unit Air Conditioning								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Classrooms With Window Unit Air Conditioning								
Explanation : Air Conditioning Units Poorly Installed In New Windows								
Aluminum	87%			2051	* *	5	$37,500	
Metal Louvers	2%			2044	* *	10	$5,400	
Parapets								
Masonry: Brick	95%	Now	$442,000	LIFE	* *	5	$17,100	
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Parapet Along Lincoln Avenue								
Explanation : Parapet Wrapped With Netting, Falling Debris								
Pre-Cast Concrete	5%	Now	$14,900	LIFE	* *	5	$5,600	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout Upper Roof								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Parapet Along Lincoln Avenue								
Explanation : Parapet Wrapped With Netting, Falling Debris								
Roof								
Copper/Terne	5%			2063	* *	10	$6,500	
Modified Bitumen	95%			2040	* *	10	$49,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,000	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Mosaic Tile	5%	Now	$31,800	2040	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Marble Panels	3%	Now	$44,600	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Custodian Entrance								
Quarry Tile	5%			2048	* *	5	$9,900	
Terrazzo	5%	4+	$12,700	LIFE	* *	5	$5,200	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Traffic Topping	10%	Now	$80,900	2045	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : All Purpose Rooms On In Basement								
Vinyl Tile	45%	Now	$84,300	2040	* *	3	$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Fourth Floor Corridor								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Fourth Floor Corridor								
Vinyl Tile 9" X 9"	5%	Now	$54,200	2045	* *	3	$2,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Offices Throughout								
Wood	12%	Now	$97,100	2050	* *	5	$14,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : At Radiators In Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$141,000	2038	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Gypsum Board	5%			LIFE	* *	5	$7,500	
Masonry: Brick	10%	Now	$488,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room And Electric Room								
Marble Panels	5%			LIFE	* *			
Plaster	75%	Now	$233,900	LIFE	* *	5	$56,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : East And West Stairs By Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East And West Stairs By Auditorium								
Ceilings								
Exposed Struc: Concrete	10%	Now	$39,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : East And West Stairs By Auditorium								
Exposed Struc: Steel	10%	Now	$62,900	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Electric Room								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : Corrugated Metal Barrel Vault Ceiling								
Gypsum Board	5%			LIFE	* *	5	$8,000	
Plaster	75%	Now	$149,200	LIFE	* *	5	$59,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 310, 410 And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2055	* *			
Iron Picket	75%			2070	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Tree Pits Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$7,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Steps To Play Yard								
Activity Yard								
Asphalt	75%			2044	* *			
Rubber Matting	25%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	100%			2035	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Knife Sw	2%	2-4	$4,900	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Electrical Room								
Molded Case Bkrs	78%			2034	$191,300	5	$1,800	
Molded Case Bkrs	10%			2043	* *	5	$200	
Wiring								
Braided Cloth	65%	2-4	$194,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$85,600	5	$400	
Locally Mounted	30%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Lighting								
Interior Lighting								
Fluorescent	88%			2040	* *	10	$69,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	2%			2030	$48,800	2		
LED	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$73,900	10	$10,400	
Exit, Battery	50%			2040	* *	10	$2,900	
Exterior Lighting								
LED	20%			2030	$94,400			
No Component	80%							
Alarm								
Security System								
Generic	50%	0-2	$8,300	2040	* *	1	$14,500	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Exterior And Interior								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Generic	50%			2040	* *	1	$16,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$53,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 10,000 Gallon Tank								

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2040	* *	1	$76,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units								
Steam Boiler	10%	0-2	$7,700	2040	* *	1	$7,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of Unit No.1, Boiler Room								
Distribution								
Steam Piping/Pump	100%			2035	$705,200			
Terminal Devices								
Air Handler	20%			2040	* *	1	$10,600	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Sub-basement								
Explanation : Heating And Cooling Split Units Serve Gymnasium And Auditorium.								
Convector/Radiator	70%			2033	$504,100	1	$19,400	
Convector/Radiator	10%	Now	$3,600	2033	$72,000	1	$2,500	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room								
Explanation : The Fan Room Is Too Cold Due To Lack Of Heating Device After Last Renovation.								
Controls								
Pneumatic	5%	0-2	$4,300	2033	$85,100			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats, Various Locations								
Pneumatic	95%			2033	$1,616,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2033	$200,200	1		
No Component	20%							
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sub-basement								
Explanation : See Heating Terminal Devices								
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	$40,800	2	$12,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,000	
Exhaust Fans								
Interior	80%			2040	* *	2	$2,100	
Roof	10%			2035	$17,100	2	$300	
Wall Unit	10%			2035	$3,800	2	$300	

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 171 / I.S. 760 - BK

Asset # : 1337

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$11,200	2033	$224,800	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Explanation : Main Water Service Line Corroding. Main Service Valve Stuck.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$31,100	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement Boiler Room								
Explanation : Roof And Street Water Instead Going Out From The Building, It Goes Into Boiler Room Via Retention Basins When It Rains Since After Such Retention System Being Installed In Basement.								
Sump Pump(s)								
Non-Submersible	50%			2035	$8,800	4	$1,400	
Non-Submersible	50%			2040	* *	4	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units For Storm Water Ejection.								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I.S. 198 - Q P. S. 333 - Q**		
Address	: **3-65 BEACH 56 STREET @BEACH CHANNEL DRIVE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q198**
Program / Asset #	: **BOE0839.000 / 1499**	**Yr Built/Renovated**	: **1955 / 2008**
Area Sq Ft	: **116,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,4**		
Block	: **15894** **Lot** : **11**	**BIN**	: **4301929**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$788,900	
Interior Architecture	$2,002,000	$2,047,200
Electrical	$384,700	$845,000
Mechanical	$132,600	$5,237,600
Site Pavements	$71,600	$91,500
Total	**$3,380,000**	**$8,221,200**
Importance Code A	$788,900	
Importance Code B	$2,498,900	$8,221,200
Importance Code C	$92,100	
Total	**$3,380,000**	**$8,221,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,600	$10,300		
Interior Architecture	$147,400	$4,400		$39,400
Electrical	$14,600	$15,800	$22,800	$29,300
Mechanical	$36,100	$51,800	$47,700	$97,000
Site Enclosure	$400			
Site Pavements	$55,000			
Total	**$309,100**	**$82,300**	**$70,600**	**$165,700**
Importance Code A	$67,100	$21,900	$11,500	$11,800
Importance Code B	$122,100	$60,400	$59,000	$153,900
Importance Code C	$119,800			
Total	**$309,100**	**$82,300**	**$70,600**	**$165,700**

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Facades Covered With Scaffolding, Netting And Sidewalk Shed								
Windows								
Aluminum	50%			2043	* *	5	$8,700	
Aluminum	5%	Now	$42,700	2060	* *	5	$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Grilles At Cafeteria								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Room 102, Cafeteria And Kitchen								
Aluminum	43%			2043	* *	5	$7,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	2%			2038	* *	10	$2,200	
Parapets								
Pre-Cast Concrete	5%	4+	$1,000	LIFE	* *	5	$3,900	
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Coping Stones								
Under Construction	95%							
Roof								
Built-Up (BUR)	100%	Now	$788,900	2045	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof And Lower Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair D4, Main Roof In Rooms 421, 418, 410, 342, 302, 301, 209, Fourth Floor Corridor And Cafeteria Roof								
Soffits								
Cast in Place Concrete	100%	Now	$11,800	LIFE	* *	5	$9,800	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : All Soffits								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Soffits At 56th Street Ground Level								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$30,500	LIFE	* *	5	$38,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Electrical Room On First Floor								
Mosaic Tile	5%			2040	* *	5	$21,900	
Terrazzo	5%			LIFE	* *	5	$6,800	
Vinyl Tile	40%	0-2	$99,100	2035	$1,981,500	3	$26,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridors								
Vinyl Tile	20%			2043	* *	3	$13,100	
Vinyl Tile 9" X 9"	10%	0-2	$143,400	2030	$1,434,100	3	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Offices								
Wood	10%	4+	$21,400	2050	* *	5	$16,400	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Auditorium Stage								
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Walls And Columns								
Explanation : Cast Concrete And Concrete Block								
Ceramic Tile	5%	0-2	$18,900	2038	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Folding Partition	5%	Now	$47,700	2043	* *	5	$8,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Hardware At Hinges And Track Broken								
Glazed Ceramic Panel	3%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Plaster	55%	0-2	$92,100	LIFE	* *	5	$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair D At Bulkhead								
SGFT/Glazed Masonry	20%			LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Cafeteria								
Wood	1%			LIFE	* *	5	$5,400	

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%	4+	$28,900	2040	* *	5	$5,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Gymnasium								
AcousTileSusp.Lay-In	20%			2040	* *	5	$35,000	
Exposed Struc: Concrete	15%	2-4	$80,600	LIFE	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Plaster	56%	Now	$152,700	LIFE	* *	5	$61,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair D4, Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair D4, Throughout								
Plaster	4%			LIFE	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, Teachers Lounge, Library And Offices On First Floor								
Explanation : Popcorn Ceiling Texture								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2045	* *			
Iron Picket	15%			2055	* *			
Retaining Walls								
Cast in Place Concrete	20%			2055	* *			
Masonry: Brick	80%	Now	$400	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Beach Channel Drive Wall At Edges And Corners								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$71,600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	15%			2038	* *			
Cast in Place Concrete	85%	Now	$6,300	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Beach Channel Drive Steps								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Beach Channel Drive Steps								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$46,900	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Top Surface Of Driveway At Beach Channel Drive								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Beach Channel Drive								

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Site Pavements								
Activity Yard								
Asphalt	40%			2038	* *			
Pavers/Stone	25%			2038	* *			
Rubber Matting	35%	4+	$1,800	2035	$91,500			
Open Seams, Extent : Light, Area Affected : 50%								
Location : West Playground								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : West Playground								
Explanation : Vegetation Growth In Joints								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Transformers								
Dry Type	100%			2048	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt-amperes 277/480 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2055	* *	5	$500	
Molded Case Bkrs	10%			2055	* *	5	$300	
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	90%			2034	$220,700	5	$2,800	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$280,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	10%			2033	$18,600	5	$100	
Locally Mounted	30%			2048	* *	5	$200	
Motor Control Center	50%			2048	* *	5	$1,600	
Variable Frequency Drive	10%			2048	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$35,800	
Generators								
Natural Gas	100%			2044	* *	1	$45,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$104,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	1%			2035	$17,800	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$14,100	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2035	$55,700	10		
No Component	90%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Analog	100%			2035	$307,700	1-3	$71,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium, Toilets								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$115,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room* *Explanation : 3 Units*								
Distribution								
Steam Piping/Pump	20%			2055	* *			
Steam Piping/Pump	80%			2045	* *			
Terminal Devices								
Air Handler	20%			2040	* *	1	$14,400	
Air Handler	30%			2035	$673,500	1	$21,600	
Convector/Radiator	50%			2040	* *	1	$18,800	
Controls								
Electrical	20%			2030	$132,600			
Pneumatic	80%			2033	$1,844,400			
Air Conditioning								
Energy Source								
Electricity	95%			2051	* *	1		
No Component	5%							
Conversion Equipment								
Absorption Chiller/Direct Fire	80%			2040	* *	1	$100,900	
Other Observation, Extent : N/A, Area Affected : 100% *Location : 1st Floor Air Conditioning Room* *Explanation : 2 Units*								
Split Unit	5%			2035	$141,600			
Window/Wall Unit	10%			2030	$45,200	1		
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2055	* *	4	$6,900	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2040	* *	1	$14,400	
Air Handler/Cool/Ht	30%			2035	$659,700	1	$21,600	
Fan Coil - 2 Pipe	30%			2035	$1,037,200	1	$11,300	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2036	$457,900	2	$93,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$32,500	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$32,500	
Exhaust Fans								
Interior	80%			2035	$423,300	2	$2,900	
Roof	20%			2040	* *	2	$700	

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$3,700	4	$2,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 250 Gallons							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **I.S. 301 - BX**		
Address	: **890 CAULDWELL AVENUE @ E.161 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X120**
Program / Asset #	: **BOE0260.000 / 419**	**Yr Built/Renovated**	: **1955 / 2003**
Area Sq Ft	: **115,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2631** **Lot** : **48**	**BIN**	: **2004496**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$674,700	$261,300
Interior Architecture	$664,700	
Electrical	$629,200	$442,100
Mechanical	$3,075,900	$3,440,900
Total	**$5,044,500**	**$4,144,200**
Importance Code A	$674,700	$1,287,600
Importance Code B	$4,279,000	$2,856,600
Importance Code C	$90,800	
Total	**$5,044,500**	**$4,144,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$9,400
Interior Architecture	$70,900	$22,700		$18,100
Electrical	$12,900	$11,000	$10,800	$41,300
Mechanical	$43,100	$17,100	$25,600	$33,700
Site Enclosure	$2,300			
Site Pavements	$71,700			
Total	**$200,900**	**$50,800**	**$36,400**	**$102,500**
Importance Code A	$11,400	$11,400	$11,400	$21,000
Importance Code B	$159,900	$39,400	$25,000	$81,500
Importance Code C	$29,600			
Total	**$200,900**	**$50,800**	**$36,400**	**$102,500**

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DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	$612,000	LIFE	* *	5	$145,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Metal/Glass Curt Wall	3%			LIFE	* *	5	$9,100	
Marble Panels	2%			LIFE	* *	5	$2,400	
Windows								
Aluminum	75%			2051	* *	5	$33,200	
Aluminum	20%			2051	* *	5	$8,900	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Locations Throughout								
Metal Louvers	5%			2044	* *	10	$13,800	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$16,000	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Metal Rail	25%			2048	* *	5-10	$103,200	
Roof								
Built-Up (BUR)	93%			2045	* *	10	$116,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	3%			2050	* *	10	$9,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Bulkheads								
Roll Roofing	2%			2031	$16,600	5	$4,200	
Skylight, Metal/Glass	2%			2045	* *	10	$8,300	
Interior								

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DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$19,800	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Ceramic Tile	1%	2-4	$52,400	2044	* *	5	$900	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Mosaic Tile	4%	4+	$34,900	2040	* *	5	$9,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area And Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$7,100	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridor								
Vinyl Tile	80%	2-4	$410,600	2040	* *	3	$54,400	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors And Auditorium								
Wood	5%	0-2	$110,800	2063	* *	5	$8,500	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Stage								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms								
Interior Walls								
Cast in Place Concrete	10%	4+	$90,800	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement Storage/ Fan Room								
Ceramic Tile	3%	2-4	$7,900	2038	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,700	
Folding Partition	2%			2051	* *	5	$11,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Marble Panels	2%	4+	$16,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : 1st Floor								
Plaster	58%			LIFE	* *	5	$40,600	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2048	* *	5	$36,300	
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2048	* *	5	$9,100	
Exposed Struc: Concrete	65%			LIFE	* *	5	$18,400	
Plaster	10%	4+	$11,300	LIFE	* *	5	$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen Area And Various Classrooms								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Free Standing Walls								
Masonry: Brick	100%	2-4	$2,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Iron Picket Posts								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$34,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Trinity Avenue								
Explanation : Cracked/ Broken Curbs								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$1,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	0-2	$800	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Various Exit Stairs								
Activity Yard								
Asphalt	100%	2-4	$34,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Play Yard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	20%			2051	* *	5	$500	
Fused Disc Sw	1%			2034	$2,500	5		
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	76%			2051	* *	5	$2,300	
Molded Case Bkrs	2%			2034	$4,900	5	$100	
Wiring								
Braided Cloth	10%			2034	$35,000	1		
Thermoplastic	60%			2045	* *	1		
Thermoplastic	30%			2035	$105,000	1		
Motor Controllers								
Locally Mounted	70%			2033	$130,100	5	$500	
Locally Mounted	10%			2048	* *	5	$100	
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Room								
Explanation : Recent Installation								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$103,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2040	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$11,100	
Exit, Service	30%			2030	$15,200	1		
Exit, Battery	20%			2040	* *	10	$1,600	

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.*

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Lighting								
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$221,100	1	$43,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$303,700	1-3	$73,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$273,800	5	$35,600	
Conversion Equipment								
Steam Boiler	100%			2033	$1,026,400	1	$113,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 3 Units.								
Distribution								
Steam Piping/Pump	100%			2035	$943,000			
Terminal Devices								
Air Handler	20%			2030	$443,200	1	$14,200	
Convector/Radiator	80%			2033	$770,300	1	$29,700	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Explanation : 10 Percent Of Radiators Need Constant Bleeding								
Controls								
Pneumatic	100%			2029	$2,275,800			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	80%			2030	$356,900	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

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
Ventilation								
Exhaust Fans								
Interior	40%			2035	$208,900	2	$1,400	
Roof	60%			2035	$137,100	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%	Now	$15,000	2040	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Main Water Valve								
HW Heat Exchanger								
Steam Fired	100%	0-2	$11,400	2045	* *	4	$11,400	
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$81,400	1-2	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **I.S./J. H. S. 123 - BX MINISCHOOL-BX**
Address : **1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE**
Borough : **BRONX**
Agency's Number : **X823**
Program / Asset # : **BOE0263.010 / 146**
Yr Built/Renovated : **1972 /**
Area Sq Ft : **12,120**
Project Type : **EDUCATION**
Date of Survey : **16-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3718** **Lot** : **1** **BIN** : **2087014**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$194,300	$427,600
Electrical		$369,300
Mechanical		$196,300
Total	**$194,300**	**$993,200**
Importance Code B	$131,500	$993,200
Importance Code C	$62,800	
Total	**$194,300**	**$993,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,000		$3,000	
Interior Architecture	$21,100	$1,900		
Electrical	$54,700	$1,300	$22,400	$1,400
Mechanical	$24,800	$600	$5,700	$600
Total	**$150,700**	**$3,800**	**$31,100**	**$2,000**
Importance Code A	$50,600	$600	$3,600	$600
Importance Code B	$79,400	$3,200	$27,500	$1,400
Importance Code C	$20,700			
Total	**$150,700**	**$3,800**	**$31,100**	**$2,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
I.S./J. H. S. 123 - BX MINISCHOOL-BX
Asset # : 146

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$24,600	2044	* *	5	$34,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Facades								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Windows								
Aluminum	100%			2042	* *	5	$1,900	
Roof								
Metal Panel	100%	Now	$24,400	2039	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : West Side Downspouts								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Gutters Throughout								
Soffits								
Metal Panel	100%			2044	* *	5-10	$10,900	
Interior								
Floors								
Ceramic Tile	5%			2037	* *	5	$800	
Uneven Surface, Extent : Light, Area Affected : 25%								
Location : Boys Toilet Room								
Vinyl Tile	95%			2034	$427,600	3	$5,700	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Interior Walls								
Concrete Masonry Unit	25%	Now	$62,800	LIFE	* *	5	$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Classroom Doors Off Main Corridor								
Metal Panel	75%	4+	$20,700	LIFE	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Classroom								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$131,500	2047	* *	5	$7,700	
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	50%			2037	* *			
Rubber Matting	50%			2039	* *			

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.*

DEPARTMENT OF EDUCATION - 040
I.S./J. H. S. 123 - BX MINISCHOOL-BX
Asset # : 146

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$111,000	5	$300	
Raceway								
Conduit	100%			2034	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2033	$2,000	5		
Molded Case Bkrs	95%			2033	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2034	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$185,000	10	$11,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2029	$10,400	10	$1,500	
Exit, Battery	50%			2029	$8,800	10	$400	
Exterior Lighting								
HID	20%	0-2	$11,600	2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Obsolete Fixtures, Always On Due To Clock Malfunctioning								
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$23,300	1	$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Only								

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.*

DEPARTMENT OF EDUCATION - 040
I.S./J. H. S. 123 - BX MINISCHOOL-BX
Asset # : 146

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$32,000	2044	* *	1-3	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Obsolete System That Is Constantly Having Problems.								

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	100%			2039	* *	1	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : Two Gasoline Fired Furnaces								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2035	$196,300	2	$700	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$15,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,800	
Exhaust Fans								
Roof	100%	4+	$24,100	2044	* *	2	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **INFORMATION AND TECH. H.S. -Q**		
Address	: **21-16 44TH RD.**		
Borough	: **QUEENS**	**Agency's Number**	: **LEASED**
Program / Asset #	: **BOE1055.000 / 14342**	**Yr Built/Renovated**	: **1919 / 2003**
Area Sq Ft	: **257,987**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **438** **Lot** : **26**	**BIN**	: **4005184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$4,528,400
Interior Architecture		$9,255,800
Electrical		$5,029,200
Mechanical	$3,746,700	$6,442,500
Total	**$3,746,700**	**$25,255,800**
Importance Code A		$4,528,400
Importance Code B	$3,746,700	$20,486,800
Importance Code C		$240,600
Total	**$3,746,700**	**$25,255,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,500		$34,900	$7,200
Interior Architecture	$39,500		$62,000	$52,200
Electrical	$61,200	$25,200	$26,400	$26,600
Mechanical	$111,800	$46,700	$122,400	$46,700
Site Enclosure	$7,300			
Site Pavements	$200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$305,100**	**$93,400**	**$267,400**	**$154,300**
Importance Code A	$89,000	$25,500	$60,400	$32,600
Importance Code B	$208,800	$68,000	$207,000	$114,800
Importance Code C	$7,300			$6,800
Total	**$305,100**	**$93,400**	**$267,400**	**$154,300**

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.*

DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	* *	5	$791,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Is A Leased Building, It Was Completely Renovated In 2003.								
Stucco Cement	15%			2044	* *	5	$69,800	
Windows								
Aluminum	95%	4+	$21,300	2047	* *	5	$10,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Louvers	5%			2040	* *	10	$7,200	
Parapets								
Cast in Place Concrete	80%			LIFE	* *	5	$146,300	
Metal Panel	20%			2051	* *	5	$13,700	
Roof								
Modified Bitumen	73%	2-4	$42,300	2031	$2,113,400			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : At Roof Penetrations For Dunnage								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	25%			2036	$1,356,700	10	$64,700	
Skylight, Plastic	2%			2044	* *	1		
Soffits								
Alum/Vinyl Siding	5%			2041	* *	10	$600	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Roof Gymnasium								
Exposed Struc: Steel	45%			LIFE	* *	5	$56,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry At Ground Level								
Explanation : Soffit Detached From Building								
Metal, Corrugated	50%			2057	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry At Ground Level								
Explanation : Soffit Detached From Building								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$86,300	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor Mechanical Room								
Ceramic Tile	3%			2040	* *	5	$11,800	
Quarry Tile	2%			2044	* *	5	$11,800	
Vinyl Tile	80%			2036	$8,928,800	3	$157,800	
Wood	5%			2059	* *	5	$37,000	

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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.*

DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Interior								
Interior Walls								
Ceramic Tile	3%			2040	* *	5	$13,700	
Concrete Masonry Unit	7%			LIFE	* *	5	$12,800	
Gypsum Board	88%			LIFE	* *	5	$240,600	
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	28%			2044	* *	5	$75,300	
Exposed Struc: Concrete	60%			LIFE	* *	5	$25,200	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Corrugated Metal Decking								
Metal Panel	2%			LIFE	* *	5	$6,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$7,300	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : 21st Street								
Impact Damage, Extent : Severe, Area Affected : 50%								
Location : 44th Drive Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
Activity Yard								
Asphalt	3%	2-4	$200	2040	* *			
Potholes, Extent : Moderate, Area Affected : 2%								
Location : Driveway								
Pavers/Stone	97%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000 And 1,200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2044	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room And Roof								
Explanation : Three 75 Kilovolt-ampere, 208 Volts Primary And 480/277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	$1,100	

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.*

DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Under 600 Volts								
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	$600	
Molded Case Bkrs	90%			2047	* *	5	$6,100	
Wiring								
Thermoplastic	100%			2051	* *	1		
Motor Controllers								
Locally Mounted	90%			2044	* *	5	$1,600	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	$79,400	
Generators								
Diesel	100%			2040	* *	1	$99,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$57,500	
Fuel Storage								
Main Tank	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 300 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$3,943,300	10	$236,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	55%			2036	$91,500	1		
Exit, Service	45%			2036	$52,400	1		
Exterior Lighting								
Fluorescent	10%			2036	$105,400	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Wall Perimeter Outside The Building								
HID	20%			2036	$246,500	10	$200	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	$148,800	1	$28,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors, Cafeteria, Door Exits And Outside								
Explanation : CCTV Surveillance System, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	$204,400	1-3	$49,100	

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
Heating								
Energy Source								
Natural Gas	5%			2041	* *	1		
Interruptible Gas/Dual Fuel	95%			2051	* *	1		
Conversion Equipment								
Furnace	5%			2031	$42,000	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One Packaged Rooftop Unit								
Steam Boiler	95%			2044	* *	1	$248,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	95%			2041	* *			
No Component	5%							
Terminal Devices								
Air Handler	70%			2036	$3,555,700	1	$114,100	
Convector/Radiator	25%			2036	$551,800	1	$21,300	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%	0-2	$175,900	2029	$3,518,300	2	$10,300	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Fan Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floor Mechanical Rooms								
Explanation : Various Defects								
Ext Pkg Unit - Heating/Cooling	5%			2031	$226,800	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof, 1 Package Unit								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2041	* *	4	$10,400	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2035	$927,100	2	$212,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$147,000	
Exhaust Fans								
Interior	70%			2036	$838,000	2	$5,700	
Roof	30%	0-2	$7,900	2031	$157,100	2	$1,900	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Fan								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$8,100	4	$8,200	

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

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
Plumbing								
Backflow Preventer								
Generic	100%			2036	$120,500	1	$16,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Passenger Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2041	* *	1-2	$73,800	
Chemical System								
No Component	99%							
Generic	1%			2029	$600	1-10	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Sets								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 8 - Q**		
Address	: **108-35 167 STREET BTWN: 108 RD., 108 DR.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q008**
Program / Asset #	: **BOE0672.000 / 314**	**Yr Built/Renovated**	: **1963 / 2014**
Area Sq Ft	: **156,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **10178** **Lot** : **1**	**BIN**	: **4216655**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,223,200	$1,291,900
Interior Architecture	$5,446,000	$11,544,600
Electrical	$249,200	$2,121,600
Mechanical	$5,100,100	$6,848,900
Total	**$12,018,400**	**$21,807,100**
Importance Code A	$1,292,800	$2,736,900
Importance Code B	$10,222,200	$19,070,200
Importance Code C	$503,500	
Total	**$12,018,400**	**$21,807,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,100	$3,100		
Interior Architecture	$83,600	$4,400		$23,000
Electrical	$35,500	$31,700	$25,400	$28,300
Mechanical	$123,700	$88,900	$48,400	$26,600
Site Enclosure	$75,300			
Site Pavements	$42,300			
Total	**$395,500**	**$128,200**	**$73,800**	**$77,900**
Importance Code A	$35,100	$18,900	$15,400	$15,400
Importance Code B	$266,800	$109,300	$58,300	$62,500
Importance Code C	$93,600			
Total	**$395,500**	**$128,200**	**$73,800**	**$77,900**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$34,000	
Masonry: Brick	2%			LIFE	* *	5	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Glazed Brick								
Masonry: Brick Cavity	90%	2-4	$546,600	LIFE	* *	5	$122,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : South Side Lower Entrance/ Areaway South Of Main Entry								
Granite Panels	3%	2-4	$10,300	LIFE	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : South Side Lower Entrance Columns								
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Side Lower Entrance								
Explanation : Peeling Paint								
Windows								
Aluminum	95%	Now	$559,600	2041	* *	5	$9,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 30%								
Location : Glazed Brick								
Metal Louvers	5%			2042	* *	10	$6,300	
Parapets								
Masonry: Brick Cavity	50%	4+	$4,200	LIFE	* *	5	$2,000	
Efflorescence, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal Panel	30%			2043	* *	5	$4,700	
Metal Panel	10%			2053	* *	5	$1,600	
Metal Rail	10%			2046	* *	5-10	$7,300	
Roof								
Modified Bitumen	100%	4+	$116,900	2033	$1,169,400			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%	Now	$20,600	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : South Side Lower Entrance								
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$36,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Rooms								
Ceramic Tile	3%	Now	$40,900	2042	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Poured Epoxy/Resin	2%			2031	$270,800			
Terrazzo	5%	4+	$22,600	LIFE	* *	5	$9,200	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor Main Corridor								
Vinyl Tile	20%	Now	$133,500	2038	* *	3	$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Vinyl Tile 9" X 9"	58%	Now	$4,484,700	2033	$11,211,800	3	$51,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	3%	0-2	$129,700	2048	* *	5	$6,600	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Gymnasium								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Wood	2%			2073	* *	5	$8,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$243,100	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Rooms								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Pit								
Ceramic Tile	5%	Now	$88,000	2042	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	15%			LIFE	* *	5	$18,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$37,500	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	30%	0-2	$172,400	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ceilings								
AcousTile,Adhered	25%	Now	$194,500	2046	* *	5	$29,500	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Classrooms Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	2-4	$20,100	2038	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Exposed Struc: Concrete	45%			LIFE	* *	5	$16,600	
Fiber Board	5%			2038	* *			
Metal Panel	2%			LIFE	* *	5	$5,900	
Plaster	15%			LIFE	* *	5	$22,100	
Wood	3%			LIFE	* *	5	$62,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$28,600	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : East Side								
Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : East Side								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : East Side								
Explanation : Gate Damaged, Does Not Swing								
Iron Picket	60%	Now	$46,700	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : North And West Sides								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : North And West Sides								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Curb At Main Entrance								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North And West Sides								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : North Side								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$6,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$11,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2038	* *	5	$600	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$400	
Molded Case Bkrs	80%			2032	$245,200	5	$3,300	
Molded Case Bkrs	10%			2041	* *	5	$400	
Wiring								
Braided Cloth	20%			2032	$81,800	1		
Thermoplastic	10%			2043	* *	1		
Thermoplastic	70%			2033	$286,400	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$48,000	
Generators								
Diesel	50%			2036	$71,000	1	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 100 Kilowatt Exclusively For Water Pump Emergency Service								
Natural Gas	50%			2036	$71,000	1	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 33 Kilowatt Capacity For Pumps								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,800	
Fuel Storage								
Day Tank	30%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 30 Gallon Capacity								
Main Tank	70%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fuel Tank Room								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$135,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%	Now	$53,600	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2038	* *	10	$5,300	
Exterior Lighting								
HID	8%			2028	$59,600	10		
HID	2%			2038	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2033	$149,900	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$412,000	1-3	$99,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$371,400	5	$48,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 10,000 Gallons Each								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$69,600	2031	$1,392,300	1	$139,000	
Controller Not Working, Extent : Moderate, Area Affected : 33%								
Location : Basement - Boiler Room: Burner Control Panel For Boiler No. 1, Pressuretrol At Boiler No. 3								
Damaged, Extent : Severe, Area Affected : 33%								
Location : Basement - Boiler Room - Refractory At Boiler No. 1								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room: 1 Oil Pump Defective								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units - 80 Gph Each, Provide Hydronic Heating Via Heat Exchanger To 1st Floor And Steam Heating To The Rest Of The Building								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$17,400	
Hot Wtr Piping/Pump	15%			2032	$52,400	4	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Steam Piping/Pump	65%	Now	$16,600	2033	$831,500			
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room - Vacuum Condensate Return - 1 Pump Defective								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd - 4th Floors								
Terminal Devices								
Air Handler	30%			2028	$901,800	1	$28,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	70%			2031	$914,400	1	$35,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$61,700	2027	$3,087,200			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor - Hydronic Heating Controls In Boiler Room								
Air Conditioning								
Energy Source								
Electricity	80%			2041	* *	1		
No Component	20%							

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2028	$189,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Rooms								
Explanation : Location Observed.								
Window/Wall Unit	35%			2027	$211,800	1		
Window/Wall Unit	40%			2033	$242,100	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,000	
Exhaust Fans								
Interior	30%			2028	$212,500	2	$1,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	70%			2028	$217,000	2	$3,300	
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$2,051,600	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2033	$772,400	4	$15,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$32,000	4	$4,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
Explanation : 1 Pump Motor Replacement In Progress								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	Now	$1,700	2028	$83,600	4	$6,200	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Backflow Preventer								
Generic	100%			2028	$71,300	1	$9,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	0-2	$33,200	2033	$33,200	2	$1,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 500 Mbh Output								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$220,900	1-2	$4,400	
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 16 X 5 Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 10 - Q**
Address : **45-11 31ST AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0674.000 / 316**
Area Sq Ft : **93,000**
Date of Survey : **16-Oct-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **714** **Lot** : **1**

Agency's Number : **Q010**
Yr Built/Renovated : **1939 / 2015**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4012664**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$405,100	$201,000
Interior Architecture	$475,500	$2,646,100
Electrical		$1,003,900
Mechanical	$59,500	$2,002,600
Site Pavements	$1,332,800	
Total	**$2,272,900**	**$5,853,600**
Importance Code A	$405,100	$201,000
Importance Code B	$1,748,900	$5,652,700
Importance Code C	$118,900	
Total	**$2,272,900**	**$5,853,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,300		$27,100	
Interior Architecture	$82,400			$10,100
Electrical	$18,300	$15,400	$16,900	$16,300
Mechanical	$51,300	$16,900	$27,100	$19,200
Site Enclosure	$22,400			
Site Pavements	$18,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$218,300**	**$46,800**	**$85,500**	**$60,000**
Importance Code A	$20,500	$9,200	$36,300	$9,200
Importance Code B	$166,100	$37,500	$49,200	$50,800
Importance Code C	$31,800			
Total	**$218,300**	**$46,800**	**$85,500**	**$60,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	$234,300	LIFE	* *	5	$139,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	0-2	$62,300	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	75%			2044	* *	5	$33,700	
Aluminum w/ Guards	25%			2044	* *	5	$11,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$127,100	
Masonry: Limestone	5%			LIFE	* *	5-10	$12,600	
Metal: Cage/Fence	5%			2049	* *	5-10	$8,000	
Roof								
Modified Bitumen	100%			2041	* *	10	$62,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$35,200	
Mosaic Tile	3%			2041	* *	5	$12,100	
Poured Epoxy/Resin	2%			2031	$184,900			
Quarry Tile	2%			2041	* *	5	$4,800	
Terrazzo	2%			LIFE	* *	5	$5,000	
Vinyl Tile	50%	4+	$227,900	2036	$2,279,000	3	$30,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	36%			2051	* *	5	$108,800	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$20,900	
Gypsum Board	2%			LIFE	* *	5-10	$5,900	
Masonry: Brick	10%	0-2	$68,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor Corridor								
Plaster	53%			LIFE	* *	5-10	$78,600	
Repairs in Progress, Extent : N/A, Area Affected : 30%								
Location : Toilet Room At Cafeteria And Kitchen Storage Room								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$17,500	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$20,100	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$30,200	
Metal Panel	2%			LIFE	* *	5	$8,100	
Plaster	73%			LIFE	* *	5-10	$202,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2046	* *			
Iron Picket	90%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Various Locations Throughout								
Explanation : Signs Of Rusting Spots								
Retaining Walls								
Cast in Place Concrete	100%	Now	$22,400	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Areaway At 45th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sidewalks								
On-Site Walkways								
Asphalt	20%			2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Cast in Place Concrete	70%			2041	* *			
Masonry: Granite	10%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entrance Stairs								
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	100%	0-2	$1,332,800	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Schoolyard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$186,400	5	$300	
Fused Disc Sw	20%			2056	* *	5	$100	
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	5%			2056	* *	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Molded Case Bkrs	85%			2035	$208,500	5	$2,100	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Braided Cloth	25%			2035	$74,700	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	65%			2036	$194,200	1		
Thermoplastic	5%			2056	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	90%			2053	* *	5	$600	
Locally Mounted	10%			2034	$12,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Room In Boiler Room, East Side Fan Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$27,400	1	$28,600	
Generators								
Diesel	100%			2032	$142,000	1	$36,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 125 Kilowatts								
Batteries								
Lead/Acid	100%			2031	$2,500	5	$3,400	
Fuel Storage								
Main Tank	100%			2039	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Throughout The Building								
Explanation : Recent Retrofit Upgrade								
Egress Lighting								
Emergency, Service	40%			2044	* *	1		
Emergency, Battery	10%			2044	* *	10	$2,200	
Exit, Battery	50%			2044	* *	10	$3,100	
Exterior Lighting								
LED	10%			2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter And Roof								
No Component	90%							
Alarm								
Security System								
Generic	50%			2044	* *	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2044	* *	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$57,300	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$92,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	* *	4	$4,600	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Heating								
Terminal Devices								
Air Handler	20%			2031	$358,400	1	$11,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room. The Blowers Are Beyond Their Useful Life Cycle Limit								
Convector/Radiator	60%			2034	$467,200	1	$18,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout. The Radiators Are Beyond Their Useful Life Cycle Limit								
Fan Coil Unit/Heat	20%			2031	$472,200	1	$6,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Unit Ventilators Are Beyond Their Useful Life Cycle Limit								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2031	$324,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,100	
Exhaust Fans								
Interior	90%			2031	$380,100	2	$2,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room. Exhaust Fans Are Beyond Their Useful Life Cycle Limit								
Roof	10%			2036	$18,500	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2056	* *	1		
Galvanized Steel	70%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 100 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,700	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

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
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit Is Inoperable								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2046	* *	1-2	$5,200	
Fire Pump								
No Component	80%							
Generic	20%			2039	* *	1	$3,500	
Chemical System								
Dry	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 40 Square Foot Hoods								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 13 - M**
Address : **1573 MADISON AVENUE @ E. 106 STREET**
Borough : **MANHATTAN**
Agency's Number : **M013**
Program / Asset # : **BOE0009.000 / 437**
Yr Built/Renovated : **1958 / 2007**
Area Sq Ft : **150,000**
Project Type : **EDUCATION**
Date of Survey : **30-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4**
Block : **1612** **Lot** : **50** **BIN** : **1051515**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$811,900	$1,059,200
Interior Architecture	$121,500	$51,600
Electrical	$71,700	$3,329,700
Mechanical	$930,800	$6,565,300
Total	**$1,935,900**	**$11,005,800**
Importance Code A	$811,900	$2,073,900
Importance Code B	$1,002,500	$8,931,900
Importance Code C	$121,500	
Total	**$1,935,900**	**$11,005,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,000			$21,000
Interior Architecture	$31,100	$52,200	$11,300	$50,200
Electrical	$14,000	$16,000	$17,200	$34,700
Mechanical	$34,900	$26,700	$34,500	$27,400
Site Pavements	$45,500			
Total	**$164,500**	**$94,900**	**$63,100**	**$133,300**
Importance Code A	$52,400	$13,400	$13,400	$34,700
Importance Code B	$109,100	$81,600	$41,900	$98,600
Importance Code C	$3,100		$7,800	
Total	**$164,500**	**$94,900**	**$63,100**	**$133,300**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$122,600	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : South And East Facades								
Metal Panel	5%			2045	* *	5-10	$46,800	
Granite Panels	5%			LIFE	* *	5	$5,100	
Windows								
Aluminum	77%	Now	$15,100	2051	* *	5	$7,700	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Explanation : Motorized Windows Are Inoperable								
Aluminum	20%			2051	* *	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Story Windows								
Explanation : Protective Metal Grilles								
Metal Louvers	3%			2044	* *	10	$3,800	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	$14,700	
Masonry: Brick Cavity	60%			LIFE	* *	5	$2,400	
Metal Panel	5%			2045	* *	5	$800	
Roof								
Built-Up (BUR)	60%			2030	$749,200	10	$62,700	
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout Main Roof								
Copper/Terne	3%			2050	* *	10	$7,800	
IRMA/Protected Membrane	37%			2035	$936,600	10	$38,700	
Soffits								
Stucco Cement	100%	Now	$23,900	2040	* *	5	$13,500	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Entrance Canopy On Madison Avenue								
Explanation : Exposed Rusting Rebar And Crack At Upper Column And Canopy Intersection								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$51,600	
Ceramic Tile	3%			2044	* *	5	$7,100	
Quarry Tile	5%			2048	* *	5	$17,700	
Sheet Vinyl/Rubber	5%			2040	* *	5	$17,700	
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	72%			2040	* *	3	$63,700	

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$121,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Pit Area In Basement								
Ceramic Tile	5%			2044	* *	5	$15,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,500	
Masonry: Brick	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$42,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$31,100	2040	* *	5	$23,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
AcousTile,Adhered	35%			2040	* *	5	$82,600	
AcousTileConcealSpLn	15%			2048	* *	5	$44,300	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,800	
Gypsum Board	5%			LIFE	* *	5	$14,800	
Metal Panel	10%			LIFE	* *	5	$29,500	
Plaster	10%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2045	* *			
Iron Picket	40%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corner Of Wall On 106th Street And Park Avenue								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Park Avenue Side Of Property								
Explanation : Murals Painted High Wall								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : East Side Of Property								
Explanation : Murals On Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$42,400	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Areas On Madison Avenue And East 106th Street								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Madison Avenue And East 106th Street								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	5%	Now	$3,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Entrance Stair On East 106th Street								
Pavers/Stone	10%			2038	* *			
Activity Yard								
Asphalt	40%			2044	* *			
Pavers/Stone	5%			2044	* *			
Rubber Matting	20%			2040	* *			
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Field Within Running Track								
Explanation : This Is Actually Artificial Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	70%			2035	$207,000	1		
Conduit	30%			2045	* *	1		
Panelboards								
Molded Case Bkrs	80%			2043	* *	5	$3,200	
Molded Case Bkrs	20%			2034	$61,300	5	$800	
Wiring								
Braided Cloth	20%			2034	$81,800	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$800	
Locally Mounted	20%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,175,100	10	$130,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$128,900	10	$18,100	
Exit, LED	20%			2063	* *	1		
Exit, Service	30%			2030	$19,900	1		
Exterior Lighting								
HID	10%			2030	$71,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$56,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$396,200	1-3	$92,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2031	$77,600	1	$14,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : The Basement Level Is Served By The Steam To Water Converter								
Steam Boiler	10%			2040	* *	1	$14,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Gas Burning Steam Boilers								
Steam Boiler	70%			2033	$937,100	1	$104,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2034	$67,200	4	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement Level								
Steam Piping/Pump	10%			2045	* *			
Steam Piping/Pump	70%			2035	$861,000			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2030	$578,100	1	$18,600	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	80%			2040	* *	1	$38,800	
Controls								
Pneumatic	100%			2033	$2,968,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2033	$242,900	2	$900	
Split Unit	10%			2040	* *			
Window/Wall Unit	70%			2033	$407,300	1		
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2040	* *	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	$20,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,600	
Exhaust Fans								
Interior	20%			2030	$136,200	2	$900	
Roof	20%			2030	$59,600	2	$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
Galvanized Steel	80%	0-2	$156,900	2040	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main Valve								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2033	$121,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 120 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2035	$742,700	4	$22,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$30,700	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2035	$80,400	4	$9,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$8,400	
No Backflow Preventer, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Basement Classrooms Are All Sprinklered								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Kitchen Hood 4 Feet X 15 Feet (60 Square Feet)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 25 - M**		
Address	: **145 STANTON STREET BTWN: NORFOLK AND SUFFOLK STS.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M025**
Program / Asset #	: **BOE0015.000 / 441**	**Yr Built/Renovated**	: **1977 / 2006**
Area Sq Ft	: **159,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **354** **Lot** : **80**	**BIN**	: **1004323**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,110,800	$881,400
Interior Architecture	$650,300	$51,800
Electrical	$138,500	$1,957,500
Mechanical	$1,466,000	$4,105,500
Site Enclosure	$55,500	
Site Pavements	$248,000	
Total	**$3,669,200**	**$6,996,200**
Importance Code A	$1,252,700	$2,353,100
Importance Code B	$2,230,400	$4,643,100
Importance Code C	$186,000	
Total	**$3,669,200**	**$6,996,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$67,500		$28,900	
Interior Architecture	$22,700		$44,700	
Electrical	$19,700	$35,300	$14,800	$17,800
Mechanical	$154,200	$49,600	$50,100	$28,900
Site Enclosure	$700			
Site Pavements	$17,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$289,200**	**$92,100**	**$145,700**	**$53,900**
Importance Code A	$67,500	$16,100	$44,600	$15,700
Importance Code B	$221,000	$76,000	$86,600	$38,100
Importance Code C	$700		$14,500	
Total	**$289,200**	**$92,100**	**$145,700**	**$53,900**

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	Now	$1,019,100	LIFE	* *	5	$415,800	
Spalling, Extent : Severe, Area Affected : 15%								
Location : All Facades								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Stanton Street, Norfolk Street And Entrance Court								
Explanation : Exposed Rebars								
Masonry: Brick Cavity	60%			LIFE	* *	5	$124,700	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : All Facades								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Lower Elevation Of Facades								
Windows								
Aluminum	97%			2049	* *	5	$57,800	
Metal Louvers	3%			2042	* *	10	$11,200	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$194,600	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$91,700	
Roll Roofing	5%	Now	$32,100	2035	$32,100	5	$4,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Over Stairs								
Soffits								
Cast in Place Concrete	100%	4+	$35,400	LIFE	* *	5	$146,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$51,800	
Ceramic Tile	5%	4+	$205,000	2042	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms								
Panel/Paver: Cer/Brk	3%			2049	* *	5	$16,000	
Terrazzo	2%	4+	$22,700	LIFE	* *	5	$3,700	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile	75%			2038	* *	3	$66,600	
Wood	5%			2061	* *	5	$22,200	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$130,500	2042	* *	5	$5,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,300	
Folding Partition	5%			2049	* *	5	$29,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$31,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	28%	Now	$218,400	2038	* *	5	$41,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Room 402								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Room 402								
Exposed Struc: Concrete	60%			LIFE	* *	5	$22,200	
Metal Panel	2%	0-2	$96,300	LIFE	* *	5	$5,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Staining/Discoloring, Extent : Severe, Area Affected : 70%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	$55,500	2043	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Various								
Iron Picket	10%	4+	$700	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Main Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$17,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rivington Street								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	10%			2042	* *			
Activity Yard								
Asphalt	100%	4+	$248,000	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Vertical Sections								
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$400	
Molded Case Bkrs	80%			2032	$245,200	5	$3,300	
Molded Case Bkrs	10%			2041	* *	5	$400	
Wiring								
Thermoplastic	90%			2033	$368,200	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$138,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$19,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$305,600	1	$59,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Front Of The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$420,000	1-3	$100,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Staircase And Basement								
Explanation : Strobe Lights, Horns, Manual Pull Station And Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Gas Component Of Dual Fuel System Is Not Connected. Two 15,000 Tanks For No.2 Fuel								
Conversion Equipment								
Steam Boiler	100%	0-2	$141,900	2031	$1,419,100	1	$141,700	
Boiler Used For Hot Water, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Broken, Extent : Moderate, Area Affected : 25%								
Location : No.3 Boiler. Four Plugged Tubes.								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Two Boilers Are Not Working. Needs Adjustment Of Linkages And Control								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam Traps Very Old								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$457,800	2043	* *	4	$7,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
Location : Return Tank								
Terminal Devices								
Air Handler	40%			2033	$1,225,500	1	$39,300	
Convector/Radiator	60%			2038	* *	1	$30,800	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	$480,400	1	$14,800	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Fan Room								
Window/Wall Unit	60%	0-2	$37,000	2028	$370,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Of The Units Are Not Working								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2043	* *	4	$2,400	
No Component	80%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2033	$499,400	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2033	$119,500	2	$22,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,700	
Exhaust Fans								
Interior	40%	0-2	$28,900	2033	$288,800	2	$1,600	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Exhaust Fans Are Not Working								
Roof	60%			2038	* *	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$41,800	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement Near Gas Meter Room								
HW Heat Exchanger								
Steam Fired	100%	0-2	$393,600	2043	* *	4	$15,700	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$102,500	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 3%								
Location : Boiler Room								
Storm Drain Piping								
Cast Iron	100%	0-2	$28,700	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Basement. Cracked Storm Drain Pipping At Basement								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$32,600	4	$3,400	
Backflow Preventer								
Generic	100%			2033	$72,700	1	$9,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$80,200	
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$1,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 25 - Q**		
Address	: **34-65 192ND STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q025**
Program / Asset #	: **BOE0688.000 / 1198**	**Yr Built/Renovated**	: **1969 / 2012**
Area Sq Ft	: **173,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3**		
Block	: **5261** **Lot** : **1**	**BIN**	: **4119139**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$854,500	$1,754,300
Interior Architecture	$1,066,700	$10,622,900
Electrical		$2,179,400
Mechanical	$151,300	$6,160,300
Site Enclosure	$67,200	
Site Pavements	$798,700	
Total	**$2,938,300**	**$20,716,900**
Importance Code A	$854,500	$1,754,300
Importance Code B	$1,738,500	$18,908,700
Importance Code C	$345,300	$53,900
Total	**$2,938,300**	**$20,716,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$94,700		$6,900	
Interior Architecture	$80,400	$9,400	$30,800	$15,500
Electrical	$43,000	$14,200	$18,800	$15,800
Mechanical	$32,400	$33,200	$30,400	$27,700
Site Enclosure	$84,000			
Site Pavements	$11,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$353,500**	**$64,000**	**$94,200**	**$66,200**
Importance Code A	$94,700		$6,900	
Importance Code B	$188,200	$64,000	$72,900	$66,200
Importance Code C	$70,700		$14,300	
Total	**$353,500**	**$64,000**	**$94,200**	**$66,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$126,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,300	
Glass Block	3%			LIFE	* *	5	$3,200	
Masonry: Brick	67%	Now	$238,900	LIFE	* *	5	$56,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms Facing Play Yard								
Pre-Cast Concrete	10%			LIFE	* *	5	$55,000	
Windows								
Aluminum	55%	Now	$59,500	2035	$595,300	5	$6,100	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Various Locations Throughout								
Aluminum w/ Guards	25%			2052	* *	5	$5,500	
Metal Louvers	5%			2039	* *	10	$6,900	
Steel w/ Guards	15%	Now	$312,100	2061	* *	5	$20,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Gymnasium								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$95,900	
Masonry: Limestone	20%			LIFE	* *	5-10	$42,700	
Roof								
IRMA/Protected Membrane	35%			2041	* *	10	$51,500	
Metal Panel	5%	Now	$21,900	2049	* *			
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Modified Bitumen	60%	Now	$98,700	2036	$987,400			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Seams Open/Split, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Soffits								
Stucco Cement	100%			2041	* *	5	$300	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Interior								
Floors								
Cast in Place Concrete	9%			LIFE	* *	5	$108,200	
Mosaic Tile	8%	0-2	$211,300	2049	* *	5	$27,500	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area And Toilet Rooms								
Panel/Paver: Cer/Brk	2%			2044	* *	5	$12,400	
Poured Epoxy/Resin	2%	0-2	$6,300	2031	$315,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Science Labs								
Sheet Vinyl/Rubber	3%			2041	* *	5	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Vinyl Tile	30%			2041	* *	3	$30,900	
Vinyl Tile 9" X 9"	45%	2-4	$202,600	2031	$10,128,900	3	$46,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	1%	0-2	$16,800	2064	* *	5	$2,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$53,800	2039	* *	5	$9,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area And Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$30,600	
Folding Partition	3%			2044	* *	5	$28,700	
Masonry: Brick	5%			LIFE	* *	10	$5,700	
Plaster	47%			LIFE	* *	5-10	$152,700	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$57,400	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$221,600	2049	* *	5	$33,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various 1st Floor Rooms And Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Various 1st Floor Rooms And Offices								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
AcousTileSusp.Lay-In	3%	0-2	$6,900	2041	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Entry Lobby								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Rooms And Corridors								
AcousTileSusp.Lay-In	7%			2053	* *	5	$18,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$33,600	
Metal Panel	3%	2-4	$5,500	LIFE	* *	5	$10,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Metal Panel	10%	0-2	$91,200	LIFE	* *	5	$33,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Corridor								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Painted Panels At 1st Floor Corridors								
Plaster	42%	0-2	$70,400	LIFE	* *	5	$70,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium And Various Toilet Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	62%	0-2	$67,200	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Iron Picket	32%	0-2	$37,800	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Metal: Cage/Fence	6%			LIFE	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Barrier On North Roof								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$46,200	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Wall And Ramp Along Francis Lewis Blvd								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$150,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Trip Hazard On 192nd Street								
Explanation : Recently Repaired								
On-Site Walkways								
Asphalt	53%	0-2	$68,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : North Seating Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : North Seating Area								
Cast in Place Concrete	35%	4+	$7,100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Walkway								
Masonry: Granite	2%	2-4	$1,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : East Exit Steps								
Pavers/Stone	10%	2-4	$3,200	2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : North Seating Area								
Activity Yard								
Asphalt	97%	Now	$580,200	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Various Locations At Running Track								
Ponding, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Pavers/Stone	3%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tree Pits Within Activity Yard								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$42,100	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 6000 Amperes								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch For Solar System Rated At 800 Amperes								
Photovoltaic Panel(s)	10%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop								
Explanation : Three Solar Edge Inverters, Ac Combiner Panel, Generation Meter, And Data Logger At The Rooftop.								
Transformers								
Dry Type	100%			2049	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room Area								
Explanation : 225 Kilovolt Ampere, 480y/277v -208v, 3-phase, Type K. For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$332,900	5	$700	
Raceway								
Conduit	70%			2036	$241,700	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Toggle Switch	1%			2035	$3,500	5		
Molded Case Bkrs	70%			2035	$243,200	5	$3,200	
Molded Case Bkrs	10%			2052	* *	5	$500	
Under Construction	19%							
Wiring								
Thermoplastic	70%			2036	$322,000	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	40%			2034	$74,300	5	$500	
Motor Control Center	60%			2034	$446,700	5	$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Lighting								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$151,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2041	* *	10	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical And Storage Rooms, Copy Room By Auditorium Stage								
Explanation : Compact Fluorescent Light Fixtures								
LED	5%	Now	$26,000	2041	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2036	$126,300	10	$17,700	
Exit, Battery	50%			2041	* *	10	$6,200	
Exterior Lighting								
HID	8%			2036	$66,100	10		
LED	2%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Recent Installation								
Alarm								
Security System								
Generic	50%			2041	* *	1	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : C C T V Surveillance System								
Generic	50%			2031	$166,300	1	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor And Basement Boiler Room Area								
Explanation : Carbon Monoxide Detection System								
Generic, Digital	80%			2041	* *	1-3	$85,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Hallways, Basement								
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights. Fire Alarm Control Panel Is Est-2.								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$105,800	2046	* *	4	$9,100	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Air Handler	50%			2036	$1,769,300	1	$56,800	
Convector/Radiator	30%			2041	* *	1	$17,800	
Fan Coil Unit/Heat	20%			2036	$932,400	1	$11,900	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2041	* *	1	$34,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units Located At Basement Air Conditioning Room								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Explanation : All Three Chillers Were Recently Replaced Within Last 5 Years.								
Window/Wall Unit	40%			2031	$284,900	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	$97,300	4	$5,400	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	$875,700	1	$34,100	
Fan Coil - 4 Pipe	10%			2036	$572,200	1	$5,900	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2036	$174,200	2	$51,200	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$162,100	
Exhaust Fans								
Interior	30%			2036	$250,200	2	$1,700	
Roof	70%			2036	$255,400	2	$3,900	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$720,200	1		
Water Heater With Tanks								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$37,600	4	$5,800	
Sewage Ejector(s)								
Electric	100%			2036	$98,500	4	$11,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$130,000	1-2	$2,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 43 - M**
Address : **509 WEST 129 STREET BTWN: AMSTERDAM AVE, OLD BROAD**
Borough : **MANHATTAN**
Agency's Number : **M043**
Program / Asset # : **BOE0024.000 / 1664**
Yr Built/Renovated : **1936 / 2010**
Area Sq Ft : **126,000**
Project Type : **EDUCATION**
Date of Survey : **12-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1984** **Lot** : **33** **BIN** : **1059723**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$229,400
Interior Architecture	$3,489,900	$632,400
Electrical	$429,300	$286,200
Mechanical	$1,403,600	$2,270,000
Site Enclosure	$150,700	
Site Pavements	$259,400	
Total	**$5,733,000**	**$3,418,000**
Importance Code A		$229,400
Importance Code B	$5,329,000	$2,854,600
Importance Code C	$404,000	$334,000
Total	**$5,733,000**	**$3,418,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$3,500	$4,700	$24,200
Interior Architecture	$40,600	$7,300	$7,000	$12,100
Electrical	$11,800	$27,500	$15,800	$11,800
Mechanical	$66,300	$34,100	$37,100	$27,400
Site Pavements	$9,400			
Total	**$128,000**	**$72,400**	**$64,600**	**$75,400**
Importance Code A	$12,500	$16,300	$17,200	$36,600
Importance Code B	$68,500	$56,100	$47,400	$38,800
Importance Code C	$47,100			
Total	**$128,000**	**$72,400**	**$64,600**	**$75,400**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Exterior								
Exterior Walls								
Masonry: Brick	94%			LIFE	* *	5	$161,800	
Masonry: Granite	4%			LIFE	* *	5	$5,200	
Masonry: Limestone	2%			LIFE	* *	5	$2,600	
Windows								
Aluminum	100%			2055	* *	5	$48,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$18,000	
Masonry: Limestone	10%			LIFE	* *	5	$2,800	
Metal Rail	10%			2046	* *	5-10	$40,500	
Roof								
Copper/Terne	2%			2068	* *	10	$3,500	
Modified Bitumen	96%			2041	* *	10	$67,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Skylight, Metal/Glass	2%			2059	* *	10	$4,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$21,200	
Ceramic Tile	3%			2042	* *	5	$5,800	
Ceramic Tile	2%	Now	$223,800	2048	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Restrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Restrooms								
Mosaic Tile	2%			2038	* *	5	$9,700	
Terrazzo	2%			LIFE	* *	5	$3,000	
Traffic Topping	2%			2033	$189,400	5	$4,800	
Vinyl Tile	29%			2038	* *	3	$21,100	
Vinyl Tile	50%	Now	$2,741,200	2043	* *	3	$36,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors, Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : 9x9 Tiles								
Wood	5%			2061	* *	5	$18,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	$334,000	5	$5,900	
Ceramic Tile	2%			2042	* *	5	$4,000	
Concrete Masonry Unit	3%			LIFE	* *	5	$2,400	
Glass: Single Pane	2%	Now	$122,700	LIFE	* *	5	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%	2-4	$35,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	53%	2-4	$130,500	LIFE	* *	5	$31,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Stair L								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,000	
Plaster	90%	0-2	$271,600	LIFE	* *	5	$109,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	15%			2053	* *			
Iron Picket	70%	4+	$81,500	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : All Locations								
Iron Picket	15%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$69,200	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$51,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Amsterdam Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Amsterdam Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$9,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various								
Activity Yard								
Asphalt	38%	Now	$208,100	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Play Yard								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Asphalt	62%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$3,000	
Wiring								
Braided Cloth	60%	2-4	$210,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$111,500	5	$500	
Locally Mounted	40%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$98,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	15%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$15,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$23,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$121,100	1	$23,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$77,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement, Auditorium, Gymnasium And Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No.2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$124,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$51,700	2033	$1,033,200			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Terminal Devices								
Air Handler	25%			2033	$607,000	1	$19,500	
Convector/Radiator	50%			2038	* *	1	$20,400	
Fan Coil Unit/Heat	25%	0-2	$40,000	2028	$799,700	1	$9,200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$293,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	
Exhaust Fans								
Interior	100%			2033	$572,200	2	$3,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$139,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Duplex Set, 1 Single Pump								
Backflow Preventer								
Generic	100%			2033	$57,600	1	$7,700	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$7,100	
Fire Pump								
Generic	100%			2042	* *	1	$23,500	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 45 - M**
Address : **2351 1ST AVENUE BTWN: EAST 120 ST., EAST 124 ST.**
Borough : **MANHATTAN**
Agency's Number : **M045**
Program / Asset # : **BOE0026.000 / 1666**
Yr Built/Renovated : **1958 / 2002**
Area Sq Ft : **175,000**
Project Type : **EDUCATION**
Date of Survey : **09-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1797** **Lot** : **100** **BIN** : **1054786**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,707,500	$206,700
Interior Architecture	$298,400	$3,326,500
Electrical	$851,400	$465,100
Mechanical	$2,248,200	$1,165,600
Site Pavements	$233,900	$821,000
Total	**$5,339,500**	**$5,984,900**
Importance Code A	$1,707,500	$259,300
Importance Code B	$3,224,400	$4,904,500
Importance Code C	$407,600	$821,000
Total	**$5,339,500**	**$5,984,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$19,100	$13,000	
Interior Architecture	$135,600	$13,400		$12,300
Electrical	$16,500	$78,400	$21,800	$16,300
Mechanical	$25,200	$31,200	$46,300	$27,600
Site Enclosure	$23,700			
Site Pavements	$30,600			
Total	**$231,600**	**$142,100**	**$81,000**	**$56,300**
Importance Code A	$17,300	$36,800	$30,300	$17,300
Importance Code B	$170,700	$105,400	$50,700	$38,900
Importance Code C	$43,600			
Total	**$231,600**	**$142,100**	**$81,000**	**$56,300**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	20%	0-2	$105,300	LIFE	* *	5	$118,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	70%	0-2	$1,489,700	LIFE	* *	5	$88,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Mosaic Tile	5%			2053	* *	10	$19,700	
Granite Panels	5%			LIFE	* *	5	$4,700	
Windows								
Aluminum	100%			2049	* *	5	$25,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,600	
Glazed Ceramic Panel	20%			2053	* *	5-10	$35,900	
Masonry: Brick	60%			LIFE	* *	5	$10,200	
Metal Rail	15%			2046	* *	5-10	$46,000	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$112,500	
Copper/Terne	5%			2048	* *	10	$14,800	
Soffits								
Stucco Cement	100%			2046	* *	5	$11,600	
Interior								
Floors								
Carpet	15%			2034	$485,500	3	$40,200	
Cast in Place Concrete	10%			LIFE	* *	5	$39,100	
Ceramic Tile	5%	Now	$51,600	2042	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$7,000	
Vinyl Tile	50%			2033	$2,527,700	3	$44,700	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	4+	$73,200	2033	$731,800	3	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor, Room 227 And 2nd Floor								
Wood	10%			2061	* *	5	$33,500	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$43,600	2042	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Pool Area								
Concrete Masonry Unit	15%			LIFE	* *	5	$18,600	
Folding Partition	5%			2041	* *	5	$38,700	
Masonry: Brick	2%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	45%	Now	$173,600	LIFE	* *	5	$41,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$5,900	2038	* *	5	$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Throughout								
AcousTileConcealSpLn	10%	Now	$29,400	2046	* *	5	$11,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Metal Panel	15%	Now	$45,500	LIFE	* *	5	$33,500	
Bent/Warped Elements, Extent : Severe, Area Affected : 5%								
Location : Pool Area, Kitchen And 2nd Floor Corridors								
Plaster	60%			LIFE	* *	5	$67,000	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%			2068	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$23,700	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$30,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Avenue And 120th Street								
On-Site Walkways								
Asphalt	65%			2036	$215,900			
Cast in Place Concrete	15%			2053	* *			
Cast in Place Concrete	20%	2-4	$52,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$181,600	2036	$605,200			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	20%			2053	* *	5	$200	
Molded Case Bkrs	80%			2053	* *	5	$3,700	
Raceway								
Conduit	10%			2053	* *	1		
Conduit	90%			2033	$310,700	1		
Panelboards								
Fused Disc Sw	4%			2049	* *	5	$200	
Fused Disc Sw	6%			2032	$20,800	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$4,100	
Wiring								
Braided Cloth	70%	2-4	$322,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	10%			2033	$46,000	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$800	
Locally Mounted	30%			2031	$55,700	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	4%			2038	* *	10	$6,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Pool And Storage								
Fluorescent	94%			2038	* *	10	$150,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Lighting								
Egress Lighting								
Emergency, Battery	40%			2028	$120,300	10	$16,900	
Emergency, Battery	10%			2038	* *	10	$4,200	
Exit, Service	50%			2028	$38,600	1		
Exterior Lighting								
HID	10%			2028	$83,600	10	$100	
LED	10%			2041	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Alarm								
Security System								
Generic	50%			2038	* *	1	$32,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance System								
Generic	50%			2028	$168,200	1	$32,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$107,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobe Lights, Fire Alarm Panel, Alarm Bell And Smoke Detectors								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$173,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$503,900	2043	* *	4	$8,600	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Vacuum Pump Is Leaking								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$67,400	2033	$674,400	1	$19,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Coils, Basement Fan Room For Gymnasium And Cafeteria								
Convector/Radiator	80%			2038	* *	1	$45,200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	85%			2028	$577,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,600	
Exhaust Fans								
Interior	50%			2033	$397,400	2	$2,700	
Roof	50%			2028	$173,900	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2043	* *	1		
Galvanized Steel	40%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No Capacity								
HW Heat Exchanger								
Steam Fired	100%	0-2	$866,500	2063	* *	4	$17,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$35,900	4	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Duplex Sets								
Pool Filter/Treatment								
Sand	100%			2050	* *	4	$900	
Sewage Ejector(s)								
Electric	100%			2033	$93,800	4	$7,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$2,400	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 80 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 47 - M (SCHL FOR DEAF)**		
Address	: **223 EAST 23 STREET @ SECOND AVENUE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M047**
Program / Asset #	: **BOE0028.000 / 1669**	**Yr Built/Renovated**	: **1925 / 1999**
Area Sq Ft	: **118,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,5**		
Block	: **904** **Lot** : **24**	**BIN**	: **1019775**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$176,700
Interior Architecture	$10,126,900	$62,900
Electrical	$584,100	$533,800
Mechanical	$359,100	$3,826,100
Site Enclosure	$90,900	
Site Pavements	$60,500	
Total	**$11,221,500**	**$4,599,600**
Importance Code A		$270,500
Importance Code B	$7,940,000	$4,266,100
Importance Code C	$3,281,500	$62,900
Total	**$11,221,500**	**$4,599,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,200	$52,100	$26,300	
Interior Architecture	$40,700	$17,500		$16,300
Electrical	$34,800	$56,500	$11,000	$11,000
Mechanical	$116,000	$48,000	$46,300	$16,700
Site Pavements	$3,200			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$254,300**	**$189,500**	**$99,100**	**$59,400**
Importance Code A	$44,200	$52,400	$26,300	
Importance Code B	$210,100	$137,200	$72,700	$59,400
Importance Code C				
Total	**$254,300**	**$189,500**	**$99,100**	**$59,400**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$87,300	
Masonry: Brick	30%			LIFE	* *	5	$33,500	
Masonry: Brick	50%			LIFE	* *	5	$55,900	
Stucco Cement	10%			2038	* *	5	$27,900	
Windows								
Aluminum	98%			2049	* *	5	$52,700	
Wood	2%	Now	$44,200	2058	* *	5	$5,400	
Caulking Deteriorated, Extent : Severe, Area Affected : 80%								
Location : Rooms 402, 404, 406 And 408								
Unit Inoperable, Extent : Severe, Area Affected : 80%								
Location : Rooms 402, 404, 406 And 408								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,100	
Masonry: Brick	90%			LIFE	* *	5	$11,800	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Parapets								
Explanation : Stucco Over Brick Parapet Wall								
Roof								
Built-Up (BUR)	70%			2038	* *	10	$38,100	
Cast in Place Concrete	30%			LIFE	* *			
Interior								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$162,600	LIFE	* *	5	$40,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$161,700	2042	* *	5	$4,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%	2-4	$89,400	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%	Now	$316,800	2038	* *	3	$21,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Cafeteria								
Uneven Surface, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	40%	Now	$6,115,000	2043	* *	3	$28,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : 1st, 3rd, 4th And 5th Floors, Staircases								
Wood	10%			2048	* *	5	$35,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$297,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$322,400	2042	* *	5	$9,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Folding Partition	2%	Now	$1,082,000	2058	* *	5	$9,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 5th Floor Gymnasium								
Masonry: Brick	5%	2-4	$186,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Marble Panels	5%	2-4	$344,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Floor								
Plaster	55%	Now	$522,800	LIFE	* *	5	$62,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair 5								
Water Penetration, Extent : Moderate, Area Affected : 3%								
Location : Stair 5								
SGFT/Glazed Masonry	15%	2-4	$526,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	3%			LIFE	* *	5	$45,800	
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$23,300	
AcousTileSusp.Lay-In	35%			2046	* *	5	$65,300	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,400	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	35%	4+	$40,700	LIFE	* *	5	$40,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair 5								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	20%			2068	* *			
Masonry: Brick	80%	Now	$90,900	2053	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Lower Play Yard								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	20%	Now	$3,200	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	80%	Now	$60,500	2038	* *			
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2033	$21,000	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Wing Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes. Electrical Room Was Hot.								
Fused Disc Sw	60%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Wing Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	20%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Near West Wing Electrical Room								
Explanation : 500 Kilovolt Amperes 480-120/208 Volt Transformer								
No Component	80%							
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$133,200	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Wing Electrical Room								
Explanation : 2 Vertical Sections								
Fused Disc Sw	50%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Wing Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Knife Sw	5%	2-4	$12,300	2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. West Wing								
Explanation : On Extended Life								
Molded Case Bkrs	30%			2041	* *	5	$900	
Molded Case Bkrs	55%			2032	$134,900	5	$1,700	
Wiring								
Braided Cloth	50%	2-4	$175,000	2058	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout West Wing								
Explanation : Insulation Aged								
Thermoplastic	30%			2043	* *	1		
Thermoplastic	20%			2033	$70,000	1		
Motor Controllers								
Locally Mounted	90%			2038	* *	5	$700	
Variable Frequency Drive	10%			2038	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	89%			2038	* *	10	$96,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2038	* *	10	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Light								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$14,200	
Exit, Service	50%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Lighting								
Exterior Lighting								
Fluorescent	5%			2033	$24,100	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : Compact Fluorescent Light								
HID	5%			2028	$28,200	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$44,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Staircases								
Explanation : CCTV Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$311,700	1-3	$72,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Station, Strobe Lights								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$72,700	5	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Hot Water Converters Supply Hot Water To Heating Devices								
Distribution								
Hot Wtr Piping/Pump	25%	2-4	$3,300	2032	$66,100	4	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Inside Chase On 3rd Floor. Leaking Steam Piping								
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : 1 Circulation Pump, Basement								
Steam Piping/Pump	75%	0-2	$36,300	2033	$725,700			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Pneumatic Control System, Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building, The Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Heating								
Terminal Devices								
Air Handler	60%			2038	* *	1	$43,800	
Convector/Radiator	20%			2031	$197,600	1	$7,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building, Radiators Are Beyond Their Useful Life Cycle								
Convector/Radiator	10%			2038	* *	1	$3,800	
Fan Coil Unit/Heat	10%	Now	$299,600	2043	* *	1	$3,400	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : 5 Units. Gymnasium.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	$1,900	2031	$95,500	2	$300	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : 2nd Floor Fan Room, Multiple Mechanical And Or Electrical Deficiencies								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, 2nd Floor Fan Room								
Reciprocating Compr/Chiller	60%	0-2	$21,400	2033	$1,069,500	1	$29,600	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Air Condition Room. Defective Compressor								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : No.1 Unit Refrigerant Leaks At Pipe Connection								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Exterior Pkg Unit - Cooling	20%			2033	$265,000	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Roof								
Window/Wall Unit	5%			2028	$22,900	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%	0-2	$2,100	2033	$105,500	4	$3,500	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : 1 Circulation Pump, Basement								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2038	* *	1	$43,800	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%			2033	$188,900	2	$49,300	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,800	
Exhaust Fans								
Interior	100%	0-2	$26,800	2038	* *	2	$2,900	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : 50 Percent Of The Restroom Fans. Various Locations								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$308,500	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$900	2031	$17,500	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement, Unit Not Working Properly								
HW Heat Exchanger								
Steam Fired	100%			2033	$584,300	4	$11,700	
Sanitary Piping								
Cast Iron	75%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building, Sanitary Piping Is Beyond Its Useful Life Cycle								
Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building, Storm Piping Is Beyond Its Useful Life Cycle								
Cast Iron	25%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$24,200	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2033	$63,300	4	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Cellar To 5th Floor, 1 Unit From Cellar To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

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
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2043	* *	1-5	$14,900	
Sprinkler								
No Component	95%							
Generic	5%			2033	$83,500	1-2	$1,700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 40 Square Feet (4x10).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 50 - BK**		
Address	: **183 SOUTH 3RD STREET @ROEBLING ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K050**
Program / Asset #	: **BOE0379.000 / 1403**	**Yr Built/Renovated**	: **1915 / 2000**
Area Sq Ft	: **115,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,5**		
Block	: **2419** **Lot** : **1**	**BIN**	: **3063128**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$659,200	$625,100
Interior Architecture	$307,200	$825,700
Electrical		$747,600
Mechanical	$159,900	$480,300
Site Pavements		$75,600
Total	**$1,126,400**	**$2,754,200**
Importance Code A	$659,200	$677,700
Importance Code B	$247,100	$2,076,500
Importance Code C	$220,000	
Total	**$1,126,400**	**$2,754,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,800		$28,900	
Interior Architecture	$162,400		$5,800	$12,400
Electrical	$36,900	$10,700	$13,600	$10,700
Mechanical	$68,100	$5,000	$13,000	$3,800
Site Pavements	$3,800			
Total	**$345,900**	**$15,700**	**$61,300**	**$26,900**
Importance Code A	$74,800		$28,900	
Importance Code B	$227,100	$15,700	$26,600	$26,900
Importance Code C	$44,000		$5,800	
Total	**$345,900**	**$15,700**	**$61,300**	**$26,900**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$117,700	
Masonry: Brick	85%	Now	$539,600	LIFE	* *	5	$64,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Along The Front Elevation								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 561								
Masonry: Limestone	5%	Now	$60,700	LIFE	* *	5	$2,800	
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance To The 1951 Addition								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Main Entrance To The 1951 Addition								
Explanation : Sidewalk Shed In Use								
Windows								
Aluminum	40%			2044	* *	5	$3,600	
Wood	60%			2044	* *	5	$54,200	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$31,000	
Painted Surfaces, Extent : Light, Area Affected : 5%								
Location : Lower Roof								
Masonry: Limestone	5%			LIFE	* *	5-10	$3,200	
Metal Rail	10%			2041	* *	5-10	$9,600	
Roof								
Built-Up (BUR)	70%			2031	$291,300	10	$24,400	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rooms 404 And 504								
Copper/Terne	5%			2051	* *	10	$4,400	
IRMA/Protected Membrane	25%	Now	$21,100	2031	$210,900			
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : 1951 Wing								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Various Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Room 517								
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Interior								
Floors								
Carpet	25%			2032	$323,200	3	$35,700	
Cast in Place Concrete	10%			LIFE	* *	5	$31,200	
Mosaic Tile	5%			2041	* *	5	$8,900	
Quarry Tile	5%			2041	* *	5	$5,400	
Sheet Vinyl/Rubber	1%			2036	$47,800	5	$1,100	
Terrazzo	5%			LIFE	* *	5	$5,600	
Vinyl Tile	38%			2036	$767,200	3	$13,600	
Vinyl Tile 9" X 9"	1%			2031	$58,500	3	$400	
Wood	10%	0-2	$87,200	2039	* *	5	$6,700	
Worn/Erode, Extent : Moderate, Area Affected : 90%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$11,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$9,300	
Masonry: Brick	10%	4+	$90,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Area In Basement								
Marble Panels	5%			LIFE	* *	10	$4,600	
Plaster	45%	Now	$129,800	LIFE	* *	5	$31,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 4th And 5th Floor Classrooms								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$34,700	
Ceilings								
AcousTile,Adhered	10%	Now	$22,700	2041	* *	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors, Lunchroom And Gymnasium								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors, Lunchroom And Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout Corridors, Lunchroom And Gymnasium								
AcousTileConcealSpLn	15%	Now	$8,500	2041	* *	5	$6,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$12,900	
Plaster	60%			LIFE	* *	5-10	$70,900	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2046	* *			
Iron Picket	20%			2056	* *			
Retaining Walls								
Cast in Place Concrete	50%			2056	* *			
Concrete Masonry Unit	25%			2046	* *			
Masonry: Brick	25%			2046	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$3,800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	30%			2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : School Yard								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : School Yard								
Explanation : Painted Surfaces								
Cast in Place Concrete	25%			2041	* *			
Rubber Matting	45%			2036	$75,600			

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
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%			2036	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switches For Service A And Service B								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$3,000	
Raceway								
Conduit	100%			2036	$249,600	1		
Panelboards								
Molded Case Bkrs	80%			2052	* *	5	$2,400	
Molded Case Bkrs	20%			2044	* *	5	$600	
Wiring								
Braided Cloth	20%			2035	$70,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$21,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$10,500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium, Bathrooms And Closets								
LED	70%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$7,300	1		
Emergency, Battery	40%			2031	$79,100	10	$11,100	
Exit, Service	40%	Now	$12,200	2036	$20,300	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	10%			2041	* *	10	$800	
Exterior Lighting								
HID	1%			2036	$5,500	10		
LED	9%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$110,500	1	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$70,900	

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Convector/Radiator	90%			2041	* *	1	$33,400	
Under Construction	10%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Heating								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2041	* *	2	$700	
Abandoned in Place, Extent : Light, Area Affected : 10%								
Location : Roof Unit For Science Laboratory								
Split Unit	2%			2036	$55,900			
Window/Wall Unit	60%			2031	$267,700	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$101,500	
Exhaust Fans								
Interior	30%			2036	$156,700	2	$1,100	
Roof	70%	2-4	$159,900	2046	* *	2	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof Units Need Repair Often								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Galvanized Steel	90%	Now	$27,100	2041	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Heater With Tanks								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$23,600	4	$3,600	
Fixtures								
Generic	50%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								
Generic	50%							
Tankless Water Heater(POU)								
Under Construction	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,600	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Basement								
Explanation : Storage Room								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 56 - M**
Address : **220 HENRY STREET BTWN: CLINTON & MONTGOMERY STS.**
Borough : **MANHATTAN** **Agency's Number** : **M056**
Program / Asset # : **BOE0033.000 / 1674** **Yr Built/Renovated** : **1968 / 2008**
Area Sq Ft : **153,000** **Project Type** : **EDUCATION**
Date of Survey : **06-Apr-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **269** **Lot** : **41** **BIN** : **1003223**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,023,000	$454,000
Interior Architecture	$9,636,200	$1,013,400
Electrical	$1,089,500	$1,601,700
Mechanical	$373,800	$2,068,600
Site Pavements	$52,000	
Total	**$12,174,500**	**$5,137,600**
Importance Code A	$1,023,000	$591,400
Importance Code B	$11,151,500	$4,546,200
Total	**$12,174,500**	**$5,137,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$41,600	$20,000	$5,200	$14,200
Electrical	$16,300	$64,900	$14,300	$14,300
Mechanical	$63,400	$36,000	$20,900	$6,400
Site Pavements	$27,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$156,000**	**$128,100**	**$47,500**	**$42,000**
Importance Code A		$300		
Importance Code B	$119,500	$127,800	$47,500	$42,000
Importance Code C	$36,500			
Total	**$156,000**	**$128,100**	**$47,500**	**$42,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	2%	Now	$99,800	LIFE	* *	5	$3,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Clinton And Madison								
Masonry: Brick Cavity	93%			LIFE	* *	5	$179,500	
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Windows								
Aluminum	100%	Now	$732,800	2049	* *	5	$25,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Metal: Cage/Fence	100%			2046	* *	5-10	$89,400	
Roof								
Metal Panel	5%			2046	* *	10	$9,500	
Modified Bitumen	95%			2041	* *	10	$98,700	
Soffits								
Cast in Place Concrete	25%	Now	$190,300	LIFE	* *	5	$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : All Exterior Soffits Various Locations								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	75%			LIFE	* *	5	$89,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,100	
Ceramic Tile	5%			2042	* *	5	$10,300	
Terrazzo	5%			LIFE	* *	5	$8,000	
Vinyl Tile	15%			2038	* *	3	$11,600	
Vinyl Tile	5%			2041	* *	3	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Nasa Wing								
Explanation : Space Station Theme								
Vinyl Tile 9" X 9"	55%	Now	$185,600	2028	$9,280,800	3	$42,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	5%			2048	* *	5	$19,300	

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$5,100	
Folding Partition	1%	Now	$36,500	2049	* *	5	$3,200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$4,600	
Plaster	53%			LIFE	* *	5	$40,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	3%			LIFE	* *	5	$30,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Nasa Section Corridors								
Explanation : Vinyl Composite Wall Board								
Ceilings								
AcousTile,Adhered	5%	Now	$169,800	2053	* *	5	$5,200	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
Location : Basement								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Basement								
AcousTile,Adhered	5%			2053	* *	5	$10,300	
AcousTileConcealSpLn	25%			2031	$848,800	5	$64,400	
AcousTileSusp.Lay-In	5%			2038	* *	5	$10,300	
Exposed Struc: Concrete	45%			LIFE	* *	5	$14,500	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$164,600			
Metal Panel	5%			LIFE	* *	5	$12,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Nasa Corridor Section								
Explanation : Space Station Theme								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$52,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Henry Street								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	100%	4+	$27,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$700	
Raceway								
Conduit	100%			2033	$295,800	1		
Panelboards								
Fused Disc Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	95%			2032	$291,200	5	$3,800	
Wiring								
Braided Cloth	85%	2-4	$347,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2033	$61,400	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2043	* *	10	$121,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$118,300	10	$16,600	
Exit, Service	50%			2028	$30,400	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

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
Lighting								
Exterior Lighting								
HID	30%			2028	$219,300	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$294,100	1	$57,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Offices								
Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$404,100	1-3	$94,300	

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$84,900	5	$8,200	
Distribution								
Steam Piping/Pump	5%	0-2	$5,600	2033	$56,400			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Control. Basement								
Steam Piping/Pump	95%			2033	$1,072,400			
Terminal Devices								
Air Handler	20%			2033	$530,600	1	$17,000	
Convector/Radiator	80%			2038	* *	1	$35,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	70%	0-2	$37,400	2028	$373,800	1		
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,800	

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

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
Ventilation								
Exhaust Fans								
Interior	30%			2033	$187,600	2	$1,300	
Roof	70%			2041	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	10%			2031	$2,400	4		
No Component	90%							
HW Heat Exchanger								
Steam Fired	10%	0-2	$6,800	2043	* *	4	$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Equipment Room								
Explanation : 1 Defective Unit Installed A Few Years Ago								
Steam Fired	90%			2043	* *	4	$18,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$28,200	4	$4,400	
Sewage Ejector(s)								
Electric	100%			2033	$73,800	4	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex								
Backflow Preventer								
Generic	100%			2033	$63,000	1	$8,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To Ground Floor								
Explanation : 1 Sidewalk Unit. It Is Not In Service.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Serves Partial Of 1st Floor Only								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 57 - BK**		
Address	: **125 STUYVESANT AVENUE BTWN: GREENE AVE., VAN BUREN ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K057**
Program / Asset #	: **BOE0385.000 / 1407**	**Yr Built/Renovated**	: **1954 / 2011**
Area Sq Ft	: **133,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Ph**		
Block	: **1616** **Lot** : **1**	**BIN**	: **3043822**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$952,400	$238,300
Interior Architecture	$2,685,600	$3,649,700
Electrical	$1,150,000	$303,600
Mechanical	$3,143,200	$2,476,200
Site Enclosure	$64,300	
Total	**$7,995,600**	**$6,667,800**
Importance Code A	$952,400	$1,425,400
Importance Code B	$6,154,800	$5,192,400
Importance Code C	$888,400	$50,100
Total	**$7,995,600**	**$6,667,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,000			
Interior Architecture	$49,600			$17,500
Electrical	$5,200	$51,000	$12,600	$16,200
Mechanical	$30,200	$18,700	$34,400	$18,700
Site Enclosure	$11,200			
Site Pavements	$81,200			
Total	**$185,400**	**$69,700**	**$47,000**	**$52,500**
Importance Code A	$21,100	$13,500	$13,200	$13,200
Importance Code B	$91,200	$56,300	$33,800	$39,300
Importance Code C	$73,100			
Total	**$185,400**	**$69,700**	**$47,000**	**$52,500**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$172,600	
Masonry: Limestone	5%			LIFE	* *	5	$6,800	
Windows								
Aluminum	98%	Now	$553,400	2049	* *	5	$28,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Classrooms Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And Gymnasium								
Metal Louvers	2%			2036	$65,700	10	$7,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$20,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,500	
Metal Rail	5%	2-4	$8,000	2038	* *	5	$8,200	
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Upper Roof								
Roof								
Modified Bitumen	100%	Now	$398,900	2038	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout Upper And Lower Roofs								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper And Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper And Lower Roofs								
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$87,200	LIFE	* *	5	$43,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%	Now	$57,800	2042	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen And Toilets Throughout								
Poured Epoxy/Resin	5%			2028	$574,700			
Terrazzo	5%	0-2	$95,900	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Lobby								
Vinyl Tile	62%	Now	$175,700	2033	$3,513,800	3	$46,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Classrooms And Corridors Throughout								
Vinyl Tile 9" X 9"	8%	Now	$656,300	2043	* *	3	$6,000	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Stairs Behind Stage								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stairs Behind Stage								
Wood	5%	0-2	$30,600	2048	* *	5	$9,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Stage								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Gymnasium And Stage								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Stage								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$51,300	2042	* *	5	$4,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	5%	0-2	$146,200	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Basement Fan Room								
Folding Partition	3%	Now	$129,200	2041	* *	5	$11,400	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Glazed Ceramic Panel	4%	2-4	$19,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Masonry: Brick	5%	Now	$148,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	55%			LIFE	* *	5	$50,100	
SGFT/Glazed Masonry	25%	0-2	$349,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Ceilings								
Exposed Struc: Concrete	30%			LIFE	* *	5	$9,200	
Plaster	70%	Now	$213,900	LIFE	* *	5	$85,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Auditorium And 3rd Floor Classrooms								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Auditorium And 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$64,300	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Lot Line Fence								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : South Lot Line Fence								
Iron Picket	80%	Now	$11,200	2053	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : At Parking Lot Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$38,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%	2-4	$6,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : At Building Entrances								
Parking/Driveway								
Asphalt	100%	4+	$36,600	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2033	$59,200	1		
Panelboards								
Fused Disc Sw	5%			2032	$15,300	5	$200	
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	75%			2055	* *	5	$2,600	
Molded Case Bkrs	10%			2032	$30,700	5	$400	
Wiring								
Braided Cloth	65%	0-2	$265,900	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2033	$102,300	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$111,500	5	$500	
Locally Mounted	40%			2046	* *	5	$400	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$117,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	45%			2028	$102,900	10	$14,400	
Emergency, Battery	5%			2041	* *	10	$1,600	
Exit, Service	10%			2041	* *	1		
Exit, Service	40%			2028	$23,500	1		
Exterior Lighting								
HID	9%			2028	$57,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Location Noted								
LED	1%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Walls								
Explanation : Location Noted								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$255,700	1	$49,700	
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$351,300	2043	* *	1-3	$74,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2031	$1,187,000	1	$131,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$512,600	1	$16,500	
Convector/Radiator	80%			2038	* *	1	$34,400	
Controls								
Pneumatic	100%			2027	$2,632,000			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$161,700			
Window/Wall Unit	85%			2028	$438,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,200	
Exhaust Fans								
Interior	90%	Now	$10,900	2033	$543,600	2	$2,900	
Damaged, Extent : Moderate, Area Affected : 2%								
Location : Outside Air Damper For House Exhaust								
Roof	10%			2033	$26,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Kitchen								
Explanation : Kitchen Unit Is 50 Gallons And Main Unit Is 120 Gallons. Quantity 3.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$27,300	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2033	$71,300	4	$5,300	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$7,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 67 - Q**		
Address	: **51-60 MARATHON PKWY**		
Borough	: **QUEENS**	**Agency's Number**	: **Q067**
Program / Asset #	: **BOE0721.000 / 558**	**Yr Built/Renovated**	: **1956 / 2008**
Area Sq Ft	: **149,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,3**		
Block	: **8221** **Lot** : **12**	**BIN**	: **4170797**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$97,500	$97,500
Interior Architecture	$1,606,400	$4,912,000
Electrical		$1,415,800
Mechanical	$199,400	$9,447,600
Total	**$1,903,300**	**$15,872,900**
Importance Code A	$97,500	$1,437,900
Importance Code B	$1,516,200	$14,435,000
Importance Code C	$289,500	
Total	**$1,903,300**	**$15,872,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$57,800		$4,300	
Interior Architecture	$71,000			$23,700
Electrical	$26,700	$13,900	$15,600	$17,000
Mechanical	$165,200	$23,900	$37,300	$23,900
Site Enclosure	$45,000			
Site Pavements	$82,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$455,400**	**$45,000**	**$64,400**	**$71,800**
Importance Code A	$72,500	$14,800	$19,000	$14,800
Importance Code B	$267,400	$30,200	$45,300	$57,100
Importance Code C	$115,500			
Total	**$455,400**	**$45,000**	**$64,400**	**$71,800**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$53,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	73%			LIFE	* *	5	$195,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$10,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Marble Panels	2%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Repairs In Progress								
Windows								
Aluminum	85%	0-2	$24,100	2052	* *	5	$12,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Various Rooms Throughout								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Scaffolding In Use								
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	5%			2051	* *	10	$15,000	
Skylight, Metal/Glass	2%			2046	* *	10	$8,000	
Under Construction	93%							
Soffits								
Stucco Cement	100%			2049	* *	5	$8,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$51,700	LIFE	* *	5	$26,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Basement Locations								
Mosaic Tile	5%	Now	$456,200	2053	* *	5	$14,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area And Toilet Rooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen Area And Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$18,500	
Vinyl Tile	55%	0-2	$73,900	2041	* *	3	$49,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Corridors And Stairwells								
Vinyl Tile 9" X 9"	25%	0-2	$243,000	2031	$4,860,100	3	$22,300	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms								
Wood	5%			2076	* *	5	$22,300	
Recent Installation, Extent : N/A, Area Affected : 95%								
Location : Gymnasium								
Interior Walls								
Concrete Masonry Unit	65%	Now	$231,600	LIFE	* *	5	$48,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Basement Locations								
Glazed Ceramic Panel	5%			LIFE	* *	10	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
Plaster	13%	2-4	$12,000	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : 3rd Floor Classrooms								
SGFT/Glazed Masonry	17%	0-2	$57,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Interior								
Ceilings								
AcousTile,Adhered	32%	0-2	$125,200	2049	* *	5	$38,000	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
AcousTileConcealSpLn	5%	Now	$195,600	2056	* *	5	$7,400	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
AcousTileSusp.Lay-In	3%	0-2	$2,400	2049	* *	5	$3,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Various Corridor Locations								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Various Corridors								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$44,500	
Metal Panel	10%	0-2	$80,500	LIFE	* *	5	$29,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Sub-basement								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Sub-basement								
Explanation : Temporarily Removed For Construction Access								
Plaster	35%			LIFE	* *	5-10	$142,800	
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Throughout 3rd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$36,900	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Iron Picket	50%	2-4	$8,100	2056	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : North Driveway Gate And Various Locations								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$32,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Marathon Parkway								
On-Site Walkways								
Asphalt	25%	2-4	$2,900	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Cast in Place Concrete	70%	2-4	$12,700	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Masonry: Granite	5%	0-2	$3,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Steps Throughout								
Parking/Driveway								
Asphalt	50%	0-2	$8,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Driveway And Parking Area								
Cast in Place Concrete	50%	0-2	$22,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Driveway								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 2000, 2000, And 1200 Amperes Each.								
Fused Disc Sw	20%			2036	$10,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	20%			2056	* *	5	$100	
Fused Knife Sw	80%			2036	$239,700	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	85%			2036	$251,400	1		
Conduit	15%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Under 600 Volts								
Panelboards								
Fused Knife Sw	15%			2035	$46,000	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms And Boiler Room								
Fused Toggle Switch	5%			2035	$15,300	5	$200	
Molded Case Bkrs	70%			2035	$214,600	5	$2,700	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Braided Cloth	80%			2035	$327,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	60%			2034	$111,500	5	$600	
Under Construction	40%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water And Gas Meter Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2036	$23,500	1		
Emergency, Battery	25%			2031	$64,000	10	$9,000	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	5%			2044	* *			
No Component	90%							
Not Accessible	5%							
Alarm								
Security System								
Generic	50%			2044	* *	1	$27,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$27,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	50%			2031	$196,800	1-3	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm Systems Have Manual Pull Stations And Alarm Bells Only								
Generic, Digital	50%			2044	* *	1-3	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator And Elevator Machine Room								
Explanation : Elevator Smoke Detector, Recall And Sub Panel Only								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	$350,100	5	$46,200	
Conversion Equipment								
Steam Boiler	100%			2034	$1,329,800	1	$147,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	Now	$36,700	2046	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms								
Steam Piping/Pump	90%			2036	$1,099,600			
Terminal Devices								
Air Handler	20%			2036	$574,200	1	$18,400	
Convector/Radiator	80%	0-2	$20,000	2041	* *	1	$34,700	
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Valves, Various Areas								
Controls								
Digital	100%			2035	$4,381,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$362,300			
Window/Wall Unit	20%			2029	$115,600	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2031	$346,800	1		
No Component	10%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Ventilation								
Distribution								
Ductwork/Diffusers	25%	Now	$83,800	LIFE	* *	2-5	$20,800	
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Louvers								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$98,700	
Exhaust Fans								
Interior	40%			2036	$270,700	2	$1,800	
Roof	30%	0-2	$44,400	2036	$88,800	2	$1,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Roof	30%			2031	$88,800	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	0-2	$7,800	2034	$389,600	1		
Antiquated, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main, Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 200 Gallons Tank Previously Used As A Heat Exchanger								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$105,500	1-2	$2,100	
Chemical System								
Generic	100%			2035	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 70 - M**
Address : **333 WEST 17 STREET @ 8TH - 9TH AVES.**
Borough : **MANHATTAN**
Agency's Number : **M070**
Program / Asset # : **BOE0043.000 / 1677**
Yr Built/Renovated : **1966 / 2011**
Area Sq Ft : **150,000**
Project Type : **EDUCATION**
Date of Survey : **06-Mar-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **741** **Lot** : **10** **BIN** : **1079152**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$107,600	$63,800
Interior Architecture	$13,560,300	
Electrical	$586,400	$3,237,300
Mechanical	$2,570,200	$4,628,900
Total	**$16,824,400**	**$7,930,000**
Importance Code A	$107,600	$1,402,600
Importance Code B	$16,716,900	$6,527,400
Total	**$16,824,400**	**$7,930,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400			$52,200
Interior Architecture	$116,100	$6,900		$33,100
Electrical	$11,400	$17,600	$15,700	$37,800
Mechanical	$44,300	$37,900	$45,700	$64,500
Site Pavements	$16,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$233,400**	**$76,800**	**$75,800**	**$202,000**
Importance Code A	$45,500	$14,900	$14,900	$67,300
Importance Code B	$176,100	$62,000	$60,900	$134,700
Importance Code C	$11,800			
Total	**$233,400**	**$76,800**	**$75,800**	**$202,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$107,600	LIFE	* *	5	$63,800	
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Stair D Exit								
Explanation : Entrance Door In Deteriorated Condition								
Pre-Cast Concrete	10%			LIFE	* *	5	$24,400	
Window Wall	5%			2055	* *	5	$14,100	
Windows								
Aluminum	100%			2051	* *	5	$4,400	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$7,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,500	
Roof								
Built-Up (BUR)	35%			2040	* *	10	$34,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Built Up Roof								
Copper/Terne	2%			2050	* *	10	$5,000	
IRMA/Protected Membrane	63%	0-2	$30,400	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Upper Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Solar Panels Installed								
Soffits								
Cement - Fiber Panel	100%			2040	* *	10	$5,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Ceramic Tile	3%	Now	$19,200	2038	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Staff Toilets And Students Toilet								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Staff Toilets And Students Toilet								
Terrazzo	5%			LIFE	* *	5	$8,700	
Vinyl Tile	10%	Now	$12,600	2040	* *	3	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Cafeteria Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Classrooms And Cafeteria Throughout								
Vinyl Tile 9" X 9"	72%	Now	$261,600	2030	$13,079,400	3	$59,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Wood	5%			2050	* *	5	$20,800	
Interior Walls								
Ceramic Tile	3%	Now	$11,800	2044	* *	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Staff Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Staff Toilets								
Concrete Masonry Unit	15%			LIFE	* *	5	$8,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	47%			LIFE	* *	5	$19,700	
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$219,300	2040	* *	5	$16,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
AcousTileConcealSpLn	15%	Now	$27,400	2052	* *	5	$20,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	5%			2048	* *	5	$13,900	
Exposed Struc: Concrete	40%			LIFE	* *	5	$13,900	
Metal Panel	3%	0-2	$45,100	LIFE	* *	5	$8,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Corridor And Kitchen								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : 4th Floor Corridor And Kitchen								
Metal Panel	7%			LIFE	* *	5	$19,400	
Plaster	15%			LIFE	* *	5	$20,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$16,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 17th And 18th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	95%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Play Yard								
Explanation : Recent Installation 2024								
Pavers/Stone	5%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Play Yard								
Explanation : Recent Installation 2024								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%	4+	$200	2048	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Transformers								
Dry Type	100%			2048	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Transformers One Rated At 225 Kilovolt Ampere, 208pri - 480/277sec Volts And One 150 Kilovolt Ampere, 208pri - 480/277sec Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	7%			2034	$21,500	5	$200	
Fused Disc Sw	3%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$245,200	5	$3,200	
Aged Component, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2051	* *	5	$400	
Wiring								
Braided Cloth	50%	2-4	$204,600	2060	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2035	$122,700	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$800	
Locally Mounted	20%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Connected To The Main Water Pipe								
Generic	50%			LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Gasoline Meter Room								
Explanation : Connected To The Water Main Pipe								
Lighting								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,946,200	10	$116,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2035	$114,500	10	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lamps								
LED	10%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium, Gymnasium, 3rd And 1st Floor Hallways								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Battery	50%			2030	$128,900	10	$18,100	
Exit, Battery	50%			2030	$108,800	10	$5,100	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$28,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Hallways								
Explanation : Cameras Security System								
Generic	50%	0-2	$144,200	2045	* *	1	$25,200	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$92,400	

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
Heating								
Energy Source								
Fuel Oil No 2	80%			2035	$281,900	5	$37,200	
Solar Panels	20%			2045	* *	2	$1,800	
Conversion Equipment								
Steam Boiler	100%			2033	$1,338,800	1	$148,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Heating								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	60%			2033	$753,600	1	$29,100	
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : See Air Conditioning Units								
Controls								
Electrical	100%			2030	$853,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2033	$242,900	2	$900	
Reciprocating Compr/Chiller	40%			2030	$906,400	1	$27,800	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 1st Floor Mechanical Room								
Window/Wall Unit	40%			2030	$232,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2035	$89,400	4	$4,400	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2035	$1,072,900	1	$37,100	
No Component	60%							
Heat Rejection								
Dry Cooler	40%			2030	$253,800	2	$41,800	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$50,200	
No Component	40%							
Exhaust Fans								
Interior	30%	0-2	$10,200	2030	$204,400	2	$1,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Room 123 Exhaust Is Not Working								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Room 123 Exhaust Is Not Working								
Roof	70%			2035	$208,600	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$588,300	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$14,800	
Abandoned in Place, Extent : Severe, Area Affected : 50%								
Location : 1 Unit, 1st Floor Fan Room								
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Fan Room								
Explanation : 2 Units. 120 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$30,700	4	$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Units. The Freight Elevator Is Not In Operation								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$4,200	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System 22Ft x 6Ft (132 Sqft)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 72 - Q**
Address : **133-25 GUY R. BREWER BLVD.**
Borough : **QUEENS**
Agency's Number : **Q072**
Program / Asset # : **BOE0726.000 / 970**
Yr Built/Renovated : **1967 / 2011**
Area Sq Ft : **148,000**
Project Type : **EDUCATION**
Date of Survey : **19-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **12495** **Lot** : **270** **BIN** : **4270059**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,336,000	$433,300
Interior Architecture	$8,402,900	$232,200
Electrical	$357,100	$4,080,800
Mechanical	$373,000	$6,748,000
Site Pavements	$164,000	
Total	**$11,633,100**	**$11,494,300**
Importance Code A	$2,336,000	$1,796,300
Importance Code B	$9,133,100	$9,698,000
Importance Code C	$164,000	
Total	**$11,633,100**	**$11,494,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,900	$23,100		
Interior Architecture	$82,000	$17,400	$1,600	$48,600
Electrical	$13,800	$14,300	$18,300	$32,400
Mechanical	$92,300	$23,600	$33,200	$43,600
Site Enclosure	$6,300			
Site Pavements	$36,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$272,700**	**$85,700**	**$60,200**	**$131,800**
Importance Code A	$51,300	$37,800	$14,700	$15,000
Importance Code B	$185,000	$31,900	$44,000	$116,800
Importance Code C	$36,400	$16,000	$1,600	
Total	**$272,700**	**$85,700**	**$60,200**	**$131,800**

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	$100,500	LIFE	* *	5	$82,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : All Building Facades								
Masonry: Brick	60%	2-4	$166,000	LIFE	* *	5	$98,400	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Right Side Of Building								
Pre-Cast Concrete	10%	2-4	$121,900	LIFE	* *	5	$53,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 65%								
Location : All Facades								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Facades								
Explanation : Vertical And Horizontal Grid Panels								
Pre-Cast Concrete	20%			LIFE	* *	5	$106,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : Concrete Panels With Aggregate								
Windows								
Aluminum	5%	Now	$95,100	2060	* *	5	$1,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Bulkhead Windows								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead Windows								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Aluminum	90%	Now	$1,712,100	2060	* *	5	$17,500	1
Air Infiltration, Extent : Severe, Area Affected : 90%								
Location : Various Locations Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Various Locations Throughout								
Metal Louvers	5%			2038	* *	10	$12,200	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	$92,800	
Metal Rail	10%			2048	* *	5-10	$18,100	
Roof								
Copper/Terne	5%			2063	* *	10	$19,500	
Modified Bitumen	90%			2040	* *	10	$140,400	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Lower And Upper Roof								
Explanation : Solar Panels								
Modified Bitumen	5%	Now	$34,900	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Middle Area Of 4th Floor Roof								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$401,700	LIFE	* *	5	$50,400	
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : Basement Boiler Room								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Basement Boiler Room And Fan Room								
Explanation : Ground Water								
Mosaic Tile	5%	0-2	$22,200	2048	* *	5	$14,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile	5%			2040	* *	3	$4,300	
Vinyl Tile 9" X 9"	70%	Now	$7,930,800	2045	* *	3	$60,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Classrooms								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Classrooms								
Wood	10%	Now	$70,400	2050	* *	5	$21,600	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Gymnasium At Water Fountains								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	1%			2044	* *	5	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : Handmade Tile Wall								
Concrete Masonry Unit	10%			LIFE	* *	5	$12,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,400	
Folding Partition	4%			2043	* *	5	$31,900	
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$47,900	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2040	* *	5	$56,900	
Exposed Struc: Concrete	45%			LIFE	* *	5	$16,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$181,800			
Gypsum Board	5%			LIFE	* *	5	$14,200	
Metal Panel	5%	Now	$38,600	LIFE	* *	5	$14,200	
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Kitchen								
Plaster	15%	Now	$21,300	LIFE	* *	5	$21,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boys Bathroom On Third And Fourth Floor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$4,400	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : North Side Of Property								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : North Side Of Property								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : North Side Of Property								
Iron Picket	50%	Now	$1,900	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Guy R. Brewer Boulevard								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	Now	$6,000	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Front Side Of Property								
On-Site Walkways								
Cast in Place Concrete	80%			2048	* *			
Pavers/Stone	20%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	$30,100	2038	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Driveway								
Cast in Place Concrete	50%			2048	* *			
Pavers/Stone	10%	Now	$164,000	2050	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Rear At End Of Driveway								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Rear At End Of Driveway								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Rear At End Of Driveway								
Activity Yard								
Asphalt	80%			2044	* *			
Cast in Place Concrete	10%			2048	* *			
Pavers/Stone	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Left Side Of Property								
Explanation : Garden Patio And Trellis								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2035	$42,100	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Fused Disc Sw	20%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	25%			2034	$76,600	5	$900	
Fused Disc Sw	5%			2051	* *	5	$200	
Molded Case Bkrs	5%			2051	* *	5	$200	
Molded Case Bkrs	65%			2034	$199,300	5	$2,500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$81,800	1		
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$500	
Locally Mounted	50%			2048	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	92%			2035	$2,078,400	10	$124,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2035	$22,600	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Compact Fluorescent Lights								
Fluorescent	5%			2035	$113,000	10	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : T-5 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$17,900	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2030	$70,700	10		
LED	20%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$284,500	1	$55,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$390,900	1-3	$91,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$45,900	
Conversion Equipment								
Steam Boiler	15%	0-2	$4,000	2033	$198,100	1	$19,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : No.2 Boiler								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. No. 2 Boiler. 4 Plugged Tubes								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	85%			2033	$1,122,800	1	$124,600	
Distribution								
Steam Piping/Pump	10%	0-2	$36,400	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats Or Control Valves, Various Locations								
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Basement. Fresh Air Damper Malfunctioning								
Steam Piping/Pump	90%			2045	* *			
Terminal Devices								
Air Handler	25%			2035	$713,000	1	$22,900	
Convector/Radiator	75%			2033	$929,400	1	$35,900	
Controls								
Pneumatic	100%			2036	$2,928,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	40%	0-2	$137,800	2035	$229,600	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	50%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$13,300	LIFE	* *	2-5	$8,300	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Louver For Auditorium								
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Basement Fan Room								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$74,300	
Exhaust Fans								
Interior	20%	0-2	$6,700	2035	$134,400	2	$700	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%								
Location : The Unit For Auditorium And Gymnasium								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : There Is No Vent For The Gasoline Room B-100								
Roof	80%	0-2	$11,800	2030	$235,200	2	$2,900	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$386,900	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$17,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$30,300	4	$4,700	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$8,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Boys Bathroom								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit. It Is Out Of Service Frequently.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$104,800	1-2	$2,100	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 99 - M**
Address : **410 EAST 100 STREET @FIRST AVE.**
Borough : **MANHATTAN**
Agency's Number : **M099**
Program / Asset # : **BOE0057.000 / 1713**
Yr Built/Renovated : **1925 / 2014**
Area Sq Ft : **115,000**
Project Type : **EDUCATION**
Date of Survey : **10-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **1693** **Lot** : **1** **BIN** : **1052998**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$208,800	
Interior Architecture	$1,453,400	$5,528,400
Electrical		$1,591,700
Mechanical	$1,197,400	$6,923,200
Site Pavements	$506,000	
Total	**$3,365,600**	**$14,043,400**
Importance Code A	$208,800	$183,800
Importance Code B	$2,910,500	$13,859,600
Importance Code C	$246,300	
Total	**$3,365,600**	**$14,043,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$148,100		$14,600	
Interior Architecture	$154,900		$4,800	$19,800
Electrical	$31,800	$10,700	$11,100	$14,200
Mechanical	$255,300	$24,500	$42,800	$23,200
Site Enclosure	$30,400			
Site Pavements	$33,900			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$661,800**	**$42,700**	**$80,700**	**$64,600**
Importance Code A	$170,000	$12,600	$26,700	$12,600
Importance Code B	$373,200	$30,000	$53,900	$46,500
Importance Code C	$118,600			$5,400
Total	**$661,800**	**$42,700**	**$80,700**	**$64,600**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$49,100	
Masonry: Brick	69%			LIFE	* *	5	$86,800	
Masonry: Granite	15%			LIFE	* *	5	$14,100	
Masonry: Limestone	10%			LIFE	* *	5	$9,400	
Metal Coiling Doors	1%			2041	* *	5	$2,000	
Windows								
Aluminum	50%	0-2	$142,200	2044	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Various Facades								
Aluminum w/ Guards	50%			2044	* *	5	$29,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$46,300	
Masonry: Brick	70%			LIFE	* *	5-10	$78,000	
Metal: Cage/Fence	20%			2041	* *	5-10	$25,200	
Roof								
Copper/Terne	2%			2064	* *	10	$3,700	
Modified Bitumen	83%	Now	$34,700	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Stairwells And 5th Floor Locations								
Plaza Roof: Stone Panels	15%			2056	* *			
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$125,700	
Mosaic Tile	5%	0-2	$46,000	2049	* *	5	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Poured Epoxy/Resin	10%			2034	$1,098,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Landings And 5th Floor Science Laboratory								
Explanation : Location Noted								
Terrazzo	5%	4+	$18,300	LIFE	* *	5	$7,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
Vinyl Tile	50%	0-2	$541,800	2036	$2,708,900	3	$35,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Cafeteria And Various Corridor Locations								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	$470,500	2031	$1,568,400	3	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms And Offices								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	0-2	$58,500	2051	* *	5	$9,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$10,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,400	
Masonry: Brick	10%			LIFE	* *	10	$6,500	
Mosaic Tile	2%	2-4	$16,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Marble Panels	3%	4+	$23,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Auditorium Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Plaster	60%	Now	$162,900	LIFE	* *	5	$39,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Stairwells								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Various Stairwells								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various Stairwells								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$10,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	$12,600	2049	* *	5	$9,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2049	* *	5	$9,600	
Fiber Board	5%			2041	* *			
Metal Panel	5%			LIFE	* *	5	$23,900	
Plaster	75%			LIFE	* *	5-10	$246,500	
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	$12,900	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : East Parking Lot								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : East Parking Lot								
Iron Picket	20%	0-2	$17,500	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Along East 99th Street								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : Along East 100th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	90%	4+	$21,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Seating Area On East 100th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Seating Area On East 100th Street								
Masonry: Granite	3%			LIFE	* *			
Panel/Paver: Bluestone	7%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Stairs In Center Play Yard								
Explanation : Location Noted								
Parking/Driveway								
Asphalt	100%	4+	$83,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : East Parking Lot								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Site Pavements								
Activity Yard								
Asphalt	77%	0-2	$255,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West And Center Play Yards								
Sinking/Subsiding, Extent : Severe, Area Affected : 30%								
Location : West Play Yard Basketball Court								
Pavers/Stone	20%	Now	$167,000	2045	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : West Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : West Play Yard								
Rubber Matting	3%	0-2	$11,800	2036	$23,500			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : West Play Yard								
Open Seams, Extent : Moderate, Area Affected : 5%								
Location : West Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$47,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$266,300	5	$3,000	
Raceway								
Conduit	95%			2036	$237,100	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Molded Case Bkrs	10%	4+	$500	2052	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Fifth Floor								
Explanation : Reported That Main Circuit Breaker In Panel Pp Ac 5 Trips When All Air Conditioners Are Running								
Molded Case Bkrs	80%			2035	$196,200	5	$2,400	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Under 600 Volts								
Wiring								
Braided Cloth	75%			2035	$262,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$148,600	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fan Room Adjacent To Gymnasium								
Explanation : Reported That Fan One And Fan Two Starters Operate Intermittently								
Locally Mounted	20%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%	4+	$10,600	LIFE	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Painted								
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$110,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2031	$19,500	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	2%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
LED	3%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$15,400	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
HID	2%			2041	* *	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$43,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$15,200	2031	$303,700	1-3	$64,400	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Fire Alarm Bell On East Side Of The Building On The 4th Floor								

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
Heating								
Energy Source								
Electricity	4%			2046	* *	1		
Interruptible Gas/Dual Fuel	96%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 8,000 Gallon Tank								
Conversion Equipment								
Radiant Heater	4%			2036	$136,400	2	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	96%	Now	$21,900	2041	* *	1	$109,500	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$21,000	2036	$1,049,200			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room, Boiler Room Mechanical Area								
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement - Boiler Room, Boiler Room Mechanical Area, Auditorium, Principal Office, Room 101, Room 301, Rooms 201 Reported By Custodian								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Heating								
Terminal Devices								
Air Handler	30%	Now	$14,800	2031	$739,700	1	$21,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room Mechanical Area								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room Mechanical Area								
Convector/Radiator	65%			2034	$696,400	1	$26,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	1%			2031	$32,500	1	$400	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Classrooms, Cafeteria, Gymnasium								
Unit Heater - Steam	4%			2031	$29,800	4	$700	
Controls								
Digital	50%			2034	$1,691,000			
Pneumatic	50%	Now	$56,900	2030	$1,137,900			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%	Now	$7,800	2041	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Window/Wall Unit	75%			2031	$372,300	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasiums, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$113,000	
Exhaust Fans								
Interior	90%	Now	$10,500	2031	$523,000	2	$2,800	
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room Mechanical Area, 5th Floor Fan Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room Mechanical Area, 5th Floor Fan Room								
Roof	10%			2031	$25,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,346,300	1		
Galvanized Steel	20%			2034	$334,500	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Plumbing								
Water Heater With Tanks								
Electric	1%			2029	$200	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Electric	38%			2029	$9,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 15kwt 80 Gallons								
Electric	60%			2034	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 12kwt 119 Gallons								
Gas Fired	1%			2029	$200	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$33,000	LIFE	* *	1		
Cracked, Extent : Light, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Room B4, Corridor Near Room 109a								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$26,200	4	$4,100	
Sewage Ejector(s)								
Electric	50%	Now	$34,300	2046	* *	4	$2,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Room B12								
Electric	50%			2031	$34,300	4	$3,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Room B12								
Backflow Preventer								
Generic	100%			2044	* *	1	$7,800	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	99%			2044	* *	1	$16,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Generic	1%			2031	$400	1	$200	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Crawlspace								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Freight Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$3,600	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 40 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 101 - BX**				
Address	: **2750 LAFAYETTE AVENUE @ CROSS BRONX EXPY.**				
Borough	: **BRONX**		**Agency's Number**	: **X101**	
Program / Asset #	: **BOE0241.000 / 432**		**Yr Built/Renovated**	: **1957 / 2003**	
Area Sq Ft	: **153,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **16-Aug-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **5547**	**Lot** : **1**	**BIN**	: **2080231**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,047,300	$928,100
Interior Architecture	$11,864,200	$113,700
Electrical	$427,400	$1,216,000
Mechanical	$891,400	$9,739,100
Site Pavements	$409,700	
Total	**$14,639,900**	**$11,996,900**
Importance Code A	$1,047,300	$979,600
Importance Code B	$13,226,400	$11,017,200
Importance Code C	$366,200	
Total	**$14,639,900**	**$11,996,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,400	$3,600		$14,000
Interior Architecture	$159,700	$17,500		$28,000
Electrical	$24,800	$17,600	$14,400	$22,400
Mechanical	$100,200	$25,500	$40,300	$42,000
Site Enclosure	$25,300			
Site Pavements	$5,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$347,500**	**$71,400**	**$61,800**	**$113,700**
Importance Code A	$39,500	$18,500	$15,100	$29,200
Importance Code B	$234,000	$41,400	$46,700	$84,500
Importance Code C	$74,000	$11,600		
Total	**$347,500**	**$71,400**	**$61,800**	**$113,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$31,300	
Masonry: Brick	93%	2-4	$1,047,300	LIFE	* *	5	$124,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Panel	2%			2055	* *	5-10	$18,400	
Windows								
Aluminum	25%			2043	* *	5	$7,300	
Aluminum	75%	Now	$24,400	2043	* *	5	$10,900	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%								
Location : Cafeteria								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Roof								
Copper/Terne	3%			2050	* *	10	$9,000	
Modified Bitumen	95%			2045	* *	10	$113,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	2%			2035	$690,000	10	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Roof								
Explanation : Location Noted								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$17,100	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$36,400	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Basement								
Mosaic Tile	5%	0-2	$570,200	2040	* *	5	$14,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area And Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Kitchen Area And Various Toilet Rooms								
Panel/Paver: Bluestone	3%	0-2	$44,100	LIFE	* *	5	$5,300	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Various Stairs Throughout								
Explanation : Cracked/ Broken Stair Treads								
Terrazzo	3%			LIFE	* *	5	$5,600	
Vinyl Tile	20%			2040	* *	3	$17,800	
Vinyl Tile 9" X 9"	57%			2030	$11,081,000	3	$67,700	
Wood	5%			2050	* *	5	$22,300	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$6,300	2038	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area And Various Toilet Rooms								
Concrete Masonry Unit	10%	4+	$35,600	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Boiler Room Area								
Folding Partition	5%			2043	* *	5	$23,100	
Glazed Ceramic Panel	2%	0-2	$14,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Lobby								
Marble Panels	1%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby								
Explanation : Location Noted								
Plaster	53%			LIFE	* *	5	$29,400	
SGFT/Glazed Masonry	25%	0-2	$213,000	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Basement Corridor Near Room B51								
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria And Various Basement Corridor Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	1%			LIFE	* *	5	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Interior								
Ceilings								
AcousTile,Adhered	15%	2-4	$23,500	2040	* *	5	$17,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Basement Corridor								
AcousTileConcealSpLn	20%	2-4	$15,600	2040	* *	5	$29,700	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Various Corridor Locations								
Exposed Struc: Concrete	48%			LIFE	* *	5	$17,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%			2035	$113,700			
Metal Panel	2%	0-2	$3,200	LIFE	* *	5	$5,900	
Deteriorated Finish, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Plaster	10%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	10%	0-2	$1,500	2045	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Retaining Wall At East Side								
Iron Picket	40%	0-2	$16,100	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Along Cross Bronx Expressway Extension								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Along Cross Bronx Expressway Extension								
Metal Panel	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Recent Installation								
Steel Pipe Rail	25%			2061	* *	5	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Recent Installation								
Retaining Walls								
Cast in Place Concrete	100%	Now	$7,700	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$162,200	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 1%								
Location : Lafayette Avenue Near East Drive								
Sinking/Subsiding, Extent : Severe, Area Affected : 1%								
Location : Lafayette Avenue At Brinsmade Avenue								
On-Site Walkways								
Asphalt	10%			2044	* *			
Cast in Place Concrete	85%	2-4	$61,500	2040	* *			
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Walkway At West Side								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$91,800	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Driveway On East Side								
Activity Yard								
Asphalt	95%	0-2	$94,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	5%	2-4	$5,900	2040	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 20%								
Location : Play Yard								
Open Seams, Extent : Light, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	98%			2035	$51,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere, Two 800 Ampere And One 400 Ampere Main Disconnect Switches								
Fused Disc Sw	2%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$299,600	5	$4,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Under 600 Volts								
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Toggle Switch	2%			2034	$6,100	5	$100	
Molded Case Bkrs	96%			2051	* *	5	$3,900	
Molded Case Bkrs	2%			2034	$6,100	5	$100	
Wiring								
Braided Cloth	70%			2034	$286,400	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$81,800	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$800	
Variable Frequency Drive	20%			2052	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	93%			2040	* *	10	$130,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2040	* *	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Rooms								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%	Now	$10,500	2035	$105,200			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Exit, Battery	50%			2040	* *	10	$5,200	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Recent Installation								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Alarm								
Security System								
Generic	100%			2030	$294,100	1	$57,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$94,300	

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
Heating								
Energy Source								
Electricity	2%			2065	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Fresh Air Louvers								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	98%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 10,000 Gallons Each								
Conversion Equipment								
Radiant Heater	2%			2045	* *	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Fresh Air Louvers								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Steam Boiler	98%			2055	* *	1	$148,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	85%	Now	$21,300	2035	$1,066,400			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Rooms B6, B11, B15, B19, B21								
Steam Piping/Pump	15%			2065	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$589,600	1	$18,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms B40, B49								
Air Handler	5%	Now	$44,200	2030	$147,400	1	$4,300	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room B49								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room B49								
Convector/Radiator	75%			2033	$960,800	1	$37,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2035	$4,499,500			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System (BMS)								
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	4%			2035	$148,800			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 127, Telephone Room 337								
Window/Wall Unit	60%			2033	$356,100	1		
Window/Wall Unit	26%			2028	$154,300	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,300	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Ventilation								
Exhaust Fans								
Interior	65%			2035	$451,600	2	$3,000	
Roof	15%			2035	$45,600	2	$700	
Roof	15%			2045	* *	2	$700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Roof	5%	Now	$4,600	2035	$15,200	2	$200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$1,609,700	1		
Brass/Copper	20%			2061	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2045	* *	4	$1,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Non-Submersible	50%			2030	$15,700	4	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : Location Noted								
Sewage Ejector(s)								
Electric	100%			2035	$82,000	4	$9,100	
Backflow Preventer								
Generic	100%			2035	$70,000	1	$9,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit								
Hot Water Storage Tank								
Generic	100%			2045	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 250 Gallons								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Ground Level								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2035	$433,300	1-2	$8,600	
Fire Pump								
Generic	100%			2044	* *	1	$28,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 104 - M**
Address : **330 EAST 21 STREET @ SECOND AVENUE**
Borough : **MANHATTAN**
Agency's Number : **M104**
Program / Asset # : **BOE0059.000 / 1715**
Yr Built/Renovated : **1956 / 2013**
Area Sq Ft : **122,000**
Project Type : **EDUCATION**
Date of Survey : **20-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **926** **Lot** : **1** **BIN** : **1081671**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$486,900	$130,300
Interior Architecture	$6,828,000	$572,100
Electrical	$380,600	$432,700
Mechanical	$515,600	$1,679,900
Site Enclosure	$1,659,100	
Site Pavements	$219,300	$558,000
Total	**$10,089,400**	**$3,373,000**
Importance Code A	$486,900	$205,600
Importance Code B	$7,831,800	$2,609,500
Importance Code C	$1,770,700	$558,000
Total	**$10,089,400**	**$3,373,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,600			
Interior Architecture	$109,300			$17,300
Electrical	$12,100	$108,200	$14,500	$11,500
Mechanical	$89,800	$10,700	$18,500	$13,100
Site Pavements	$24,700			
Total	**$260,600**	**$118,900**	**$33,000**	**$41,900**
Importance Code A	$24,600	$300		
Importance Code B	$204,700	$118,600	$33,000	$41,900
Importance Code C	$31,200			
Total	**$260,600**	**$118,900**	**$33,000**	**$41,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Exterior								
Exterior Walls								
Masonry: Brick	7%	Now	$88,400	LIFE	* *	5	$10,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Southeast Corner Of Upper Wing And Northeast Corner Of Lower Wing								
Masonry: Brick	80%			LIFE	* *	5	$119,900	
Masonry: Limestone	5%	2-4	$60,400	LIFE	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Window Panel Insets								
Granite Panels	8%	0-2	$151,100	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	99%	4+	$68,600	2055	* *	5	$14,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	1%	Now	$11,700	2058	* *	5	$1,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Stair Bulkhead								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,200	
Masonry: Brick	90%			LIFE	* *	5	$11,800	
Roof								
Built-Up (BUR)	90%			2038	* *	10	$118,400	
Copper/Terne	5%			2061	* *	10	$16,400	
Skylight, Plastic	5%			2038	* *	1		
Soffits								
Cast in Place Concrete	90%	4+	$13,000	LIFE	* *	5	$3,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : 20th Street								
Granite Panels	10%			LIFE	* *	5	$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,400	
Ceramic Tile	5%			2036	$572,100	5	$9,900	
Terrazzo	5%	Now	$47,400	LIFE	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Steps At Exit 4 Ground Floor To Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Steps								
Vinyl Tile	30%	Now	$336,400	2038	* *	3	$22,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	40%	Now	$6,491,600	2043	* *	3	$29,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Wood	10%			2061	* *	5	$37,200	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$13,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$43,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	23%	Now	$15,000	2046	* *	5	$28,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Basement Corridor								
Staining/Discoloring, Extent : Severe, Area Affected : 2%								
Location : Basement Corridor								
Exposed Struc: Concrete	60%			LIFE	* *	5	$18,600	
Metal Panel	2%	4+	$40,300	LIFE	* *	5	$5,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen, Cafeteria And Corridors								
Plaster	15%			LIFE	* *	5	$18,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$1,659,100	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Various								
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$107,700	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 21st Street								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 20th Street								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%	4+	$24,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Main Entrance								
Parking/Driveway								
Asphalt	100%	Now	$111,600	2036	$558,000			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Parking Area								

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

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Vertical Sections								
Raceway								
Conduit	80%			2033	$199,600	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Fused Disc Sw	5%			2055	* *	5	$100	
Molded Case Bkrs	50%			2049	* *	5	$1,600	
Molded Case Bkrs	35%			2032	$107,300	5	$1,100	
Wiring								
Braided Cloth	50%	2-4	$175,000	2058	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	30%			2059	* *	1		
Thermoplastic	20%			2033	$70,000	1		
Motor Controllers								
Locally Mounted	30%			2031	$55,700	5	$200	
Locally Mounted	70%			2046	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$100,700	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Auditorium And Gymnasium								
Explanation : LED								
Egress Lighting								
Emergency, Battery	50%			2028	$104,800	10	$14,700	
Exit, Service	50%			2028	$26,900	1		

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Lighting								
Exterior Lighting								
Fluorescent	5%			2028	$24,900	10	$600	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Front								
Explanation : Compact Fluorescent Light								
HID	5%			2028	$29,100	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 HID Lights Only								
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$75,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$75,200	5	$7,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Basement Steam Room								
Distribution								
Steam Piping/Pump	100%	0-2	$50,000	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Condensate Piping Leaking								
Terminal Devices								
Air Handler	20%			2033	$470,200	1	$15,100	
Convector/Radiator	80%			2038	* *	1	$31,500	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2038	* *	1	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Roof								
Explanation : 2 Units. R-410a								
Split Unit	10%			2038	* *			
Window/Wall Unit	60%	Now	$28,400	2028	$284,000	1		
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Six Window-Wall Units Are Not Working								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2033	$193,900	1	$7,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$8,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,000	
Exhaust Fans								
Interior	50%	0-2	$27,700	2033	$277,000	2	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Steam Room Exhaust Is Not Working								
Roof	50%			2028	$121,200	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$60,400	2033	$604,100	4	$12,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Valve. Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Coil, Mechanical Deficiency.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	0-2	$25,000	2043	* *	4	$2,600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Ansul System, Kitchen Hood Covers 40 Square Feet (4x10).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 117 - M**				
Address	: **240 EAST 109 STREET @SECOND AVENUE**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M117**	
Program / Asset #	: **BOE0068.000 / 2772**		**Yr Built/Renovated**	: **1958 / 2022**	
Area Sq Ft	: **160,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **06-Mar-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **1656**	**Lot** : **100**	**BIN**	: **1052433**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$82,400	$191,200
Interior Architecture	$3,973,000	$7,453,300
Electrical		$1,908,600
Mechanical	$358,700	$5,186,600
Site Pavements	$427,700	
Total	**$4,841,900**	**$14,739,600**
Importance Code A	$82,400	$243,800
Importance Code B	$3,773,000	$14,437,400
Importance Code C	$986,500	$58,300
Total	**$4,841,900**	**$14,739,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$116,100		$11,100	
Interior Architecture	$142,300		$21,300	$22,900
Electrical	$44,000	$14,900	$18,800	$16,700
Mechanical	$117,800	$25,900	$36,100	$24,100
Site Enclosure	$87,500			
Site Pavements	$39,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$554,800**	**$48,100**	**$94,400**	**$70,900**
Importance Code A	$132,900	$16,800	$27,900	$16,800
Importance Code B	$345,200	$31,200	$57,700	$54,100
Importance Code C	$76,700		$8,800	
Total	**$554,800**	**$48,100**	**$94,400**	**$70,900**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%			LIFE	* *	5	$87,900	
Metal/Glass Curt Wall	50%			LIFE	* *	5	$164,800	
Windows								
Aluminum	40%			2044	* *	5	$8,800	
Aluminum w/ Guards	60%			2044	* *	5	$13,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$36,800	
Masonry: Brick	60%			LIFE	* *	5-10	$53,200	
Metal Panel	30%			2056	* *	5	$15,100	
Roof								
Modified Bitumen	100%			2044	* *	10	$108,800	
Soffits								
Stucco Cement	100%			2049	* *	5	$300	
Interior								
Floors								
Cast in Place Concrete	8%	4+	$35,400	LIFE	* *	5	$44,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Various Basement Rooms								
Ceramic Tile	5%	0-2	$36,700	2045	* *	5	$6,400	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms								
Quarry Tile	5%	0-2	$574,500	2053	* *	5	$9,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$19,900	
Vinyl Tile	37%	0-2	$133,000	2041	* *	3	$35,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	35%	0-2	$2,185,800	2031	$7,286,100	3	$33,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Classrooms And Corridors								
Wood	5%			2051	* *	5	$23,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$597,600	2049	* *	5	$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	10%	Now	$68,100	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 4th Floor Fan Room And Various Basement Rooms								
Folding Partition	2%			2044	* *	5	$17,700	
Glazed Ceramic Panel	3%	2-4	$16,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Lobby And Auditorium								
Plaster	55%	2-4	$96,900	LIFE	* *	5	$58,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Classrooms And Corridors								
SGFT/Glazed Masonry	25%	0-2	$162,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Rear Exit Vestibules								
Ceilings								
AcousTile,Adhered	10%	2-4	$16,400	2049	* *	5	$12,400	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
AcousTileSusp.Lay-In	10%			2049	* *	5	$24,900	
Exposed Struc: Concrete	35%			LIFE	* *	5-10	$108,800	
Metal Panel	30%	4+	$50,600	LIFE	* *	5	$93,300	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Basement Corridor And Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Panels In Lobby, Corridors And Cafeteria								
Explanation : Material Clarification								
Metal Panel	5%	2-4	$8,400	LIFE	* *	5	$15,500	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Plaster	10%			LIFE	* *	5-10	$42,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2046	* *			
Iron Picket	70%	0-2	$41,300	2071	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Areaway At 109th Street Any Other Locations								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Along 2nd Avenue								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$46,200	2071	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Areaway Walls On East 109th Street								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Areaway Walls On East 109th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$285,800	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Near Corner Of East 109th Street And 2nd Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Along East 109th Street								
Explanation : Cracked And Broken Curbs								
Pavers/Stone	5%	0-2	$21,100	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$61,200	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Areaway Steps On East 109th Street								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway And Exit Steps At Rear								
Masonry: Granite	10%	0-2	$15,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Exit Steps								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Exit 4 On East 109th Street								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$3,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Parking Area								
Activity Yard								
Cast in Place Concrete	100%	Now	$80,700	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout Rear Play Yard								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout Rear Play Yard								

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

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%			2036	$52,600	5	$700	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$299,600	5	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	95%			2036	$281,000	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$400	
Molded Case Bkrs	75%			2035	$229,900	5	$3,200	
Molded Case Bkrs	15%			2044	* *	5	$600	
Wiring								
Braided Cloth	80%			2035	$327,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	30%			2041	* *	10	$46,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	30%			2041	* *	10	$46,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Lobby, Stairway And Toilet								
Explanation : T-8 Lamps								
LED	40%			2044	* *			
Egress Lighting								
Emergency, Battery	45%			2031	$131,400	10	$18,400	
Emergency, Battery	5%			2041	* *	10	$2,100	
Exit, Service	50%			2031	$37,500	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Lighting								
Exterior Lighting								
HID	10%			2041	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$98,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$168,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%	Now	$13,100	2036	$654,500	1	$18,900	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Mechanical Room								
Convector/Radiator	70%			2041	* *	1	$38,400	
Unit Heater - Hot Water	10%			2036	$103,100			
Controls								
Pneumatic	100%	Now	$316,600	2034	$3,166,400			
Maintenance Required, Extent : Moderate, Area Affected : 20%								
Location : Radiator Thermostats								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	80%	0-2	$26,400	2031	$527,100	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$149,900	
Exhaust Fans								
Interior	75%			2036	$578,500	2	$3,900	
Roof	25%			2036	$84,400	2	$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$44,400	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement								
Water Heater With Tanks								
Electric	100%			2034	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basment								
Explanation : 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$34,800	4	$5,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$2,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 123 - BX**
Address : **1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE**
Borough : **BRONX** **Agency's Number** : **X123**
Program / Asset # : **BOE0263.000 / 1094** **Yr Built/Renovated** : **1953 / 2008**
Area Sq Ft : **131,000** **Project Type** : **EDUCATION**
Date of Survey : **16-Nov-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3718** **Lot** : **1** **BIN** : **2087014**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$615,300	$1,172,500
Interior Architecture	$716,300	$485,700
Electrical	$726,700	$797,200
Mechanical	$2,243,100	$1,327,500
Site Pavements	$51,200	
Total	**$4,352,500**	**$3,782,900**
Importance Code A	$615,300	$1,172,500
Importance Code B	$3,589,700	$2,610,400
Importance Code C	$147,500	
Total	**$4,352,500**	**$3,782,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,000		$10,800	
Interior Architecture	$107,900			$15,600
Electrical	$57,600	$13,800	$20,100	$14,700
Mechanical	$59,400	$8,200	$22,800	$8,200
Site Enclosure	$16,600			
Site Pavements	$37,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$320,000**	**$36,400**	**$68,200**	**$52,900**
Importance Code A	$27,000		$11,100	
Importance Code B	$255,000	$36,400	$57,000	$50,700
Importance Code C	$38,000			$2,200
Total	**$320,000**	**$36,400**	**$68,200**	**$52,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$317,600	LIFE	* *	5	$188,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : South East Corner								
Masonry: Limestone	5%			LIFE	* *	5	$7,400	
Windows								
Aluminum	100%	Now	$199,300	2042	* *	5	$20,400	
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Parapets								
Masonry: Brick Cavity	88%			LIFE	* *	5	$16,000	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	4+	$23,000	LIFE	* *	5	$2,300	
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Coping Stones								
Metal Rail	2%			2047	* *	5-10	$6,600	
Roof								
Built-Up (BUR)	95%	Now	$98,400	2034	$984,100			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%								
Location : At Patched Location Above Library								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North East Side And Above Library								
Copper/Terne	5%			2049	* *	10	$10,800	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$35,900	LIFE	* *	5	$45,100	
Water Penetration, Extent : Severe, Area Affected : 8%								
Location : Basement Boiler Pit, Connecting Tunnels								
Ceramic Tile	5%			2037	* *	5	$10,300	
Sheet Vinyl/Rubber	3%	Now	$124,400	2034	$414,800	5	$4,600	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$8,100	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Entrance								
Vinyl Tile	50%			2039	* *	3	$51,600	
Vinyl Tile 9" X 9"	2%	Now	$338,000	2044	* *	3	$1,500	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Storage Room And Throughout								
Wood	25%	Now	$157,500	2049	* *	5	$48,400	
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Classrooms Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$14,700	2043	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Basement Toilets, Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Basement Toilets, Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Basement Toilets, Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,000	
Folding Partition	1%			2050	* *	5	$4,400	
Glazed Ceramic Panel	3%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$3,100	
Plaster	50%			LIFE	* *	5	$26,200	
SGFT/Glazed Masonry	30%	Now	$96,300	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Corridors And Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 3%								
Location : Stairwells E								
Ceilings								
AcousTile,Adhered	10%	Now	$34,000	2039	* *	5	$10,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
AcousTileSusp.Lay-In	5%			2047	* *	5	$10,300	
Exposed Struc: Concrete	30%			LIFE	* *	5	$9,700	
Plaster	55%			LIFE	* *	5	$70,900	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Corridors, Room 220b								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2054	* *			
Iron Picket	15%	4+	$13,800	2069	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Areaway Fence								
Masonry: Brick	5%	Now	$2,800	2044	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$30,500	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Tree Pits Throughout								
On-Site Walkways								
Cast in Place Concrete	50%			2039	* *			
Masonry: Granite	50%	Now	$51,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Entry Steps At Exits 2, 3, 4								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$6,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere And One 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$299,600	2064	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Fused Toggle Switch	5%	0-2	$15,300	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	80%			2033	$245,200	5	$2,800	
Molded Case Bkrs	5%			2042	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	65%			2039	* *	10	$78,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	$100,000	10	$6,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
LED	30%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Health Center								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Battery	40%	2-4	$27,000	2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Batteries Are Not Working								
Emergency, Battery	10%			2039	* *	10	$3,200	
Exit, Battery	50%			2039	* *	10	$4,400	
Exterior Lighting								
HID	20%	2-4	$62,600	2042	* *			
Not in Service, Extent : Light, Area Affected : 50%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$48,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$83,200	

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Heating								
Terminal Devices								
Air Handler	2%	Now	$2,500	2029	$50,500	1	$1,500	
Damaged, Extent : Light, Area Affected : 10%								
Location : Basement A. Damaged Cafeteria Blower Flexible Connection								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Fan Rooms								
Air Handler	18%	4+	$181,700	2034	$454,400	1	$13,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Second Floor Fan Rooms								
Convector/Radiator	80%			2039	* *	1	$33,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
Window/Wall Unit	70%	0-2	$35,600	2029	$355,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Six Is Not Working Due To Mechanical, Electrical Defects								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,000	
Exhaust Fans								
Interior	100%	4+	$238,000	2034	$594,900	2	$3,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Second Floor And Fourth Floor Fan Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	99%	4+	$511,700	2044	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	1%	Now	$6,900	2054	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Offices								
HW Heat Exchanger								
Steam Fired	100%	4+	$194,600	2064	* *	4	$13,000	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	4+	$506,900	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : 4th Floor And 2nd Floor Boys Bathroom								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	4+	$141,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Floor Drain								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	4+	$10,700	2034	$26,900	4	$2,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Explanation : Abandoned. 2 Units Are Not In Use								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2034	$278,300	1-2	$5,500	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 126 - BK**		
Address	: **424 LEONARD STREET @ BAYARD ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K126**
Program / Asset #	: **BOE0433.000 / 2623**	**Yr Built/Renovated**	: **1966 / 2014**
Area Sq Ft	: **134,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4**		
Block	: **2712** **Lot** : **1**	**BIN**	: **3067788**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$183,200	$278,600
Interior Architecture	$3,906,300	
Electrical	$649,600	$1,178,200
Mechanical	$3,165,700	$1,104,500
Total	**$7,904,800**	**$2,561,400**
Importance Code A	$183,200	$326,000
Importance Code B	$7,721,700	$2,235,400
Total	**$7,904,800**	**$2,561,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,800			
Interior Architecture	$131,000		$11,700	$5,200
Electrical	$14,100	$29,100	$13,800	$12,500
Mechanical	$79,200	$25,400	$34,200	$21,400
Site Enclosure	$19,100			
Site Pavements	$38,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$335,600**	**$61,600**	**$66,900**	**$46,300**
Importance Code A	$70,700	$13,600	$13,300	$13,300
Importance Code B	$227,000	$48,100	$53,600	$33,000
Importance Code C	$37,900			
Total	**$335,600**	**$61,600**	**$66,900**	**$46,300**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$27,600	
Masonry: Brick	70%			LIFE	* *	5	$77,400	
Pre-Cast Concrete	25%			LIFE	* *	5	$89,800	
Windows								
Aluminum	100%	Now	$46,800	2049	* *	5	$24,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Metal Rail	100%	Now	$54,000	2046	* *	5	$111,400	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Roof								
Built-Up (BUR)	100%			2038	* *	10	$129,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,400	
Ceramic Tile	3%	Now	$35,900	2042	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	10%	0-2	$27,800	2038	* *	5	$15,600	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	2%			LIFE	* *	5	$3,200	
Vinyl Tile	45%			2038	* *	3	$35,000	
Vinyl Tile 9" X 9"	20%	0-2	$339,600	2028	$3,395,900	3	$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	10%			2061	* *	5	$38,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	Now	$18,800	2042	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,900	
Folding Partition	2%			2041	* *	5	$11,100	
Plaster	50%			LIFE	* *	5	$33,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$44,600	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	$170,800	2038	* *	5	$25,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5	$16,200	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$13,000	
Plaster	15%	0-2	$48,400	LIFE	* *	5	$19,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boys Locker Room And Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : North Side Of Property								
Iron Picket	75%	Now	$19,100	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : At Dumpsters								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$38,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services, No Available Ratings								
Fused Disc Sw	10%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	10%			2041	* *	5	$400	
Molded Case Bkrs	80%			2032	$245,200	5	$2,800	
Wiring								
Braided Cloth	90%	0-2	$368,200	2058	* *	1		
Insulation Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	95%			2031	$176,500	5	$900	
Aged Component, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Locally Mounted	5%			2038	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Service Room								
Explanation : Building Ground								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$104,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
LED	15%			2038	* *			
Egress Lighting								
Emergency, Battery	40%			2033	$92,100	10	$12,900	
Exit, Service	60%			2033	$35,500	1		
Exterior Lighting								
HID	8%			2033	$51,200	10		
Incandescent	2%			2028	$14,700	2		
No Component	90%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2038	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	50%			2028	$177,000	1-3	$41,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Obsolete Components: Manual Pull Stations. Separate Fire Alarm System For Manual Pull Stations.								
Generic, Digital	50%			2041	* *	1-3	$41,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Carbon Monoxide Detection And Elevator Recall System In Corridors, Elevators And Boiler Room Area.								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$23,900	2038	* *	1	$119,400	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Boiler 2 Shuts Off On Low Flame								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$54,900	2043	* *			
Broken, Extent : Severe, Area Affected : 10%								
Location : Condensate Return Pump								
Terminal Devices								
Air Handler	25%			2033	$645,500	1	$20,700	
Convector/Radiator	75%			2038	* *	1	$32,500	
Controls								
Pneumatic	100%			2027	$2,651,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	60%			2028	$311,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	18%	Now	$21,700	LIFE	* *	2-5	$13,400	
Damaged, Extent : Light, Area Affected : 2%								
Location : Gymnasium Is Missing Air Outlets								
Ductwork/Diffusers	82%			LIFE	* *	2-5	$61,300	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

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
Ventilation								
Exhaust Fans								
Interior	20%			2033	$121,700	2	$800	
Roof	80%	2-4	$10,700	2033	$213,000	2	$2,600	
Dented, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	95%			2038	* *	1		
Galvanized Steel	5%	Now	$87,600	2053	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2032	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement.								
Explanation : Two 120-gallon Unit. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$27,500	4	$2,800	
Sewage Ejector(s)								
Electric	100%	Now	$14,400	2033	$71,800	4	$5,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
No Component	95%							
Generic	5%			2033	$3,100	1	$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$3,800	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 20 Feet Long And 60 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 136 - BX**
Address : **750 JENNINGS STREET BTWN: UNION AVE., PROSPECT AVE.**
Borough : **BRONX** **Agency's Number** : **X136**
Program / Asset # : **BOE0273.000 / 401** **Yr Built/Renovated** : **1960 / 2005**
Area Sq Ft : **149,000** **Project Type** : **EDUCATION**
Date of Survey : **09-May-2023** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2969** **Lot** : **1** **BIN** : **2010344**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,069,800	$2,249,500
Interior Architecture	$1,079,900	
Electrical	$674,500	$689,900
Mechanical	$1,974,800	$9,060,200
Site Enclosure	$86,300	
Site Pavements	$211,700	
Total	**$5,097,000**	**$11,999,600**
Importance Code A	$1,069,800	$2,275,800
Importance Code B	$3,940,900	$9,723,800
Importance Code C	$86,300	
Total	**$5,097,000**	**$11,999,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,400			
Interior Architecture	$142,900		$3,900	$18,700
Electrical	$46,000	$15,300	$20,200	$16,700
Mechanical	$41,900	$9,900	$75,900	$9,600
Site Enclosure	$27,800			
Site Pavements	$68,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$355,500**	**$32,400**	**$107,200**	**$52,200**
Importance Code A	$21,400		$300	
Importance Code B	$227,200	$32,400	$106,900	$52,200
Importance Code C	$107,000			
Total	**$355,500**	**$32,400**	**$107,200**	**$52,200**

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$31,300	
Masonry: Brick	95%	Now	$1,069,800	LIFE	* *	5	$126,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Exterior Walls								
Windows								
Aluminum	50%	0-2	$14,200	2042	* *	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Throughout								
Aluminum	50%			2042	* *	5	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floor Windows								
Explanation : Exterior Window Guards								
Parapets								
Masonry: Brick	93%			LIFE	* *	5	$17,200	
Metal Security Bars	2%			2062	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$5,800	
Roof								
Modified Bitumen	98%			2034	$1,315,100	10	$117,500	
Skylight, Metal/Glass	2%			2034	$690,000	10	$8,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$17,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,000	
Ceramic Tile	5%			2037	* *	5	$11,900	
Mosaic Tile	5%	0-2	$57,000	2039	* *	5	$14,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%			2042	* *	5	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Terrazzo	5%	4+	$22,700	LIFE	* *	5	$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	63%			2039	* *	3	$74,800	
Vinyl Tile 9" X 9"	5%			2029	$972,000	3	$4,500	
Wood	10%			2062	* *	5	$44,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%	4+	$35,600	LIFE	* *	5	$7,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Back Stage Right Storage Area And Mechanical Rooms								
Folding Partition	2%			2042	* *	5	$9,300	
Plaster	55%			LIFE	* *	5	$30,500	
SGFT/Glazed Masonry	28%			LIFE	* *			
Wood	5%	Now	$13,300	LIFE	* *	5	$37,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Rear Wall Auditorium								
Ceilings								
AcousTile,Adhered	13%	Now	$50,900	2039	* *	5	$15,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Teachers Cafeteria								
AcousTileSusp.Lay-In	2%			2039	* *	5	$4,700	
Exposed Struc: Concrete	50%			LIFE	* *	5	$18,500	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement, Workshop								
Metal Panel	10%	0-2	$16,100	LIFE	* *	5	$29,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Actual Plastic Panels								
Metal Panel	3%			LIFE	* *	5	$8,900	
Plaster	22%			LIFE	* *	5	$32,600	
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	$86,300	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Throughout								
Iron Picket	30%	4+	$20,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Of School								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$7,700	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Schoolyard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Site Pavements								
On-Site Walkways								
Asphalt	25%	0-2	$2,900	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Schoolyard								
Cast in Place Concrete	75%	0-2	$13,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Areas And Pedestrian Area Along Union Avenue								
Parking/Driveway								
Asphalt	100%	0-2	$16,800	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Activity Yard								
Asphalt	97%	Now	$211,700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Schoolyard								
Rubber Matting	3%	4+	$35,200	2044	* *			
Open Seams, Extent : Light, Area Affected : 100%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2034	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two Main Service Switches Rated At 1,600 Amperes Each.								
Fused Disc Sw	50%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two Main Service Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2034	$179,800	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Six Vertical Sections								
Fused Disc Sw	40%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four Vertical Sections								
Raceway								
Conduit	70%			2034	$207,000	1		
Conduit	30%			2044	* *	1		

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Fused Disc Sw	5%			2042	* *	5	$200	
Molded Case Bkrs	60%			2033	$183,900	5	$2,400	
Molded Case Bkrs	25%			2042	* *	5	$1,000	
Wiring								
Braided Cloth	60%	2-4	$245,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$500	
Locally Mounted	50%			2047	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	92%			2039	* *	10	$125,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2039	* *	10	$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	45%			2042	* *	10	$16,200	
Emergency, Battery	5%			2029	$12,800	10	$1,800	
Exit, Service	25%			2034	$16,400	1		
Exit, Battery	25%			2039	* *	10	$2,500	
Exterior Lighting								
Fluorescent	10%			2039	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$286,400	1	$55,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$39,400	2039	* *	1-3	$83,500	
Control Panel Damaged, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Exterior								
Explanation : Gas Service To Boilers Under Construction. Pending Pressure Testing								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 2 Gas-fired Steam Boilers Under Construction Temporary Boiler Outside Connected To Building Heating Distribution								
Distribution								
Hot Wtr Piping/Pump	10%			2056	* *	4	$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : From Boiler Room To Various Rooms In Basement And 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Hydronic Heating Via Steam Heat Exchanger								
Steam Piping/Pump	90%			2034	$1,099,600			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps And Steam Condensate Return Systems Replaced								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Heating								
Terminal Devices								
Air Handler	25%			2029	$717,800	1	$23,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	58%			2032	$723,600	1	$27,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	10%			2051	* *	1	$4,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Rooms In Basement And 1st Floor - Hydronic Hot Water Heating Convectors								
Fan Coil Unit/Heat	7%	Now	$26,500	2029	$264,800	1	$3,000	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various - Over-head Unit Ventilators								
Controls								
Digital	100%			2033	$4,381,900			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout - Stand-alone Digital Controls								
Air Conditioning								
Energy Source								
Electricity	95%			2042	* *	1		
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	8%			2034	$289,800			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium, Telecom Rooms, Elevator Machine Room								
Split Unit	7%			2029	$253,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : Ducted Split Systems, R-422b Refrigerant								
Window/Wall Unit	45%			2029	$260,100	1		
Window/Wall Unit	20%			2032	$115,600	1		
Window/Wall Unit	15%	Now	$86,700	2034	$86,700	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various - 18 Units Defective And On Extended Life								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria								
Explanation : Location Noted								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$78,900	
Ductwork/Diffusers	5%	Now	$6,700	LIFE	* *	2-5	$4,200	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Fan Room B28, Kitchen Fan Room - Damaged Flexible Connections At Cafeteria Blower And Kitchen Exhaust Fan								
Exhaust Fans								
Interior	25%			2029	$169,200	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	10%			2029	$29,600	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Roof	65%			2034	$192,400	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,959,500	1		
On Extended Life, Extent : Light, Area Affected : 70%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Temporary Unit, 100 Gallons								
Sanitary Piping								
Cast Iron	10%	Now	$57,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 90%								
Location : Basement Kitchen Area And 1st Floor Rear Side Restrooms								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$79,900	4	$5,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Room B28 - 1 Duplex Set								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

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
Plumbing								
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Third Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$211,000	1-2	$4,200	
Chemical System								
Wet	100%			2029	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 141 - Q**		
Address	: **37-11 21ST AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q141**
Program / Asset #	: **BOE0788.000 / 2530**	**Yr Built/Renovated**	: **1930 / 2013**
Area Sq Ft	: **119,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **810** **Lot** : **1**	**BIN**	: **4016102**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$199,400
Interior Architecture	$6,823,600	$74,500
Electrical	$747,600	$2,820,100
Mechanical	$1,143,000	$2,168,300
Site Pavements	$173,800	
Total	**$8,888,000**	**$5,262,200**
Importance Code A		$252,000
Importance Code B	$8,824,500	$5,010,200
Importance Code C	$63,500	
Total	**$8,888,000**	**$5,262,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,000	$10,300	$14,000	
Interior Architecture	$139,700	$3,300	$4,400	$10,000
Electrical	$5,100	$76,300	$11,400	$13,300
Mechanical	$24,200	$23,500	$28,500	$20,700
Site Enclosure	$17,600			
Site Pavements	$4,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$227,400**	**$120,600**	**$65,600**	**$51,300**
Importance Code A	$40,800	$22,400	$25,800	$11,800
Importance Code B	$83,900	$98,200	$39,800	$39,500
Importance Code C	$102,700			
Total	**$227,400**	**$120,600**	**$65,600**	**$51,300**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,500	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,500	
Masonry: Brick	55%			LIFE	* *	5	$82,400	
Masonry: Brick Cavity	25%			LIFE	* *	5	$37,400	
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Granite Panels	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	4%	Now	$11,400	2049	* *	5	$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Aluminum	96%			2049	* *	5	$28,000	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$8,400	
Masonry: Brick	90%			LIFE	* *	5	$12,200	
Metal Rail	2%			2046	* *	5-10	$4,900	
Roof								
Copper/Terne	5%			2048	* *	10	$10,300	
Modified Bitumen	95%	2-4	$17,600	2041	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$38,900	
Ceramic Tile	5%			2042	* *	5	$8,900	
Terrazzo	10%	2-4	$34,100	LIFE	* *	5	$13,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Corridor								
Vinyl Tile	20%			2038	* *	3	$13,300	
Vinyl Tile 9" X 9"	45%	Now	$131,100	2028	$6,554,800	3	$30,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Wood	10%			2061	* *	5	$33,400	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Interior								
Interior Walls								
Ceramic Tile	6%			2042	* *	5	$9,800	
Masonry: Brick	10%	Now	$63,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Marble Panels	2%	Now	$29,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Plaster	57%	0-2	$46,200	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Bulkhead								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$14,700	2038	* *	5	$4,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
AcousTileConcealSpLn	3%			2038	* *	5	$6,700	
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,600	
Metal Panel	5%	2-4	$6,000	LIFE	* *	5	$11,100	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Basement Corridor And Kitchen								
Plaster	67%	Now	$74,200	LIFE	* *	5	$74,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stiar Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2043	* *			
Iron Picket	80%	2-4	$17,600	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$98,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$3,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Masonry: Granite	10%	0-2	$800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Steps								
Activity Yard								
Asphalt	100%	0-2	$75,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Vertical Section								
Molded Case Bkrs	70%			2033	$186,400	5	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Knife Sw	35%	2-4	$85,800	2058	* *	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 3rd, 4th Floors And Basement								
Molded Case Bkrs	40%			2032	$98,100	5	$1,300	
Molded Case Bkrs	15%			2049	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$210,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Thermoplastic	25%			2033	$87,500	1		
Motor Controllers								
Locally Mounted	60%			2046	* *	5	$500	
Locally Mounted	40%			2031	$74,300	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	97%			2033	$1,761,900	10	$105,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2028	$33,800	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Chandeliers With Incandescent Bulbs								
LED	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Service	25%			2028	$18,800	1		
Emergency, Battery	25%			2028	$51,100	10	$7,200	
Exit, Battery	50%			2028	$86,300	10	$4,000	
Exterior Lighting								
LED	25%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	50%			2033	$114,400	1	$22,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2033	$114,400	1	$22,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$314,300	2043	* *	1-3	$66,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$117,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$4,900	2033	$97,600			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump								
Steam Piping/Pump	90%			2033	$878,200			
Terminal Devices								
Air Handler	20%			2028	$458,600	1	$14,700	
Convector/Radiator	80%			2031	$797,100	1	$30,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$277,000	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,400	
Exhaust Fans								
Interior	60%			2028	$324,300	2	$2,200	
Roof	10%			2028	$23,600	2	$400	
Roof	30%			2041	* *	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$311,100	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 75 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement To 1st Floor								
Explanation : 1 Freight Unit								
No Component	90%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$84,300	1-2	$1,700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 142 - BK**		
Address	: **610 HENRY STREET @ COLES ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K142**
Program / Asset #	: **BOE0446.000 / 2622**	**Yr Built/Renovated**	: **1903 / 2011**
Area Sq Ft	: **138,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **369** **Lot** : **1**	**BIN**	: **3336036**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$877,000	$451,600
Interior Architecture	$1,377,100	$1,404,300
Electrical	$210,200	$2,712,100
Mechanical	$374,700	$9,176,700
Total	**$2,839,000**	**$13,744,600**
Importance Code A	$877,000	$1,735,900
Importance Code B	$1,470,500	$12,008,800
Importance Code C	$491,500	
Total	**$2,839,000**	**$13,744,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,300			$25,300
Interior Architecture	$151,100	$34,500		$21,900
Electrical	$12,900	$15,900	$12,900	$56,700
Mechanical	$68,300	$22,300	$33,700	$149,800
Site Enclosure	$40,300			
Site Pavements	$77,500			
Total	**$397,400**	**$72,700**	**$46,600**	**$253,700**
Importance Code A	$68,100	$13,700	$13,700	$39,300
Importance Code B	$253,200	$56,700	$32,900	$214,500
Importance Code C	$76,000	$2,400		
Total	**$397,400**	**$72,700**	**$46,600**	**$253,700**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	$194,600	LIFE	* *	5	$298,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North And East Facades								
Cement - Fiber Panel	10%			2040	* *	10	$79,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Appendage								
Explanation : Exterior Hardie Board								
Masonry: Brick Cavity	60%			LIFE	* *	5	$152,900	
Masonry: Granite	5%			LIFE	* *	5	$9,600	
Masonry: Limestone	10%	4+	$205,500	LIFE	* *	5	$19,100	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Window Sills. Rear And Side Facades								
Windows								
Aluminum	100%	Now	$341,000	2043	* *	5	$11,600	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,200	
Open Joints, Extent : Light, Area Affected : 10%								
Location : Throughout Main Roof								
Masonry: Brick	55%			LIFE	* *	5	$10,100	
Masonry: Brick Cavity	25%	Now	$47,300	LIFE	* *	5	$4,600	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Interior Parapet Wall								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Interior Parapet Wall								
Metal Panel	5%			2045	* *	5	$3,600	
Metal Rail	5%			2040	* *	5-10	$16,600	
Roof								
Built-Up (BUR)	95%	Now	$56,200	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Corridor								
Copper/Terne	5%			2050	* *	10	$12,400	
Soffits								
Stucco Cement	100%			2040	* *	5	$2,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$36,000	LIFE	* *	5	$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Areas								
Ceramic Tile	7%	Now	$41,700	2044	* *	5	$7,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Bathroom								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	3%			LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Treads								
Quarry Tile	3%			2040	* *	5	$9,300	
Sheet Vinyl/Rubber	2%			2043	* *	5	$6,200	
Terrazzo	5%	Now	$19,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	20%	0-2	$116,800	2035	$1,168,300	3	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms And Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	35%	Now	$591,900	2045	* *	3	$27,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms And Corridors								
Wood	15%			2063	* *	5	$58,100	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$36,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room And Fan Room								
Ceramic Tile	5%	Now	$106,100	2038	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Old Bathrooms								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Old Bathrooms								
Folding Partition	1%			2043	* *	5	$4,700	
Glass: Special Gauge	3%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell Enclosure								
Explanation : Safety Glass And Metal Cage Enclosure								
Masonry: Brick	10%	Now	$183,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	55%	Now	$129,000	LIFE	* *	5	$31,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	21%	0-2	$72,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%	Now	$6,800	2040	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
AcousTileConcealSpLn	15%	Now	$10,200	2040	* *	5	$19,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	3%			2040	* *	5	$6,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2035	$164,900			
Plaster	55%	Now	$176,900	LIFE	* *	5	$71,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms And Stairs To Roof Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridor								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$24,600	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Broken Brackets And Gates								
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$15,700	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Cheek Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$38,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	95%	0-2	$13,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Cast in Place Concrete	5%	0-2	$1,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Service Entry								
Activity Yard								
Asphalt	95%	0-2	$24,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Schoolyard								
Ponding, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	5%			2035	$30,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 1,200 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	20%			2055	* *	5	$100	
Molded Case Bkrs	80%			2035	$239,700	5	$2,900	
Raceway								
Conduit	60%			2055	* *	1		
Conduit	40%			2035	$118,300	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$300	
Molded Case Bkrs	90%			2051	* *	5	$3,300	
Wiring								
Braided Cloth	30%			2034	$122,700	1		
Thermoplastic	70%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	75%			2035	$1,579,800	10	$94,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2035	$63,200	10	$3,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2030	$78,300	2	$100	
LED	20%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$118,600	10	$16,700	
Exit, LED	30%			2070	* *	1		
Exit, Battery	20%			2030	$40,000	10	$1,900	
Exterior Lighting								
HID	20%			2030	$131,900	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$132,600	1	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2043	* *	1	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Indoor And Outdoor								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$85,000	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$324,200	5	$42,800	
Conversion Equipment								
Steam Boiler	15%	Now	$9,200	2033	$184,800	1	$18,500	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : Boiler No.3, Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three Boiler Units								
Steam Boiler	85%			2033	$1,046,900	1	$116,200	
Distribution								
Steam Piping/Pump	100%	0-2	$22,600	2035	$1,131,600			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2035	$531,800	1	$17,100	
Convector/Radiator	80%			2040	* *	1	$35,700	
Controls								
Pneumatic	5%	Now	$6,800	2033	$136,500			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : The Temperature Control System Is Out Of Service.								
Pneumatic	95%			2033	$2,594,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$374,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,000	
Exhaust Fans								
Interior	90%			2035	$564,000	2	$3,800	
Roof	10%			2030	$27,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2035	$1,724,100	1		
Brass/Copper	5%	Now	$1,800	2045	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 20%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

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
Plumbing								
HW Heat Exchanger								
Steam Fired	50%			2035	$341,600	4	$10,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Of 2 Units Is In Operation								
Steam Fired	50%			2035	$341,600	4	$10,200	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$28,300	4	$2,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : The Heat Exchanger Is Using As Storage Tank								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$195,400	1-2	$3,900	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 25 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 149 - BX**		
Address	: **360 EAST 145 STREET BTWN: WILLIS AVE., 3 AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X149**
Program / Asset #	: **BOE0286.000 / 384**	**Yr Built/Renovated**	: **1958 / 2022**
Area Sq Ft	: **133,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2306** **Lot** : **54**	**BIN**	: **2097038**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$282,400	$1,837,500
Interior Architecture	$8,751,200	$399,500
Electrical	$662,200	$1,304,300
Mechanical	$1,053,700	$7,948,600
Total	**$10,749,500**	**$11,489,800**
Importance Code A	$282,400	$1,890,100
Importance Code B	$10,376,400	$9,545,000
Importance Code C	$90,800	$54,700
Total	**$10,749,500**	**$11,489,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,200		$81,600	
Interior Architecture	$82,000	$3,000	$15,500	$7,500
Electrical	$19,400	$14,000	$36,800	$12,400
Mechanical	$57,100	$5,000	$52,400	$11,600
Site Enclosure	$31,500			
Site Pavements	$42,900			
Total	**$271,200**	**$22,000**	**$186,300**	**$31,500**
Importance Code A	$38,200		$81,900	
Importance Code B	$193,900	$22,000	$104,400	$31,500
Importance Code C	$39,100			
Total	**$271,200**	**$22,000**	**$186,300**	**$31,500**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$163,500	
Metal Panel	10%			2044	* *	5-10	$124,900	
Windows								
Aluminum	100%	2-4	$282,400	2042	* *	5	$28,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$20,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : All Facades Of Main Roof								
Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
Location : All Facades								
Masonry: Limestone	10%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	40%			2039	* *	10	$47,500	
IRMA/Protected Membrane	55%	4+	$31,700	2034	$1,583,100			
Insul Deter/Miss, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Metal Panel	3%			2047	* *	10	$6,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Bulkhead At Stair 3								
Skylight, Metal/Glass	2%			2054	* *	10	$7,900	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$21,900	
Ceramic Tile	3%			2043	* *	5	$6,000	
Mosaic Tile	2%			2047	* *	5	$10,000	
Poured Epoxy/Resin	3%			2032	$344,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	3%	0-2	$28,800	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stone Stair Treads And Nosings In Main Lobby/1st Floor								
Vinyl Tile	30%	Now	$34,000	2039	* *	3	$22,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	47%			2029	$7,711,200	3	$35,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	5%	Now	$367,100	2062	* *	5	$9,400	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Wood	2%			2069	* *	5	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$15,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,100	
Marble Panels	5%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
Plaster	60%	Now	$90,800	LIFE	* *	5	$54,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Room C8 And C16								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Interior								
Ceilings								
AcousTile,Adhered	30%	2-4	$582,100	2047	* *	5	$29,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout All Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Exposed Struc: Concrete	55%			LIFE	* *	5	$16,900	
Metal Panel	5%	4+	$6,700	LIFE	* *	5	$12,300	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Plaster	10%			LIFE	* *	5	$12,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%	4+	$31,500	2069	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Along East 145th Street								
Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Along East 145th Street								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$42,900	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	70%			2043	* *			
Cast in Place Concrete	28%			2047	* *			
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Pavers/Stone	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$299,600	5	$3,500	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Under 600 Volts								
Raceway								
Conduit	70%			2034	$207,000	1		
Conduit	30%			2044	* *	1		
Panelboards								
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	89%			2033	$272,800	5	$3,100	
Molded Case Bkrs	10%			2042	* *	5	$400	
Wiring								
Braided Cloth	70%			2033	$286,400	1		
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$117,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2039	* *	10	$12,800	
Exit, Service	5%			2029	$2,900	1		
Exit, Battery	45%			2039	* *	10	$4,000	
Exterior Lighting								
HID	10%	Now	$6,400	2029	$63,500			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%								
Location : Third Floor Storage Room								
No Component	90%							
Alarm								
Security System								
Generic	50%			2029	$127,800	1	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$351,300	1-3	$82,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Electric Heating For Make-up Unit Serving Science Room								
Fuel Oil No 2	99%	2-4	$6,200	2034	$309,400	5	$20,400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement - Oil Tank Rooms - Corroded Tank Supports								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Rooms								
Explanation : Two Tanks 10,000 Gallons Each. Currently Used For Temporary Boilers. According To Custodial Staff, Existing Tanks Will Remain For New Boilers.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Temporary Boiler Provides Steam To The Building								
Distribution								
Steam Piping/Pump	100%	Now	$54,500	2034	$1,090,600			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Room C16								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	5%			2029	$128,100	1	$4,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room - 2 Blowers With Steam Coils Serving Cafeteria And Kitchen								
Air Handler	1%			2034	$25,600	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Make-up Air Unit With Electric Heating For Science Room								
Convector/Radiator	82%			2032	$913,200	1	$35,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	12%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium								
Explanation : Blowers With Steam And Refrigerant Coils, Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2032	$2,632,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Air Conditioning								
Conversion Equipment								
Split Unit	1%			2034	$32,300			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 228, Telephone Room C14								
Split Unit	8%	Now	$51,700	2042	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior - Various Condensing Units With Faulty Components								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Kitchen Serveries, Library								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Kitchen Serveries, Library								
Window/Wall Unit	37%			2029	$190,900	1		
Window/Wall Unit	37%			2032	$190,900	1		
Window/Wall Unit	5%			2027	$25,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	12%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium								
Explanation : Refer To Heat Rejection And Terminal Devices								
Terminal Devices								
Air Handler/Dir Expansion	12%			2029	$275,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And 2nd Floor Fan Rooms - Original Blowers Retrofitted With Refrigerant Coils, Serving Auditorium And Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 2nd Floor Fan Rooms								
Explanation : 2 Blowers With Steam And Refrigerant Coils								
No Component	88%							
Heat Rejection								
Air Cooled Condenser Unit	12%			2039	* *	2	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : 5 Air Cooled Condensing Units Serving Auditorium And Gymnasium								
No Component	88%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,200	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Ventilation								
Exhaust Fans								
Interior	20%			2029	$120,800	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And 2nd Floor Fan Rooms								
Roof	78%			2029	$206,100	2	$3,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Roof	2%			2034	$5,300	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : For Science Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2034	$1,714,100	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Galvanized Steel	2%	Now	$34,800	2054	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement Water / Sprinkler Room - Water Main Section Upstream Main Isolation Valve								
Water Heater With Tanks								
Electric	15%			2029	$7,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closer 312								
Explanation : One Unit 120 Gallons, For Science Rooms								
Under Construction	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 120 Gallon Temporary Electric Unit Waiting To Be Connected To The System								
HW Heat Exchanger								
Steam Fired	100%			2034	$658,500	4	$13,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	95%			2029	$25,900	4	$2,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Submersible	5%			2027	$200	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Simplex Set								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 20%								
Location : 1st And 2nd Floor Boys And Girls Toilets								
Tankless Water Heater(POU)								
Gas Fired	25%			2027	$8,300	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - Kitchen Water Heater								
No Component	75%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2034	$376,700	1-2	$7,500	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.**		
Address	: **63-55 102ND STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q157**
Program / Asset #	: **BOE0804.000 / 1527**	**Yr Built/Renovated**	: **1948 / 2011**
Area Sq Ft	: **160,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **2126** **Lot** : **14**	**BIN**	: **4051190**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,018,600	$2,844,000
Interior Architecture	$377,700	$5,001,900
Electrical		$704,300
Mechanical	$111,100	$5,206,900
Site Pavements	$62,600	$300,000
Total	**$1,569,900**	**$14,057,100**
Importance Code A	$1,090,000	$2,844,000
Importance Code B	$336,500	$11,213,100
Importance Code C	$143,400	
Total	**$1,569,900**	**$14,057,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,700		$21,900	
Interior Architecture	$128,800		$2,800	$22,100
Electrical	$26,500	$15,200	$18,500	$15,000
Mechanical	$26,300	$26,800	$39,900	$26,800
Site Enclosure	$6,600			
Site Pavements	$12,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$249,700**	**$49,200**	**$90,400**	**$71,100**
Importance Code A	$41,700	$15,800	$37,800	$15,800
Importance Code B	$166,700	$33,400	$49,800	$55,200
Importance Code C	$41,300		$2,800	
Total	**$249,700**	**$49,200**	**$90,400**	**$71,100**

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.*

DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.
Asset # : 1527

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$117,800	
Masonry: Brick	80%			LIFE	* *	5	$188,400	
Masonry: Limestone	5%	Now	$9,500	LIFE	* *	5	$4,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Inside Corner Of Building On 64th Avenue								
Metal Panel	2%			2046	* *	5-10	$16,200	
Slate Panels	3%			LIFE	* *	5	$5,300	
Windows								
Aluminum	65%			2044	* *	5	$43,900	
Aluminum w/ Guards	35%			2052	* *	5	$23,600	
Parapets								
Masonry: Brick	80%	0-2	$327,300	LIFE	* *	5	$12,600	
Efflorescence, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Masonry: Limestone	10%			LIFE	* *	5-10	$19,200	
Metal Rail	10%			2041	* *	5-10	$28,500	
Roof								
Copper/Terne	3%			2051	* *	10	$10,100	
Metal Panel	2%			2041	* *	10	$5,000	
Single Ply Membrane	95%	Now	$538,200	2036	$2,690,900			
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Blisters, Extent : Severe, Area Affected : 5%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Throughout Roofs								
Explanation : Solar Panels Installed								
Soffits								
Plaster	100%	2-4	$500	LIFE	* *	5	$200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Activity Area								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.

Asset # : 1527

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
Interior								
Floors								
Carpet	2%			2032	$75,400	3	$8,300	
Cast in Place Concrete	5%			LIFE	* *	5	$45,500	
Ceramic Tile	3%	Now	$7,200	2039	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Sheet Vinyl/Rubber	3%	4+	$8,400	2036	$418,100	5	$4,700	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%	4+	$19,900	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	77%	2-4	$90,600	2036	$4,531,600	3	$60,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%			2051	* *	5	$19,500	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$5,600	
Masonry: Brick	5%	Now	$91,800	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Marble Panels	2%			LIFE	* *	10	$1,500	
Plaster	55%	Now	$51,600	LIFE	* *	5	$31,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Kitchen								
SGFT/Glazed Masonry	35%			LIFE	* *	10	$32,900	
Ceilings								
AcousTile,Adhered	35%			2041	* *	5	$83,600	
AcousTileSusp.Lay-In	5%	2-4	$10,200	2041	* *	5	$6,000	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$59,700	
Exposed Struc: Steel	5%			LIFE	* *	10	$23,900	
Plaster	35%			LIFE	* *	5-10	$143,700	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2046	* *			
Iron Picket	2%	2-4	$400	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			

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DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.
Asset # : 1527

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$6,300	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Along 64th Avenue, 64th Avenue And Yellowstone								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Below Iron Picket								
Explanation : Caulking Deteriorated								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$62,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	60%	Now	$3,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	35%	4+	$3,100	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 64th Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Steps At Front								
Explanation : Broken Pavers At Steps Near Railing								
Activity Yard								
Asphalt	75%			2039	* *			
Rubber Matting	25%	0-2	$6,000	2036	$300,000			
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Boiler Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Photovoltaic Panel(s)	20%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Boiler Room								
Explanation : Solar Generation Rated At 700 Amperes Inside A Service Switch Rated At 800 Amperes								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.
Asset # : 1527

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
Under 600 Volts								
Transformers								
Dry Type	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Electrical Room In Boiler Room								
Explanation : 225 Kva Rated Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Boiler Room								
Explanation : 4 Vertical Sections								
Raceway								
Conduit	85%			2036	$251,400	1		
Conduit	10%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$200	
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	90%			2052	* *	5	$3,800	
Wiring								
Braided Cloth	65%			2035	$265,900	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2056	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main In Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	22%			2036	$22,200	1		
Emergency, Battery	30%			2036	$82,500	10	$11,600	
Exit/Emergency Light Combo	3%			2044	* *			
Exit, Battery	45%	Now	$5,200	2036	$104,500			
Not Functioning, Extent : Light, Area Affected : 5%								
Location : Staircase E/basement And Various Locations								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								

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.*

DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.
Asset # : 1527

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
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	$1,200	2071	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Chimney								
Explanation : Terminal Rod Damaged								
Alarm								
Security System								
Generic	50%			2044	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Camera System								
Generic	50%	Now	$3,100	2044	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System - Communication Failure								
Fire/Smoke Detection								
Generic, Digital	99%			2044	* *	1-3	$97,600	
Generic, Digital	1%	Now	$800	2044	* *	1-3	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Smoke Detector Not Operational								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$71,400	2049	* *	1	$142,600	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Boiler 1 Needs To Be Retubed								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Sensor On Boiler 3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2056	* *			
Terminal Devices								
Air Handler	25%			2036	$770,800	1	$24,700	
Convector/Radiator	75%			2041	* *	1	$38,800	
Controls								
Pneumatic	100%			2034	$3,166,400			
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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.

Asset # : 1527

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
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$194,500			
Window/Wall Unit	70%			2034	$434,500	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$141,300	
Exhaust Fans								
Interior	80%			2036	$581,300	2	$3,900	
Roof	20%			2041	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,400	
Backflow Preventer								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Water Main Near Boiler Room								
Generic	50%			2041	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Room Accessed Outside In Yard								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 157 - Q STEPHEN A. HALSEY J.H.S.

Asset # : 1527

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 158 - Q**		
Address	: **46-35 OCEANIA STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q158**
Program / Asset #	: **BOE0805.000 / 1528**	**Yr Built/Renovated**	: **1955 / 2000**
Area Sq Ft	: **137,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7312** **Lot** : **1**	**BIN**	: **4438325**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$293,000	$1,582,700
Interior Architecture	$13,508,000	$74,700
Electrical	$1,526,500	$684,300
Mechanical	$880,900	$1,700,200
Site Pavements	$374,300	
Total	**$16,582,700**	**$4,041,900**
Importance Code A	$555,400	$1,630,100
Importance Code B	$16,027,300	$2,411,800
Total	**$16,582,700**	**$4,041,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$29,300	$24,400	
Interior Architecture	$11,900	$20,600		$19,300
Electrical	$67,300	$38,500	$13,000	$12,800
Mechanical	$30,300	$59,100	$87,700	$21,300
Site Enclosure	$3,700			
Site Pavements	$72,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$192,800**	**$154,700**	**$132,200**	**$60,500**
Importance Code A		$44,200	$38,900	$14,600
Importance Code B	$114,100	$110,600	$93,300	$46,000
Importance Code C	$78,700			
Total	**$192,800**	**$154,700**	**$132,200**	**$60,500**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	94%			LIFE	* *	5	$117,700	
Metal Panel	4%			2053	* *	5-10	$34,400	
Pre-Cast Concrete	2%			LIFE	* *	5	$8,100	
Windows								
Aluminum	98%			2049	* *	5	$48,700	
Metal Louvers	2%			2042	* *	10	$6,200	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$4,100	
Metal Rail	10%			2046	* *	5-10	$8,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,500	
Roof								
Built-Up (BUR)	80%	2-4	$293,000	2033	$1,465,000			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Near Stair D And E								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 310, Stair I, Stair J								
Copper/Terne	5%			2061	* *	10	$19,200	
Modified Bitumen	13%			2038	* *	10	$19,900	
Skylight, Metal/Glass	2%			2043	* *	10	$10,200	
Soffits								
Stucco Cement	100%			2046	* *	5	$3,700	
Interior								
Floors								
Cast in Place Concrete	10%	4+	$191,600	LIFE	* *	5	$48,100	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$11,000	
Terrazzo	5%			LIFE	* *	5	$8,600	
Vinyl Tile 9" X 9"	70%	Now	$630,600	2028	$12,611,400	3	$57,800	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Corridors								
Wood	10%			2048	* *	5	$41,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$12,800	
Folding Partition	3%			2041	* *	5	$19,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	62%			LIFE	* *	5	$47,800	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2046	* *	5	$62,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Plaster	60%	4+	$74,400	LIFE	* *	5	$74,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rooms 310								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%			2068	* *			
Retaining Walls								
Cast in Place Concrete	60%			2053	* *			
Masonry: Brick	40%	Now	$3,700	2053	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
Location : Main Entry By Steps, Steps At Exit 9								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$374,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 47th Avenue Sidewalk								
Tripping Hazard, Extent : Moderate, Area Affected : 30%								
Location : Oceania Street And 47th Avenue								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Oceania Street And 47th Avenue								
Explanation : Various Tree Roots Are Lifting The Sidewalks Creating Tripping Hazards								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$36,000	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk Ways								
Masonry: Granite	10%	4+	$36,300	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Exit 9								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Exit 9								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$47,400	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	* *	5	$200	
Fused Knife Sw	70%	2-4	$209,700	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	80%			2033	$236,600	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Fused Knife Sw	10%	2-4	$30,700	2058	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	70%			2032	$214,600	5	$2,500	
Molded Case Bkrs	10%			2049	* *	5	$400	
Wiring								
Braided Cloth	80%	2-4	$327,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$132,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%	Now	$22,400	2038	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Explanation : Can Not Change Lamps Inaccessible								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	$126,300	10	$17,700	
Exit, Battery	50%			2028	$106,600	10	$5,000	
Exterior Lighting								
HID	20%			2028	$130,900	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$131,700	1	$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2041	* *	1	$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$361,900	1-3	$84,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$45,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Biofuel								
Conversion Equipment								
Steam Boiler	100%	0-2	$262,400	2038	* *	1	$131,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : No. 2 And 3 Boilers Leaking Oil And Water								
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : No. 2 Boiler. Defective Motor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$60,300	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Steam From Return Line Leaking At Basement.								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Heating								
Terminal Devices								
Air Handler	30%			2033	$849,700	1	$27,300	
Convector/Radiator	70%			2038	* *	1	$33,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	1%			2033	$35,700			
Window/Wall Unit	30%	0-2	$8,600	2028	$171,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 5 Percent Is Not Working. Various Locations								
No Component	69%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$191,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,000	
Exhaust Fans								
Interior	58%			2028	$387,200	2	$2,600	
Roof	42%			2033	$122,700	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	86%			2028	$15,000	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Gas Fired	14%			2033	$2,400	2		
HW Heat Exchanger								
Steam Fired	100%			2033	$727,800	4	$14,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$15,100	2033	$30,100	4	$3,100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

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
Vertical Transport								
Elevators								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement To Ground								
Explanation : 1 Inoperable Unit								
No Component	80%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$2,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 167 - M**		
Address	: **220 EAST 76 STREET BTWN 2ND AVE - 3RD AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M167**
Program / Asset #	: **BOE0102.000 / 1653**	**Yr Built/Renovated**	: **1956 / 2010**
Area Sq Ft	: **157,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **1430** **Lot** : **5**	**BIN**	: **1044058**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$196,400	$122,600
Interior Architecture	$6,823,400	$4,853,800
Electrical	$626,500	$1,111,700
Mechanical	$719,200	$6,276,600
Site Enclosure	$53,600	
Site Pavements		$396,000
Total	**$8,419,100**	**$12,760,700**
Importance Code A	$196,400	$122,600
Importance Code B	$7,063,400	$11,902,500
Importance Code C	$1,159,300	$735,700
Total	**$8,419,100**	**$12,760,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,000	$17,900		
Interior Architecture	$75,700	$3,500		$23,600
Electrical	$19,700	$23,600	$16,100	$14,700
Mechanical	$52,200	$79,000	$46,400	$23,200
Site Enclosure	$29,600			
Site Pavements	$68,400			
Total	**$265,600**	**$124,000**	**$62,500**	**$61,400**
Importance Code A	$48,100	$33,800	$15,500	$15,500
Importance Code B	$163,000	$90,300	$46,900	$45,900
Importance Code C	$54,500			
Total	**$265,600**	**$124,000**	**$62,500**	**$61,400**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$122,600	
Masonry: Limestone	3%			LIFE	* *	5	$3,100	
Metal Panel	7%			2043	* *	5-10	$65,500	
Windows								
Aluminum	99%	Now	$97,200	2041	* *	5	$10,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Steel	1%	Now	$15,500	2058	* *	5	$1,300	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$3,900	
Masonry: Limestone	5%			LIFE	* *	5	$300	
Roof								
Metal Panel	5%			2046	* *	10	$9,600	
Modified Bitumen	95%			2038	* *	10	$99,300	
Soffits								
Stucco Cement	100%	4+	$4,600	2038	* *	5	$1,300	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,800	
Ceramic Tile	3%	2-4	$81,800	2036	$408,800	5	$3,500	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Toilets Throughout And Kitchen								
Sheet Vinyl/Rubber	2%			2038	* *	5	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$3,700	
Vinyl Tile	55%	Now	$183,600	2033	$3,672,500	3	$48,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$4,832,700	2043	* *	3	$22,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	8%	4+	$230,700	2048	* *	5	$17,700	
Deteriorated Finish, Extent : Light, Area Affected : 45%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	Now	$52,800	2036	$527,700	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	45%	Now	$676,200	LIFE	* *	5	$56,200	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Throughout								
Folding Partition	3%	Now	$265,700	2041	* *	5	$11,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Gymnasium								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Glass Block	2%	Now	$111,000	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Locker Rooms								
Marble Panels	2%			LIFE	* *			
Plaster	10%	Now	$38,900	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen, Exits And Throughout								
SGFT/Glazed Masonry	30%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$389,000	2038	* *	5	$29,500	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5	$20,300	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$188,500			
Plaster	10%	Now	$36,800	LIFE	* *	5	$14,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Exits Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%	0-2	$53,600	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Iron Picket	25%	0-2	$4,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$24,700	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Rear Yard								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$33,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Rear Yard								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Site Pavements								
Parking/Driveway								
Asphalt	90%	Now	$7,600	2036	$151,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	10%	Now	$500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Rear Gate								
Activity Yard								
Asphalt	100%	Now	$24,400	2036	$244,300			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	
Raceway								
Conduit	90%			2033	$266,200	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	1%			2032	$3,100	5		
Fused Knife Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	70%			2049	* *	5	$2,900	
Molded Case Bkrs	24%			2032	$73,600	5	$1,000	
Wiring								
Braided Cloth	50%			2032	$204,600	1		
Thermoplastic	20%			2053	* *	1		
Thermoplastic	30%			2033	$122,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$135,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2038	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Lobby								
LED	5%	Now	$4,500	2038	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Fixtures Not Operational								
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$107,900	10	$15,200	
Exit, Battery	50%			2038	* *	10	$5,300	
Exterior Lighting								
HID	10%			2028	$75,000	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2033	$150,900	1	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$414,700	1-3	$96,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$373,800	5	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : Two Tanks 10,000 Gallons Each								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$28,000	2038	* *	1	$139,900	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Vacuum Pump In The Basement One Of Two								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%	Now	$64,400	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%	Now	$12,100	2033	$605,100	1	$17,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mechanical Room Unit Serving The Cafeteria								
Convector/Radiator	80%			2038	* *	1	$40,600	
Controls								
Pneumatic	100%			2031	$3,107,000			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2033	$763,500			
Window/Wall Unit	80%			2028	$487,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,500	
Exhaust Fans								
Interior	40%	Now	$5,700	2033	$285,200	2	$1,500	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Flexible Connections At Fan								
Roof	60%			2033	$187,200	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$777,400	4	$15,500	
Sanitary Piping								
Cast Iron	100%	Now	$101,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Basement Floor Drains								
Corroded, Extent : Severe, Area Affected : 80%								
Location : Kitchen Grease Traps, Both Damaged And 1 Of 2 Cannot Be Used.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$32,200	4	$3,300	
Backflow Preventer								
Generic	100%			2038	* *	1	$9,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$66,300	2033	$66,300	2	$2,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Units In The Basement, One Is For The Kitchen								
Hot Water Storage Tank								
Generic	100%			2028	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Storage Tanks - 300 Gallons Each, One For Each Burner. Quantity 2.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$111,200	1-2	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 168 - Q**		
Address	: **158-40 76 ROAD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q168**
Program / Asset #	: **BOE0813.000 / 2853**	**Yr Built/Renovated**	: **1953 / 2013**
Area Sq Ft	: **121,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **6826** **Lot** : **1**	**BIN**	: **4147847**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$282,000	$2,623,400
Interior Architecture	$980,400	
Electrical	$386,100	$180,400
Mechanical	$1,670,800	$2,484,700
Site Enclosure	$97,600	
Site Pavements		$501,900
Total	**$3,416,900**	**$5,790,300**
Importance Code A	$282,000	$2,623,400
Importance Code B	$2,963,800	$3,167,000
Importance Code C	$171,100	
Total	**$3,416,900**	**$5,790,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$12,700		
Interior Architecture	$103,400	$200	$10,500	
Electrical	$11,500	$26,500	$14,900	$11,300
Mechanical	$22,400	$46,500	$33,800	$22,100
Site Enclosure	$14,100			
Site Pavements	$20,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$178,800**	**$93,200**	**$66,400**	**$40,600**
Importance Code A	$12,000	$24,900	$12,000	$12,000
Importance Code B	$121,200	$68,200	$54,500	$28,600
Importance Code C	$45,600			
Total	**$178,800**	**$93,200**	**$66,400**	**$40,600**

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$1,700	
Masonry: Brick Cavity	80%			LIFE	* *	5	$44,200	
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Pre-Cast Concrete	10%			LIFE	* *	5	$18,000	
Windows								
Aluminum	100%	Now	$282,000	2049	* *	5	$14,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$13,000	
Masonry: Limestone	10%			LIFE	* *	5	$1,800	
Roof								
Copper/Terne	5%			2061	* *	10	$15,900	
IRMA/Protected Membrane	82%			2033	$2,519,400	10	$104,000	
Modified Bitumen	10%			2038	* *	10	$12,700	
Skylight, Metal/Glass	3%			2043	* *	10	$12,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$29,300	LIFE	* *	5	$36,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stairs To Cafeteria								
Ceramic Tile	5%			2042	* *	5	$8,400	
Sheet Vinyl/Rubber	4%			2041	* *	5	$10,100	
Terrazzo	5%			LIFE	* *	5	$6,600	
Vinyl Tile	50%			2038	* *	3	$31,500	
Vinyl Tile 9" X 9"	1%			2028	$137,500	3	$600	
Wood	25%	Now	$769,300	2048	* *	5	$39,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$12,000	
Folding Partition	1%	Now	$21,400	2041	* *	5	$3,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Glazed Ceramic Panel	15%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,000	
Plaster	49%	0-2	$73,500	LIFE	* *	5	$44,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	0-2	$27,700	2038	* *	5	$10,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Basement								
AcousTileSusp.Lay-In	5%			2046	* *	5	$8,400	
Exposed Struc: Concrete	65%			LIFE	* *	5	$17,100	
Plaster	20%	0-2	$20,900	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	$14,100	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : 77th Avenue								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : 77th Avenue								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 77th Avenue								
Iron Picket	95%	Now	$97,600	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Front Of Building								
Free Standing Walls								
Cast in Place Concrete	95%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard Handball Court								
Explanation : Handball Court Wall								
Masonry: Brick	5%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,000	2031	$501,900			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 76th Road								
On-Site Walkways								
Asphalt	10%			2042	* *			
Cast in Place Concrete	80%	0-2	$10,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Steps								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	90%			2042	* *			
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	60%			2033	$149,700	1		
Conduit	40%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$15,300	5	$100	
Molded Case Bkrs	10%			2032	$30,700	5	$300	
Molded Case Bkrs	85%			2049	* *	5	$2,700	
Wiring								
Braided Cloth	30%	2-4	$105,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$107,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$14,600	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$173,400	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2041	* *	1	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$74,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$119,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 New Units.								
Distribution								
Steam Piping/Pump	100%			2033	$992,200			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$93,300	2028	$466,300	1	$13,500	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Units For Auditorium And Gymnasium								
Obsolete Equipment, Extent : Severe, Area Affected : 30%								
Location : Unit For Auditorium.								
Convector/Radiator	80%			2031	$810,500	1	$31,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2028	$91,400	1	$2,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Window/Wall Unit	70%			2028	$328,600	1		
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	$141,700	1	$2,000	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2028	$24,400	2	$4,200	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,500	
Exhaust Fans								
Interior	100%			2028	$549,500	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$316,300	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 275 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	0-2	$3,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$24,800	4	$2,600	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$64,900	4	$4,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$7,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$171,300	1-2	$3,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 172 - Q**
Address : **81-14 257 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0816.000 / 1536**
Area Sq Ft : **134,000**
Date of Survey : **05-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8731** **Lot** : **4**

Agency's Number : **Q172**
Yr Built/Renovated : **1954 / 2005**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4178464**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$839,200	$116,400
Interior Architecture	$4,389,800	$1,328,500
Electrical	$924,900	$355,700
Mechanical	$774,200	$2,555,400
Total	**$6,928,000**	**$4,356,000**
Importance Code A	$903,400	$1,399,500
Importance Code B	$6,024,600	$2,249,100
Importance Code C		$707,400
Total	**$6,928,000**	**$4,356,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,400	$11,500		
Interior Architecture		$12,200	$14,800	$16,100
Electrical	$15,700	$33,000	$14,200	$12,500
Mechanical	$42,600	$60,600	$32,900	$20,900
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$68,800**	**$124,500**	**$69,100**	**$56,700**
Importance Code A	$3,400	$26,000	$14,200	$14,200
Importance Code B	$65,500	$98,500	$45,400	$42,500
Importance Code C			$9,400	
Total	**$68,800**	**$124,500**	**$69,100**	**$56,700**

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$116,400	
Window Wall	5%			2053	* *	5	$23,000	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Exterior Facade								
Explanation : Kalwall With Window System								
Windows								
Aluminum	100%	Now	$711,800	2049	* *	5	$24,300	
Hardware Missing, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads, Kalwall System, Main Entrance								
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$2,800	
Metal Rail	30%			2046	* *	5-10	$25,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	85%			2038	* *	10	$127,400	
Metal Panel	5%			2046	* *	10	$13,700	
Modified Bitumen	10%	4+	$3,400	2038	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Cafeteria Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$7,400	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 257th Street Entrance								
Interior								
Floors								
Ceramic Tile	5%			2036	$621,200	5	$10,800	
Terrazzo	2%			LIFE	* *	5	$3,400	
Vinyl Tile	20%			2038	* *	3	$16,100	
Vinyl Tile 9" X 9"	60%	0-2	$4,229,200	2043	* *	3	$48,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	13%			2061	* *	5	$52,500	
Interior Walls								
Ceramic Tile	5%			2036	$707,400	5	$12,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,000	
Folding Partition	3%			2049	* *	5	$18,800	
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$7,500	
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$37,700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	2%			LIFE	* *	5	$20,100	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$160,500	2038	* *	5	$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
AcousTileConcealSpLn	10%			2038	* *	5	$24,400	
Exposed Struc: Concrete	50%			LIFE	* *	5	$15,200	
Plaster	15%			LIFE	* *	5	$18,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	80%			2053	* *			
Masonry: Fieldstone	20%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	70%			2033	$207,000	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$15,300	5	$200	
Fused Knife Sw	1%	2-4	$3,100	2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Obsolete Equipment								
Molded Case Bkrs	94%			2049	* *	5	$3,300	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

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
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	$122,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$700	
Locally Mounted	20%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$123,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Storage Room And Mechanical Room								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$17,400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$64,000	10		
LED	10%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$257,600	1	$50,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$353,900	1-3	$82,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm Panel Alarm Bells, And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$342,300	5	$44,500	

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$64,200	2031	$1,283,200	1	$128,100	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler No. 3 Needs Retube In The Basement. No. 1 And 2 Boiler Leaking Tubes								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$10,600	
Terminal Devices								
Air Handler	20%			2033	$554,100	1	$17,800	
Convector/Radiator	80%			2038	* *	1	$37,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Auditorium								
Explanation : 12 Units In Auditorium								
Window/Wall Unit	30%			2028	$167,300	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$80,200	
Exhaust Fans								
Interior	70%			2028	$457,000	2	$3,100	
Roof	30%			2028	$85,700	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$375,900	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$21,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$26,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria Area								
Explanation : Backup At Cafeteria During Heavy Rain								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement Through 1st Floor. Unit Decommissioned								
Explanation : 1 Freight Unit Is Not Working								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$4,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 180 - Q SCHOLARS ACADEMY**		
Address	: **320 BEACH 104 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q180**
Program / Asset #	: **BOE0823.000 / 2851**	**Yr Built/Renovated**	: **1958 / 2012**
Area Sq Ft	: **122,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3**		
Block	: **16159** **Lot** : **12**	**BIN**	: **4303722**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$852,400	$284,400
Interior Architecture	$150,000	$3,669,100
Electrical	$340,100	$482,000
Mechanical	$99,300	$4,534,800
Total	**$1,441,800**	**$8,970,300**
Importance Code A	$852,400	$284,400
Importance Code B	$529,600	$8,629,900
Importance Code C	$59,800	$55,900
Total	**$1,441,800**	**$8,970,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,200	$13,000		
Interior Architecture		$7,300	$24,600	$35,400
Electrical	$19,900	$22,500	$25,900	$35,100
Mechanical	$44,000	$24,700	$49,000	$21,000
Site Enclosure	$5,500			
Site Pavements	$3,500			
Total	**$108,000**	**$67,400**	**$99,600**	**$91,400**
Importance Code A	$47,300	$25,100	$12,100	$12,300
Importance Code B	$55,200	$42,400	$78,800	$79,100
Importance Code C	$5,500		$8,600	
Total	**$108,000**	**$67,400**	**$99,600**	**$91,400**

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.*

DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	69%			LIFE	* *	5	$89,600	
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Ground Level								
Metal Panel	30%			2055	* *	5-10	$267,900	
Metal Coiling Doors	1%			2048	* *	5	$4,100	
Windows								
Aluminum	95%	Now	$287,800	2060	* *	5	$4,900	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
Unit Inoperable, Extent : Severe, Area Affected : 80%								
Location : All Facades								
Metal Louvers	5%			2044	* *	10	$3,200	
Parapets								
Masonry: Brick Cavity	25%			LIFE	* *	5	$1,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Upper Roof Parapet								
Explanation : Modified Bituminous Roof Membrane Turned Up Parapet								
Masonry: Limestone	3%			LIFE	* *	5	$300	
Metal Panel	2%	Now	$5,100	2045	* *	5	$300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Auditorium And Gymnasium Wing								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Auditorium And Gymnasium Wing								
Metal Rail	55%			2052	* *	5-10	$76,500	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Upper Roof Parapet								
Explanation : Chain Link With Metal Rail								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Roofs								
Explanation : No Parapets								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Exterior								
Roof								
Built-Up (BUR)	40%	Now	$351,000	2045	* *			1
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Auditorium And Gymnasium Wing								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Lower Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Snow Covered Surfaces								
Copper/Terne	3%			2063	* *	10	$5,500	
Modified Bitumen	57%	Now	$140,500	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Main Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Snow Covered Surfaces								
Soffits								
Stucco Cement	100%			2048	* *	5	$22,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$39,900	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Mechanical Areas								
Mosaic Tile	8%			2040	* *	5	$36,500	
Terrazzo	2%			LIFE	* *	5	$2,900	
Vinyl Tile	70%			2035	$3,613,100	3	$47,900	
Wood	10%			2070	* *	5	$34,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Recently Installed								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$17,300	
Concrete Masonry Unit	9%	0-2	$59,800	LIFE	* *	5	$12,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkhead Stairway								
Glazed Ceramic Panel	1%			LIFE	* *			
Mosaic Tile	1%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Mosaic Art Wall								
Plaster	54%			LIFE	* *	5	$55,900	
SGFT/Glazed Masonry	30%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Interior								
Ceilings								
AcousTile,Adhered	30%	0-2	$90,200	2040	* *	5	$27,400	
Patching Evident, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Corridors								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Various Spots At Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Corridors								
AcousTileSusp.Lay-In	8%			2048	* *	5	$14,600	
Exposed Struc: Concrete	50%			LIFE	* *	5	$14,300	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Mechanical Area								
Metal Panel	2%			LIFE	* *	5	$4,600	
Plaster	10%			LIFE	* *	5	$11,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%	4+	$5,500	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	Now	$3,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Property Perimeter								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$245,200	5	$2,600	
Molded Case Bkrs	15%			2051	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$37,200	5	$200	
Locally Mounted	60%			2048	* *	5	$500	
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$37,500	
Generators								
Natural Gas	100%			2044	* *	1	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,500	
Lighting								
Interior Lighting								
Fluorescent	85%			2040	* *	10	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	15%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$14,700	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	5%			2035	$29,100	10		
LED	5%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$75,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$120,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	15%	0-2	$75,000	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Steam Piping/Pump	85%			2045	* *			
Terminal Devices								
Air Handler	3%	0-2	$3,500	2035	$70,500	1	$2,000	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Fan Rooms								
Explanation : Oil Leaks From Bearing Compartments								
Air Handler	27%			2035	$634,700	1	$20,400	
Convector/Radiator	70%			2033	$715,100	1	$27,600	
Controls								
Pneumatic	100%			2033	$2,414,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	95%			2043	* *	2	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Units								
Window/Wall Unit	5%			2034	$23,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 3 New Units								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2043	* *	2	$85,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,000	
Exhaust Fans								
Interior	4%	0-2	$1,100	2035	$22,200	2	$100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Fan Rooms								
Explanation : Oil Leaks From Bearing Compartments								
Interior	36%			2035	$199,500	2	$1,300	
Roof	50%			2040	* *	2	$1,900	
Roof	10%			2030	$24,200	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$478,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$7,300	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,700	
Fire Pump								
Generic	100%			2044	* *	1	$22,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 185 - Q**
Address : **147-26 25 DRIVE**
Borough : **QUEENS**
Program / Asset # : **BOE0827.000 / 2761**
Area Sq Ft : **127,000**
Date of Survey : **03-Jan-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4802** **Lot** : **1**

Agency's Number : **Q185**
Yr Built/Renovated : **1956 / 2015**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4108664**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$277,900	$202,500
Interior Architecture	$7,308,600	$86,600
Electrical	$1,081,200	$777,300
Mechanical	$2,917,700	$5,031,700
Total	**$11,585,400**	**$6,098,100**
Importance Code A	$330,500	$1,336,000
Importance Code B	$10,161,900	$4,675,500
Importance Code C	$1,093,000	$86,600
Total	**$11,585,400**	**$6,098,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,400	$1,400		$14,400
Interior Architecture	$83,200	$33,300	$10,800	$9,500
Electrical	$61,400	$12,300	$13,100	$32,100
Mechanical	$69,700	$21,300	$32,000	$123,000
Site Enclosure	$30,400			
Site Pavements	$23,100			
Total	**$276,000**	**$68,200**	**$55,900**	**$179,000**
Importance Code A	$21,000	$13,900	$12,600	$27,000
Importance Code B	$238,100	$54,200	$32,500	$152,000
Importance Code C	$17,000		$10,800	
Total	**$276,000**	**$68,200**	**$55,900**	**$179,000**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Exterior								
Exterior Walls								
Ceramic Tile	1%			2045	* *	10	$1,500	
Masonry: Brick	64%	4+	$168,600	LIFE	* *	5	$100,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwell Bulkhead								
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Roof Bulkheads								
Metal/Glass Curt Wall	35%			LIFE	* *	5	$102,500	
Windows								
Aluminum	100%			2051	* *	5	$53,600	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$20,100	
Metal Rail	5%			2052	* *	5-10	$21,300	
Other Observation, Extent : Light, Area Affected : 85%								
Location : Auditorium, Gymnasium Building And Lower Roof Connector								
Explanation : Metal Rail								
Pre-Cast Concrete	10%			LIFE	* *	5	$14,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Roofs								
Explanation : Coping								
Roof								
Copper/Terne	5%			2070	* *	10	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Bulkheads And Vent Opening								
Modified Bitumen	95%			2040	* *	10	$109,300	
Soffits								
Stucco Cement	100%			2048	* *	5	$2,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$33,100	LIFE	* *	5	$41,500	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms And Boys Locker Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Epoxy Coated								
Ceramic Tile	5%	0-2	$11,000	2044	* *	5	$4,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$7,400	
Vinyl Tile	35%			2040	* *	3	$24,900	
Vinyl Tile 9" X 9"	40%	Now	$6,215,600	2045	* *	3	$28,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Classrooms, Basement Foyer To Main Playground And Room G51								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Basement Foyer To Main Playground								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Classrooms Throughout And Basement Foyer To Large Playground								
Uneven Surface, Extent : Severe, Area Affected : 10%								
Location : Classrooms With Green Tile								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Classrooms And Basement Foyer To Main Playground								
Wood	5%			2063	* *	5	$17,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Good Condition								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$21,700	
Concrete Masonry Unit	50%	0-2	$1,042,100	LIFE	* *	5	$86,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms And Stair Bulkheads To Roof								
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Boiler Room								
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Sprinkler Room								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead And Columns In Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkhead								
Explanation : Paint Peeling								
Folding Partition	2%			2051	* *	5	$21,700	
Glazed Ceramic Panel	3%	2-4	$50,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Masonry: Brick	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$13,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2052	* *	5	$17,800	
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
AcousTile,Adhered	8%			2048	* *	5	$14,300	
AcousTile,Adhered	10%			2048	* *	5	$17,800	
Exposed Struc: Concrete	50%			LIFE	* *	5	$13,900	
Gypsum Board	7%			LIFE	* *	5	$15,600	
Metal Panel	5%	0-2	$30,200	LIFE	* *	5	$11,100	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$10,300	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Right Side Of Property								
Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Iron Picket	25%			2070	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	5%	Now	$200	2070	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Main Playground								
Masonry: Brick	95%			2055	* *			
Retaining Walls								
Cast in Place Concrete	90%	2-4	$19,800	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Playground								
Masonry: Brick	10%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	Now	$10,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Left Side Of Property								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$4,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Courtyard And 25th Drive Walkway								
Masonry: Granite	5%	4+	$2,100	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : 149th Street Entry								
Activity Yard								
Asphalt	80%	4+	$6,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Play Area And Outdoor Classroom								
Rubber Matting	20%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Right Side Of Building								
Explanation : Synthetic Grass Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$52,600	2065	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each And On Extended Life.								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$266,300	2065	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Under 600 Volts								
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Fused Knife Sw	15%	2-4	$46,000	2060	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	75%			2034	$229,900	5	$2,500	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$315,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$111,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Fluorescent	2%			2035	$38,800	10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Crawlspace								
Explanation : Compact Fluorescent Lights								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	45%			2035	$98,200	10	$13,800	
Emergency, Battery	5%			2040	* *	10	$1,500	
Exit, Service	25%			2035	$14,000	1		
Exit, Service	25%			2030	$14,000	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Lighting								
Exterior Lighting								
Fluorescent	20%			2040	* *	10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights. Control By A Timer Switch.								
HID	10%			2043	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$47,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircases, Outside Perimeter								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System.								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$335,400	2045	* *	1-3	$71,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Auditorium And Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$39,300	
Conversion Equipment								
Steam Boiler	100%			2033	$1,133,500	1	$125,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2035	$1,041,400			
Terminal Devices								
Air Handler	25%			2035	$611,800	1	$19,600	
Convector/Radiator	75%			2033	$797,500	1	$30,800	
Controls								
Pneumatic	100%			2029	$2,513,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$344,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Ventilation								
Exhaust Fans								
Interior	40%			2035	$230,700	2	$1,600	
Roof	60%	0-2	$15,100	2045	* *	2	$1,900	
Broken, Extent : Severe, Area Affected : 25%								
Location : Motors, Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	0-2	$24,900	2033	$498,100	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2035	$628,800	4	$18,800	
Abandoned in Place, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Units, Boiler Room								
Sanitary Piping								
Cast Iron	5%	0-2	$1,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up On First Floor Boys Bathroom.								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$26,000	4	$2,700	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Electric	100%			2030	$34,600	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 75 Gallon Unit								
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : The Heat Exchanger Is Used As Storage Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$89,900	1-2	$1,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

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
Fire Suppression								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 15 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 189 - Q**		
Address	: **144-80 BARCLAY AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q189**
Program / Asset #	: **BOE0830.000 / 1519**	**Yr Built/Renovated**	: **1957 / 1999**
Area Sq Ft	: **140,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Dec-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5051** **Lot** : **27**	**BIN**	: **4114763**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$7,774,600	$105,600
Electrical	$286,400	$4,290,900
Mechanical	$3,357,300	$7,237,500
Total	**$11,418,300**	**$11,633,900**
Importance Code A		$1,393,200
Importance Code B	$10,848,600	$10,240,700
Importance Code C	$569,700	
Total	**$11,418,300**	**$11,633,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$71,300	$12,600		$20,100
Electrical	$13,100	$13,600	$17,300	$15,200
Mechanical	$70,500	$27,400	$42,600	$54,600
Site Enclosure	$6,700			
Site Pavements	$25,000			
Total	**$186,600**	**$53,600**	**$59,900**	**$90,000**
Importance Code A	$14,900	$14,900	$14,900	$15,200
Importance Code B	$150,200	$38,800	$45,000	$74,800
Importance Code C	$21,500			
Total	**$186,600**	**$53,600**	**$59,900**	**$90,000**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Perimeter								
Explanation : Sidewalk Shed, Scaffoldings And Nettings From Ground To Parapet Level.								
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$49,200	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Basement								
Mosaic Tile	5%	0-2	$21,600	2048	* *	5	$14,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Lobby, Kitchen, Bathroom, Rooms 612, 130								
Terrazzo	1%			LIFE	* *	5	$1,800	
Vinyl Tile	45%			2040	* *	3	$37,900	
Vinyl Tile 9" X 9"	34%	4+	$125,200	2030	$6,259,700	3	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : First Floor Corridor								
Wood	5%			2070	* *	5	$21,100	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$204,300	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Column Room C17								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	2-4	$14,800	2044	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby, Corridor, Old Bathrooms, Rooms 612, 143								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,500	
Folding Partition	2%	Now	$223,200	2057	* *	5	$6,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Glass: Single Pane	5%			LIFE	* *	5	$9,800	
Metal Panel	3%	Now	$83,400	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium, Auditorium								
Plaster	45%	2-4	$58,800	LIFE	* *	5	$35,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors, Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	4+	$33,500	2040	* *	5	$25,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Basement, First Floor Corridor								
AcousTileSusp.Lay-In	2%	2-4	$1,400	2048	* *	5	$2,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Laboratory Classroom								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Laboratory Classroom								
Exposed Struc: Concrete	10%	Now	$62,500	LIFE	* *	5	$3,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boys Locker								
Metal Panel	15%	Now	$621,300	LIFE	* *	5	$38,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium, Cafeteria								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Metal Panel	5%			LIFE	* *	5	$12,700	
Plaster	43%	4+	$136,300	LIFE	* *	5	$54,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Third Floor, Stairwell								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Perimeter								
Explanation : Sidewalk Shed And Nettings								
Free Standing Walls								
Cast in Place Concrete	100%	0-2	$6,700	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Area								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Activity Area								
Explanation : Rust Staining								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$25,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Near Activity Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Building Perimeter								
Explanation : Sidewalk Shed								
On-Site Walkways								
Cast in Place Concrete	10%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : Access While Construction Is On Going.								
Under Construction	90%							
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$299,600	5	$3,700	
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$200	
Molded Case Bkrs	90%			2034	$275,900	5	$3,300	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,178,100	10	$130,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$129,100	10	$18,100	
Exit, Service	50%			2035	$33,200	1		
Exterior Lighting								
HID	20%			2035	$133,800	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$269,100	1	$52,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$369,800	1-3	$86,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$352,900	5	$46,500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	$1,340,600	1	$148,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	15%	0-2	$9,200	2035	$184,700			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Cross Bay Area And Piping To Auditorium Air Handler.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Steam Piping/Pump	85%			2035	$1,046,900			
Terminal Devices								
Air Handler	5%	0-2	$2,900	2035	$144,700	1	$4,200	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Basement Fan Room								
Explanation : Kitchen Unit Lubrication Oil Leaks								
Air Handler	20%			2035	$578,900	1	$18,600	
Convector/Radiator	75%			2033	$943,300	1	$36,400	
Controls								
Pneumatic	100%			2029	$2,770,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	13%			2035	$474,800			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lunch Area								
Split Unit	2%	0-2	$3,700	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : The Unit For Second Floor Main Distribution Frame Room								
Window/Wall Unit	70%			2030	$407,900	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2035	$598,200	1	$7,300	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2035	$56,800	2	$15,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Ventilation								
Exhaust Fans								
Interior	40%			2035	$272,900	2	$1,800	
Roof	40%			2030	$119,400	2	$1,800	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	2%	Now	$800	2045	* *	1		
Not Insulated, Extent : Light, Area Affected : 10%								
Location : Basement Sprinkler Room								
Brass/Copper	78%			2045	* *	1		
Galvanized Steel	20%	Now	$7,900	2033	$392,700	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : 2 Hot Water Distribution Valves, Boiler Room								
Loose, Extent : Moderate, Area Affected : 5%								
Location : 2 Hot Water Distribution Valves, Boiler Room								
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Temporary 75 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2035	$743,700	4	$22,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Old Units								
Sanitary Piping								
Cast Iron	10%	0-2	$3,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Water Backs Up To Kitchen And Basement When It Rains								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 130								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$30,800	4	$4,800	
Fixtures								
Generic	5%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : 5 Units, Third Floor Boys Bathroom								
Generic	95%							

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Brand New Unit Is In Place But Not Turn On Yet								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$106,300	1-2	$2,100	
Fire Pump								
Generic	100%			2038	* *	1	$28,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 30 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 190 - Q**
Address : **68-17 AUSTIN STREET @ YELLOWSTONE BLVD.**
Borough : **QUEENS**
Agency's Number : **Q190**
Program / Asset # : **BOE0831.000 / 1520**
Yr Built/Renovated : **1954 / 2001**
Area Sq Ft : **123,000**
Project Type : **EDUCATION**
Date of Survey : **21-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3172** **Lot** : **2** **BIN** : **4075214**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$155,800	$150,000
Interior Architecture	$8,147,300	$602,500
Electrical	$110,600	$470,700
Mechanical	$3,347,400	$3,851,100
Total	**$11,761,100**	**$5,074,300**
Importance Code A	$210,700	$1,247,800
Importance Code B	$11,283,200	$3,432,100
Importance Code C	$267,200	$394,300
Total	**$11,761,100**	**$5,074,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$19,900	
Interior Architecture	$118,500	$27,200	$19,100	$11,600
Electrical	$11,500	$28,100	$15,400	$11,500
Mechanical	$136,300	$65,500	$32,900	$20,000
Site Pavements	$20,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$293,600**	**$128,000**	**$94,500**	**$50,200**
Importance Code A		$12,400	$32,100	$12,200
Importance Code B	$251,500	$115,600	$47,800	$38,000
Importance Code C	$42,000		$14,600	
Total	**$293,600**	**$128,000**	**$94,500**	**$50,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$150,000	
Masonry: Granite	2%			LIFE	* *	5	$2,400	
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Windows								
Aluminum	10%	Now	$86,400	2049	* *	5	$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridor								
Aluminum	90%			2049	* *	5	$39,800	
Parapets								
Masonry: Brick	78%			LIFE	* *	5	$17,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Metal Rail	15%			2046	* *	5-10	$61,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	93%	4+	$69,400	2038	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Roof								
Copper/Terne	5%			2061	* *	10	$15,600	
Skylight, Metal/Glass	2%			2043	* *	10	$8,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$39,700	
Ceramic Tile	3%	0-2	$31,400	2042	* *	5	$2,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cork Tile	2%	Now	$149,800	2063	* *	5	$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Library								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Library								
Explanation : Tiles Peeling Up								
Poured Epoxy/Resin	1%	4+	$5,200	2031	$104,100			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Science Class								
Poured Epoxy/Resin	1%			2031	$104,100			
Terrazzo	2%			LIFE	* *	5	$2,800	
Vinyl Tile	20%			2038	* *	3	$13,600	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Corridors								
Vinyl Tile 9" X 9"	51%	Now	$151,600	2028	$7,578,600	3	$34,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Teachers Lunch Room And Basement Storage Room								
Wood	10%			2061	* *	5	$34,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$39,400	2036	$394,300	5	$3,500	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,300	
Folding Partition	5%			2049	* *	5	$29,200	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	55%	Now	$159,900	LIFE	* *	5	$38,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridor And Classrooms 317, 329 And 342								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor And Classrooms 317, 329 And 342								
SGFT/Glazed Masonry	25%	4+	$107,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$54,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement And 3rd Floor Corridors Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5	$14,200	
Metal Panel	5%			LIFE	* *	5	$11,300	
Plaster	15%	Now	$42,400	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor And Classrooms 317, 329 And 342								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Corridor And Classrooms 317, 329 And 342								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor And Classrooms 317, 329 And 342								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$17,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Austin Street At Tree Pits								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$1,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Pedestrian Way At Tree Pits								
Masonry: Granite	10%	2-4	$800	LIFE	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Exterior Steps At Each Exit								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$2,900	
Wiring								
Braided Cloth	20%			2032	$70,000	1		
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$700	
Locally Mounted	10%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Lighting								
Interior Lighting								
Fluorescent	88%			2038	* *	10	$99,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$11,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement, Kitchen, Mechanical Rooms								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2038	* *	10	$11,900	
Exit, Battery	50%			2038	* *	10	$4,200	
Exterior Lighting								
HID	10%			2033	$58,800	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$75,800	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2063	* *	5	$38,100	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 2 Tanks, 10000 Gallons Each, Underground / Vaulted								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior - On Grade								
Explanation : 1 Tank 10,000 Gallons (Temporary)								
Conversion Equipment								
Steam Boiler	100%	0-2	$54,900	2031	$1,097,800	1	$109,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units, 5360 Lbs/hr Each, 10 Tubes Plugged In Boiler No. 2								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Heating								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$17,100	
Steam Piping/Pump	75%	Now	$37,800	2033	$756,400			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Vacuum Condensate Return System								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps Replaced								
Terminal Devices								
Air Handler	25%			2028	$592,500	1	$19,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room, Fan Room 221: Auditorium, Gymnasium And Cafeteria Blowers								
Air Handler	5%			2033	$118,500	1	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor - Science Preparation Room								
Explanation : Ceiling Mounted								
Convector/Radiator	70%			2031	$720,900	1	$27,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$48,700	2027	$2,434,100			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Fan Room 221 - Gymnasium Blower								
Explanation : Defective Controls								
Air Conditioning								
Energy Source								
Electricity	75%			2049	* *	1		
No Component	25%							
Conversion Equipment								
Split Unit	5%			2033	$149,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room, Main Distribution Frame Room								
Explanation : Location Noted								
Window/Wall Unit	10%			2027	$47,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	5%	Now	$23,900	2033	$23,900	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Rooms 240, 241								
Window/Wall Unit	55%			2033	$262,400	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
No Component	25%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,600	
Exhaust Fans								
Interior	98%			2033	$547,400	2	$3,700	
Roof	2%	Now	$4,900	2043	* *	2	$100	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Main Roof - One Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Abandoned in Place, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room - One 225 Gallons Unit And Remote Storage Tank, Quantity 1								
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Basement - Boiler Room - One 100 Gallons, 275 Mbh Unit. Quantity 3.								
Sanitary Piping								
Cast Iron	100%	0-2	$158,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement, 1st Floor								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$25,200	4	$3,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$8,700	2033	$174,200	1-2	$3,000	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement - Sprinkler Main Valve								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 75 Square Feet (15x5).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 194 - Q**
Address : **154-60 17 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0835.000 / 1495**
Area Sq Ft : **135,686**
Date of Survey : **01-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **4729** **Lot** : **1**

Agency's Number : **Q194**
Yr Built/Renovated : **1958 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4107342**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,030,300	$180,000
Interior Architecture	$18,345,000	$1,112,800
Electrical	$1,303,000	$1,109,700
Mechanical	$432,100	$1,273,900
Total	**$23,110,400**	**$3,676,400**
Importance Code A	$3,030,300	$232,600
Importance Code B	$20,080,000	$2,331,000
Importance Code C		$1,112,800
Total	**$23,110,400**	**$3,676,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$61,200		$20,800
Interior Architecture	$21,100		$14,100	$20,300
Electrical	$14,400	$63,700	$12,700	$12,700
Mechanical	$30,600	$20,400	$31,000	$20,400
Site Pavements	$97,900			
Total	**$164,100**	**$145,300**	**$57,800**	**$74,200**
Importance Code A	$13,400	$75,000	$13,400	$34,300
Importance Code B	$70,000	$70,400	$30,300	$39,900
Importance Code C	$80,600		$14,100	
Total	**$164,100**	**$145,300**	**$57,800**	**$74,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

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
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$130,100	LIFE	* *	5	$77,200	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Exterior Stair Walls								
Metal Panel	20%			2053	* *	5-10	$141,400	
Granite Panels	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	100%			2055	* *	5	$41,600	
Roof								
Built-Up (BUR)	5%			2028	$77,400	10	$6,500	
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Teacher Cafeteria								
Copper/Terne	5%			2048	* *	10	$16,200	
IRMA/Protected Membrane	90%	Now	$2,822,900	2043	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Soffits								
Cast in Place Concrete	90%			LIFE	* *	5	$6,000	
Cement - Fiber Panel	10%			2033	$2,700	10	$400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Entrance Canopy								
Explanation : Peeling Paint								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,200	
Terrazzo	5%			LIFE	* *	5	$7,900	
Vinyl Tile 9" X 9"	80%	Now	$3,991,500	2028	$13,304,900	3	$60,900	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%			2061	* *	5	$38,100	
Interior Walls								
Ceramic Tile	5%	Now	$21,100	2036	$1,056,500	5	$9,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$15,000	
Folding Partition	3%			2049	* *	5	$28,100	
Marble Panels	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$56,300	
SGFT/Glazed Masonry	30%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$634,800	2053	* *	5	$9,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement Corridor								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Basement Corridor								
Exposed Struc: Concrete	70%	4+	$413,800	LIFE	* *	5	$21,100	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Steel	3%			LIFE	* *			
Metal Panel	7%			LIFE	* *	5	$16,900	
Plaster	10%			LIFE	* *	5	$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$48,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	5%	4+	$11,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Entrance Steps And Exit Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$299,600	5	$3,600	
Raceway								
Conduit	100%			2033	$295,800	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	90%			2032	$275,900	5	$3,200	
Wiring								
Braided Cloth	90%	2-4	$368,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$122,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2028	$77,000	2	$100	
Egress Lighting								
Emergency, Battery	50%			2028	$116,600	10	$16,400	
Exit, Service	50%			2028	$30,000	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$260,800	1	$50,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Offices, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$358,400	1-3	$83,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$134,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2059	* *	4	$10,000	
Terminal Devices								
Air Handler	30%			2033	$784,400	1	$25,200	
Convector/Radiator	70%			2038	* *	1	$30,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	$52,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,700	
Exhaust Fans								
Interior	50%			2028	$308,100	2	$2,100	
Roof	50%			2033	$134,800	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%	0-2	$71,400	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement								
Galvanized Steel	20%			2031	$354,700	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$20,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Backflow Preventer								
Generic	100%			2038	* *	1	$8,300	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 203 - BX FORMER (I.S. 183 - BX)**
Address : **339 MORRIS AVENUE @E. 140 STREET**
Borough : **BRONX**
Program / Asset # : **BOE0308.000 / 368**
Area Sq Ft : **162,000**
Date of Survey : **24-Jul-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **2333** **Lot** : **70**
Agency's Number : **X183**
Yr Built/Renovated : **1876 / 2022**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2000957**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$440,400	$979,500
Interior Architecture	$1,262,300	$4,294,700
Electrical	$344,800	$1,535,800
Mechanical	$408,500	$6,058,200
Site Pavements	$791,000	
Total	**$3,246,900**	**$12,868,300**
Importance Code A	$440,400	$1,032,200
Importance Code B	$2,415,500	$11,770,900
Importance Code C	$391,000	$65,100
Total	**$3,246,900**	**$12,868,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,300			
Interior Architecture	$111,000	$26,400	$6,200	$31,100
Electrical	$38,700	$30,800	$33,600	$52,500
Mechanical	$46,300	$31,400	$61,400	$115,600
Site Enclosure	$70,900			
Site Pavements	$87,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$365,000**	**$95,900**	**$108,400**	**$206,400**
Importance Code A	$19,400	$16,000	$16,000	$16,400
Importance Code B	$228,200	$79,800	$92,400	$190,000
Importance Code C	$117,400			
Total	**$365,000**	**$95,900**	**$108,400**	**$206,400**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	2-4	$440,400	LIFE	* *	5	$718,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : West Parking Area								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Boiler Room								
Windows								
Aluminum	25%			2051	* *	5	$9,800	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Aluminum	72%			2051	* *	5	$28,200	
Metal Louvers	3%	0-2	$3,300	2044	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : North And West Facades								
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$167,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	1%			2063	* *	10	$2,400	
Modified Bitumen	99%			2043	* *	10	$93,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,700	
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Interior								
Floors								
Carpet	10%			2036	$450,600	3	$49,800	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Carpet Removed From 3rd Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Charter School								
Explanation : Location Noted								
Cast in Place Concrete	10%	4+	$43,300	LIFE	* *	5	$54,400	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%			2044	* *	5	$12,400	
Panel/Paver: Cer/Brk	5%			2043	* *	5	$28,000	
Quarry Tile	5%	2-4	$93,700	2048	* *	5	$9,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Area								
Vinyl Tile	58%	4+	$204,100	2035	$4,081,800	3	$54,100	
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	2%	Now	$407,500	2045	* *	3	$1,900	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Basement Staff Lounge								
Wood	5%	0-2	$15,200	2063	* *	5	$11,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium At Water Fountain								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	74%			LIFE	* *	5	$65,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Corridors								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Stair F Backstage								
Folding Partition	1%	Now	$6,200	2051	* *	5	$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium Partition Rubber Strip Detached								
Gypsum Board	10%			LIFE	* *	5	$13,200	
Metal Panel	5%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$328,000	2048	* *	5	$24,900	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	10%			2048	* *	5	$24,900	
Exposed Struc: Concrete	30%	4+	$229,000	LIFE	* *	5	$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Exposed Struc: Steel	4%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$93,300	
Metal Panel	2%	4+	$33,700	LIFE	* *	5	$6,200	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Plaster	4%			LIFE	* *	5	$6,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	$26,500	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Teachers Parking And Ball Field								
Iron Picket	25%	0-2	$3,900	2070	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : South Parking Area								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Gate At East 141st Street								
Explanation : Damaged Metal Mesh								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$40,500	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Perimeter Of Activity Yard And Ramp At West Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$400,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								

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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DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%	4+	$800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exit Ramp At North Side								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkway To Activity Yard From School								
Explanation : Reported As Parking/ Driveway								
Masonry: Brick	85%	2-4	$36,700	2055	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance And Southwest Entrance								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance And Southwest Entrance								
Parking/Driveway								
Cast in Place Concrete	90%	Now	$391,000	2052	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : North And West Parking Areas								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : North And West Parking Areas								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : North Parking Area								
Pavers/Stone	10%	2-4	$43,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South And North Parking Areas								
Activity Yard								
Asphalt	100%	0-2	$6,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basketball/ Handball Court								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere, 3,500 Ampere Fuse Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	9%			2043	* *	5	$300	
Fused Disc Sw	20%			2034	$69,500	5	$700	
Fused Toggle Switch	1%			2034	$3,500	5		
Molded Case Bkrs	60%			2034	$208,500	5	$2,600	
Molded Case Bkrs	10%			2043	* *	5	$400	
Wiring								
Thermoplastic	70%			2035	$286,400	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	95%			2048	* *	5	$1,000	
Locally Mounted	5%			2033	$9,300	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$49,800	
Generators								
Natural Gas	100%	Now	$142,000	2050	* *	1	$56,500	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement Generator Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 115 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$6,000	
Lighting								
Interior Lighting								
Fluorescent	85%			2040	* *	10	$126,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	14%			2040	* *	10	$20,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st, 2nd Floor, Penthouse And Basement Mechanical Rooms								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Service	30%			2040	* *	1		
Emergency, Battery	20%			2030	$55,700	10	$7,800	
Exit, Service	20%			2030	$14,300	1		
Exit, Battery	30%			2040	* *	10	$3,300	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Lighting								
Exterior Lighting								
HID	8%	Now	$18,600	2035	$61,900			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Roof And Building Perimeter								
LED	2%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	
Alarm								
Security System								
Generic	50%			2035	$155,700	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$155,700	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$99,800	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$160,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$624,300	1	$20,000	
Convector/Radiator	80%			2040	* *	1	$41,900	
Controls								
Pneumatic	100%			2033	$3,205,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2040	* *	1	$22,500	
Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : 2 Units								
Split Unit	5%			2040	* *			
Window/Wall Unit	65%			2030	$408,500	1		
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2045	* *	4	$1,600	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$965,600	1	$30,100	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2035	$228,400	2	$33,800	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,300	
Exhaust Fans								
Interior	20%			2035	$147,100	2	$1,000	
Roof	80%			2035	$257,500	2	$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Water Heater With Tanks								
Oil Fired	100%			2033	$542,500	1		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 300 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$16,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$33,200	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2035	$86,900	4	$9,700	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$84,700	
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$13,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 204 - Q**
Address : **36-41 28 STREET BTWN: 36 AVE., 37 AVE.**
Borough : **QUEENS** | **Agency's Number** : **Q204**
Program / Asset # : **BOE0845.000 / 1503** | **Yr Built/Renovated** : **1957 / 2010**
Area Sq Ft : **153,000** | **Project Type** : **EDUCATION**
Date of Survey : **14-Sep-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **343** **Lot** : **1** | **BIN** : **4004156**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$116,300	$258,900
Interior Architecture	$1,944,000	
Electrical	$543,000	$1,280,300
Mechanical	$4,761,100	$4,125,300
Site Pavements	$810,800	
Total	**$8,175,200**	**$5,664,600**
Importance Code A	$116,300	$1,624,500
Importance Code B	$8,058,900	$4,040,100
Total	**$8,175,200**	**$5,664,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400	$5,400	$12,500	$14,100
Interior Architecture	$102,900	$2,800	$3,000	$27,700
Electrical	$15,300	$16,100	$39,400	$14,300
Mechanical	$24,600	$23,800	$40,400	$25,400
Site Pavements	$12,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$192,800**	**$55,300**	**$102,500**	**$88,700**
Importance Code A	$45,600	$20,600	$28,000	$29,200
Importance Code B	$134,800	$31,900	$74,500	$52,500
Importance Code C	$12,400	$2,800		$6,900
Total	**$192,800**	**$55,300**	**$102,500**	**$88,700**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

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
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$66,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : 28th Street And 37th Ave								
Metal/Glass Curt Wall	50%			LIFE	* *	5	$125,200	
Windows								
Aluminum	49%			2050	* *	5	$14,200	
Aluminum	48%			2050	* *	5	$13,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Steel	3%			2033	$67,000	5	$10,900	
Parapets								
Masonry: Brick	47%			LIFE	* *	5	$8,700	
Masonry: Limestone	3%			LIFE	* *	5	$700	
Metal/Glass Curt Wall	30%			2054	* *	5	$21,500	
Metal Panel	5%			2054	* *	5	$3,600	
Metal Rail	15%			2047	* *	5-10	$50,100	
Roof								
Built-Up (BUR)	97%			2039	* *	10	$116,300	
Copper/Terne	3%			2062	* *	10	$9,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$17,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,000	
Ceramic Tile	3%	4+	$20,600	2043	* *	5	$3,600	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Mosaic Tile	5%			2047	* *	5	$29,700	
Terrazzo	2%			LIFE	* *	5	$3,700	
Vinyl Tile	70%			2039	* *	3	$83,100	
Vinyl Tile 9" X 9"	10%			2029	$1,944,000	3	$8,900	
Wood	5%			2062	* *	5	$22,300	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$5,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,400	
Folding Partition	3%			2050	* *	5	$13,900	
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$33,300	
SGFT/Glazed Masonry	22%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2047	* *	5	$23,700	
AcousTileSusp.Lay-In	20%			2047	* *	5	$47,500	
Exposed Struc: Concrete	58%			LIFE	* *	5	$21,500	
Metal Panel	2%			LIFE	* *	5	$5,900	
Plaster	10%			LIFE	* *	5	$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Repairs In Progress								
Iron Picket	70%			2069	* *			
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$810,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$12,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building And East Side Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches. No Available Nameplate Rating Capacity								
Photovoltaic Panel(s)	10%			2043	* *	1		
Transformers								
Dry Type	100%			2047	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Ampere, 208/480 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$299,600	5	$4,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

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
Under 600 Volts								
Raceway								
Conduit	70%			2034	$207,000	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	2%			2033	$6,100	5	$100	
Fused Knife Sw	1%			2033	$3,100	5		
Fused Toggle Switch	2%			2033	$6,100	5	$100	
Molded Case Bkrs	10%			2042	* *	5	$400	
Molded Case Bkrs	85%			2033	$260,600	5	$3,400	
Wiring								
Braided Cloth	80%			2033	$327,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2039	* *	10	$131,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$7,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Stair Case Landing								
LED	1%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2039	* *	10	$14,800	
Exit, Battery	50%			2039	* *	10	$5,200	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

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
Alarm								
Security System								
Generic	50%			2039	* *	1	$28,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$28,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$404,100	1-3	$94,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : On Extended Life								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank.								
Conversion Equipment								
Steam Boiler	100%			2032	$1,365,500	1	$151,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,254,600			
Terminal Devices								
Air Handler	20%			2029	$589,600	1	$18,900	
Convector/Radiator	80%			2032	$1,024,900	1	$39,500	
Controls								
Pneumatic	100%			2028	$3,027,800			
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2034	$372,000			
Window/Wall Unit	80%			2027	$474,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,300	
Exhaust Fans								
Interior	30%			2029	$208,500	2	$1,400	
Roof	70%			2029	$212,800	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$100,600	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main Pipe And Valve								
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallon Capacity								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$31,400	4	$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$108,300	1-2	$2,100	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 216 - Q**
Address : **64-20 175 STREET BTWN: 64 AVE., 65 AVE.**
Borough : **QUEENS**
Agency's Number : **Q216**
Program / Asset # : **BOE0854.000 / 1482**
Yr Built/Renovated : **1954 /**
Area Sq Ft : **126,000**
Project Type : **EDUCATION**
Date of Survey : **18-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **6903** **Lot** : **1** **BIN** : **4149078**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,800	$209,300
Interior Architecture	$1,301,200	$3,765,600
Electrical	$528,400	$2,800,400
Mechanical	$1,540,800	$7,823,100
Site Enclosure	$446,800	
Site Pavements	$251,200	
Total	**$4,129,100**	**$14,598,400**
Importance Code A	$60,800	$209,300
Importance Code B	$3,686,800	$14,389,100
Importance Code C	$381,600	
Total	**$4,129,100**	**$14,598,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$26,400	
Interior Architecture	$49,800	$24,300		$700
Electrical	$27,000	$12,500	$33,000	$13,300
Mechanical	$50,100	$9,600	$31,600	$9,600
Site Enclosure	$35,200			
Site Pavements	$88,800			
Total	**$250,900**	**$46,300**	**$91,000**	**$23,600**
Importance Code A			$26,400	
Importance Code B	$147,400	$41,400	$64,600	$23,600
Importance Code C	$103,600	$4,900		
Total	**$250,900**	**$46,300**	**$91,000**	**$23,600**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$5,400	
Glazed Ceramic Panel	3%			LIFE	* *	5	$24,200	
Masonry: Brick	84%			LIFE	* *	5	$144,600	
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Masonry: Granite	5%			LIFE	* *	5	$6,500	
Masonry: Limestone	3%			LIFE	* *	5	$3,900	
Windows								
Aluminum	80%			2056	* *	5	$38,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Floors								
Metal/Detention Type	20%			2064	* *	5	$35,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Floors								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$21,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
Copper/Terne	5%			2049	* *	10	$8,800	
Modified Bitumen	92%			2044	* *	10	$64,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Skylight, Metal/Glass	3%	4+	$60,800	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout Skylight Unit								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$84,400	LIFE	* *	5	$42,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Floor								
Ceramic Tile	5%			2043	* *	5	$9,700	
Terrazzo	5%			LIFE	* *	5	$7,600	
Traffic Topping	2%			2042	* *	5	$4,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Room 317								
Vinyl Tile	60%			2034	$3,289,500	3	$43,600	
Vinyl Tile 9" X 9"	3%	Now	$238,100	2034	$476,100	3	$2,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Principals Office								
Worn/Erode, Extent : Severe, Area Affected : 90%								
Location : Principals Office								
Wood	15%	Now	$887,800	2062	* *	5	$27,300	
Deflection Evident, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Classrooms								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$9,900	
Concrete Masonry Unit	2%			LIFE	* *	5	$1,600	
Glazed Ceramic Panel	5%	4+	$15,500	LIFE	* *			
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Back Corridor At Kitchen								
Masonry: Brick	3%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$35,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stair 2, 2nd Floor								
SGFT/Glazed Masonry	25%	0-2	$90,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Service Entrance, Cafeteria								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Window Sills At Cafeteria								
Ceilings								
AcousTile,Adhered	25%	4+	$31,900	2039	* *	5	$24,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Exposed Struc: Concrete	55%			LIFE	* *	5	$16,700	
Plaster	20%			LIFE	* *	5	$24,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$290,700	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Bottom Of Fence At Playground								
Explanation : Bottom Pulled Out From Post Attachments								
Iron Picket	40%	2-4	$35,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of Building								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$156,100	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 174th Street And 64th Avenue								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Top Of Walls At 174th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$141,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Tree Pits At 174th Street And 64th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits At 174th Street								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$44,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout All Walkways								
Masonry: Granite	10%	2-4	$8,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Exterior Stairs								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Site Pavements								
Activity Yard								
Asphalt	90%	Now	$109,300	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Exterior Track								
Pavers/Stone	5%			2043	* *			
Rubber Matting	5%	Now	$35,900	2044	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Edges								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Top Wearing Surface								
Open Seams, Extent : Severe, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	1%			2050	* *	5		
Fused Knife Sw	5%			2033	$15,300	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	5%			2042	* *	5	$100	
Molded Case Bkrs	80%			2033	$245,200	5	$2,700	
Molded Case Bkrs	9%			2050	* *	5	$300	
Wiring								
Braided Cloth	70%			2033	$245,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$700	
Locally Mounted	20%			2047	* *	5	$200	
Ground								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,731,000	10	$104,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2034	$96,200	10	$5,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor Corridors								
Incandescent	2%			2029	$71,500	2	$100	
LED	3%	Now	$21,400	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	5%			2029	$4,000	1		
Emergency, Battery	45%			2029	$97,500	10	$13,700	
Exit, Battery	50%			2039	* *	10	$4,300	
Exterior Lighting								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$700	
Alarm								
Security System								
Generic	100%			2039	* *	1	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Carbon Monoxide Detection System								
Generic, Analog	90%	Now	$59,900	2029	$299,500	1-3	$63,500	
Devices Damaged, Extent : Moderate, Area Affected : 20%								
Location : Nine Bells Are Not Working Throughout The Building								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Gas Service To Boilers Remains Under Construction, Failed Pressure Test Before Flooding Incident								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Recent Flooding Incident Caused Newly Installed Boilers And Associated Equipment To Be Fully Submerged Before Start-up. Temporary Boiler Remains Heating The Building								
Distribution								
Steam Piping/Pump	100%	Now	$51,700	2034	$1,033,200			
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Vacuum Steam Condensate Return System - Water Damage Due To Flooding Incident								
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Terminal Devices								
Air Handler	25%			2029	$607,000	1	$19,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And 2nd Floor Fan Rooms								
Convector/Radiator	73%			2032	$770,200	1	$29,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	2%			2034	$64,000	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Science Room 316								
Explanation : Two Ceiling Mounted Steam Fan Coils								
Controls								
Digital	100%	Now	$185,300	2032	$3,705,500			
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Room - Auditorium, Cafeteria And Kitchen Control Panels - Water Damaged Due To Flooding Incident								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Digital Controls Without A Network								
Air Conditioning								
Energy Source								
Electricity	93%			2042	* *	1		
No Component	7%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Kitchen								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Air Conditioning								
Conversion Equipment								
Split Unit	3%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Telecom / Camera Rooms - 3 Systems								
Window/Wall Unit	20%			2027	$97,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	70%			2033	$342,100	1		
No Component	7%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Kitchen								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	
Exhaust Fans								
Interior	5%	Now	$1,400	2029	$28,600	2	$200	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Roof Fan Room At Toilet Exhaust Tx-5 - Damaged Flexible Connection								
Interior	90%			2029	$515,000	2	$3,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd, 3rd Floors And Roof Fan Rooms								
Roof	5%			2029	$12,500	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof - 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,657,000	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2033	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Kitchen								
Explanation : 2 Units, 120 And 50 Gallons Respectively. Unit In Boiler Room Is A Temporary Installation								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

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
Plumbing								
Sump Pump(s)								
Non-Submersible	80%			2042	* *	4	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Pump Room B3								
Explanation : 2 Duplex Sets								
Submersible	20%			2028	$800	4	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room B3								
Explanation : 1 Unit								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$7,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$33,200	2034	$33,200	2	$1,000	
Damaged, Extent : Light, Area Affected : 100%								
Location : Boiler Room - Water Damage Due To Flooding Incident								
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 250 Gallons Approximately								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$178,400	1-2	$3,500	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 217 - Q**				
Address	: **85-05 144TH STREET**				
Borough	: **QUEENS**			**Agency's Number**	: **Q217**
Program / Asset #	: **BOE0855.000 / 1483**			**Yr Built/Renovated**	: **1956 / 2000**
Area Sq Ft	: **138,527**			**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,3**				
Block	: **9724**	**Lot**	: **173**	**BIN**	: **4208124**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$562,200	$6,352,400
Electrical		$1,687,900
Mechanical	$178,700	$7,498,400
Total	**$740,900**	**$15,538,700**
Importance Code A		$52,600
Importance Code B	$463,600	$15,486,100
Importance Code C	$277,300	
Total	**$740,900**	**$15,538,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,100		$30,200	
Interior Architecture	$163,500		$5,600	$20,500
Electrical	$30,900	$13,100	$13,300	$17,200
Mechanical	$67,500	$23,500	$34,600	$23,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$282,100**	**$43,700**	**$90,800**	**$68,400**
Importance Code A	$26,800	$13,700	$43,900	$13,700
Importance Code B	$215,000	$30,000	$41,300	$54,600
Importance Code C	$40,300		$5,600	
Total	**$282,100**	**$43,700**	**$90,800**	**$68,400**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Exterior								
Exterior Walls								
Not Accessible	3%							
Not Accessible	5%							
Under Construction	12%							
Under Construction	80%							
Windows								
Aluminum	75%			2044	* *	5	$36,000	
Aluminum w/ Guards	24%			2044	* *	5	$11,500	
Metal Louvers	1%			2039	* *	10	$3,000	
Parapets								
Metal Rail	2%			2049	* *	5-10	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Inaccessible								
Pre-Cast Concrete	10%	0-2	$13,100	LIFE	* *	5	$9,900	
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : Joints At Coping Stones								
Vegetation Growth, Extent : Severe, Area Affected : 40%								
Location : Coping Stones Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Coping Stones Throughout Parapet Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
Not Accessible	23%							
Under Construction	65%							
Roof								
Not Accessible	1%							
Not Accessible	5%							
Not Accessible	2%							
Under Construction	92%							
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Interior								
Floors								
Cast in Place Concrete	6%			LIFE	* *	5	$54,400	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	4%	Now	$9,600	2039	* *	5	$4,100	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Bathrooms 2 Through 3								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Student Bathrooms 2 Through 3 And Kitchen								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Student Bathrooms 2 Through 3 And Kitchen								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Basement And 1st Floor Bathrooms								
Sheet Vinyl/Rubber	1%	Now	$55,600	2044	* *	5	$1,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : 3rd Floor Science Laboratory								
Terrazzo	5%	0-2	$19,900	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	64%			2036	$3,753,700	3	$66,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Auditorium								
Vinyl Tile 9" X 9"	15%	Now	$127,300	2031	$2,546,900	3	$11,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Classrooms And Stairs								
Wood	5%			2051	* *	5	$19,400	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$11,100	
Concrete Masonry Unit	10%	0-2	$107,300	LIFE	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Fan Room And Sprinkler Room Walls								
Marble Panels	5%	Now	$40,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Corridor In Front Of Auditorium								
Plaster	55%			LIFE	* *	5-10	$104,200	
SGFT/Glazed Masonry	25%	Now	$102,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Basement Corridor And Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Vertical Crack Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Interior								
Ceilings								
AcousTileConcealSpLn	40%	0-2	$27,300	2041	* *	5	$51,800	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2041	* *	5	$10,400	
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$116,600	
Plaster	10%			LIFE	* *	5-10	$35,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Sidewalks								
Explanation : Recent Replacement								
On-Site Walkways								
Asphalt	70%			2039	* *			
Cast in Place Concrete	30%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 35%								
Location : Front Entry And Ramp								
Explanation : Recent Repairs Evident								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$299,600	5	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	95%			2036	$281,000	1		
Conduit	5%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Under 600 Volts								
Panelboards								
Fused Knife Sw	5%			2035	$15,300	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	15%			2035	$46,000	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, Auditorium, Gymnasium, Kitchen, Electrical Room And Cafeteria								
Molded Case Bkrs	75%			2035	$229,900	5	$2,700	
Molded Case Bkrs	5%			2052	* *	5	$200	
Wiring								
Braided Cloth	90%			2035	$368,200	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$130,100	5	$700	
Locally Mounted	30%			2053	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B2c								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$119,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Compact Fluorescent Lights								
LED	4%	Now	$3,100	2041	* *			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Auditorium, Gymnasium								
Egress Lighting								
Emergency, Service	20%			2031	$17,500	1		
Emergency, Battery	30%			2031	$71,400	10	$10,000	
Exit, Service	50%	Now	$3,100	2031	$30,600	1		
Not Functioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Alarm								
Security System								
Generic	50%			2036	$133,100	1	$25,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2041	* *	1	$25,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$7,300	2041	* *	1-3	$77,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$137,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	80%			2036	$908,700			
Steam Piping/Pump	20%			2056	* *			
Terminal Devices								
Air Handler	30%			2036	$800,800	1	$25,700	
Convector/Radiator	70%			2041	* *	1	$31,300	
Controls								
Digital	100%			2031	$4,073,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$168,400			
Window/Wall Unit	85%			2034	$456,800	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$122,300	
Exhaust Fans								
Interior	90%			2036	$566,200	2	$3,800	
Roof	10%			2031	$27,500	2	$400	

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$362,200	1		
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Backup Unit								
Sanitary Piping								
Cast Iron	10%	Now	$178,700	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 20%								
Location : Sanitary Pipe Under The Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,900	
Backflow Preventer								
Generic	100%			2036	$63,300	1	$8,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon								
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$98,100	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 217 - Q MINISCHOOL**
Address : **85-05 144TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0855.010 / 13409**
Area Sq Ft : **11,000**
Date of Survey : **18-Nov-2024**
Areas Surveyed : **Floors 1**
Block : **9724** **Lot** : **173**

Agency's Number : **Q994**
Yr Built/Renovated : **2000 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4208124**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$55,400	
Interior Architecture		$427,600
Electrical		$167,900
Mechanical	$183,500	
Total	**$238,900**	**$595,500**
Importance Code A	$55,400	
Importance Code B	$183,500	$595,500
Total	**$238,900**	**$595,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,100		$900	
Interior Architecture	$55,300		$400	$1,900
Electrical	$1,000	$1,000	$1,400	$1,000
Mechanical	$3,700		$1,000	
Site Pavements	$10,300			
Total	**$79,400**	**$1,000**	**$3,700**	**$2,900**
Importance Code A	$9,100		$900	
Importance Code B	$11,900	$1,000	$2,800	$2,900
Importance Code C	$58,400			
Total	**$79,400**	**$1,000**	**$3,700**	**$2,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q MINISCHOOL

Asset # : 13409

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$18,100	
Metal Panel	90%	Now	$55,400	2046	* *	5	$30,600	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : At Base And Corners Of Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Windows								
Aluminum	100%			2044	* *	5	$1,900	
Roof								
Not Accessible	100%							
Soffits								
Metal Panel	100%			2046	* *	5-10	$10,900	
Interior								
Floors								
Ceramic Tile	5%			2039	* *	5	$800	
Vinyl Tile	95%			2036	$427,600	3	$7,600	
Interior Walls								
Fiberglass Panel	100%	0-2	$48,100	LIFE	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Bottom Of Panels In Corridor								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$5,300	2041	* *	5	$7,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mini School Entire								
Explanation : Building Placed On City Parks Property								
Site Pavements								
On-Site Walkways								
Asphalt	90%	0-2	$10,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Around Mini School								
Cast in Place Concrete	10%			2041	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
J. H. S. 217 - Q MINISCHOOL
Asset # : 13409

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2046	* *	5		
Molded Case Bkrs	50%			2046	* *	5	$100	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	$300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$167,900	10	$10,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2036	$9,500	10	$1,300	
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
HID	10%			2036	$5,300	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$10,600	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$10,600	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$6,800	

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
Heating								
Energy Source								
Electricity	100%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q MINISCHOOL

Asset # : 13409

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
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2030	$183,500	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Each Classroom								
Explanation : 11 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,700	
Exhaust Fans								
Roof	10%			2036	$2,200	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **J. H. S. 237 - Q**
Address : **46-21 COLDEN STREET @GERANIUM AVE.**
Borough : **QUEENS**
Agency's Number : **Q237**
Program / Asset # : **BOE0865.000 / 1488**
Yr Built/Renovated : **1970 / 2004**
Area Sq Ft : **154,000**
Project Type : **EDUCATION**
Date of Survey : **06-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **5147** **Lot** : **1** **BIN** : **4116436**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$443,300	$2,707,900
Interior Architecture	$694,500	$13,987,800
Electrical		$1,666,600
Mechanical	$101,500	$4,079,100
Total	**$1,239,300**	**$22,441,500**
Importance Code A	$443,300	$4,021,000
Importance Code B	$719,600	$16,489,900
Importance Code C	$76,300	$1,930,600
Total	**$1,239,300**	**$22,441,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,700		$13,000	
Interior Architecture	$291,300			$39,300
Electrical	$23,800	$14,700	$17,800	$16,100
Mechanical	$51,500	$28,700	$41,800	$35,000
Site Enclosure	$16,200			
Site Pavements	$55,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$481,600**	**$50,500**	**$79,700**	**$97,700**
Importance Code A	$58,500	$16,200	$29,100	$16,200
Importance Code B	$264,400	$34,400	$50,600	$64,500
Importance Code C	$158,600			$17,000
Total	**$481,600**	**$50,500**	**$79,700**	**$97,700**

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$25,400	
Masonry: Brick	90%	0-2	$321,000	LIFE	* *	5	$76,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Slate Panels	7%	0-2	$23,500	LIFE	* *	5	$4,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	73%			2044	* *	5	$15,400	
Aluminum w/ Guards	25%			2044	* *	5	$5,300	
Metal Louvers	2%			2039	* *	10	$2,600	
Parapets								
Cast in Place Concrete	95%			LIFE	* *	5	$244,700	
Metal Panel	5%			2046	* *	5	$2,400	
Roof								
IRMA/Protected Membrane	95%			2036	$2,409,900	10	$99,500	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roofs								
Explanation : Solar Panels Partially Cover The Roof								
Metal Panel	5%			2041	* *	10	$9,600	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$107,000	
Mosaic Tile	5%	2-4	$58,800	2041	* *	5	$15,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Old Bathrooms								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Bathrooms And Kitchen								
Slate	5%			LIFE	* *	5	$26,000	
Terrazzo	2%	0-2	$9,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Exit 6 Vestibule								
Vinyl Tile	20%			2036	$1,384,200	3	$24,500	
Vinyl Tile 9" X 9"	53%	0-2	$212,400	2031	$10,619,500	3	$48,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%	0-2	$149,400	2051	* *	5	$11,500	
Uneven Surface, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$26,500	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room B23								
Ceramic Tile	5%	Now	$47,900	2039	* *	5	$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Restrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$27,200	
Folding Partition	4%			2035	$1,930,600	5	$34,000	
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Cluster Wing And Cafeteria								
Explanation : Folding Partitions In Cluster Wings Are No Longer Used To Open Classrooms, Folding Partitions In Cafeteria Have Been Removed								
Masonry: Brick	1%			LIFE	* *	10	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Metal Panel	5%			LIFE	* *	10	$7,700	
Plaster	45%	2-4	$76,300	LIFE	* *	5	$45,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 304 E And 304 D								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$42,500	
Ceilings								
AcousTileConcealSpLn	25%	0-2	$49,300	2041	* *	5	$37,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5-10	$164,600	
Exposed Struc: Steel	5%			LIFE	* *	10	$23,900	
Metal Panel	2%	Now	$16,200	LIFE	* *	5	$6,000	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	13%			LIFE	* *	5-10	$53,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Exit 6 Vestibule								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	20%			2046	* *			
Iron Picket	80%	0-2	$7,500	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 137th Place And Geranium Avenue								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$8,700	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 137th Place, Geranium Avenue And Colden Street								
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%	0-2	$11,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Entry Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	85%			2036	$44,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Photovoltaic Panel(s)	15%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Solar Generator Disconnect Output Rated At 500 Amperes With A Switch Rating Of 800 Amperes								
Transformers								
Dry Type	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B29								
Explanation : 225 Kilovolt Amperes, 480 Volts Primary, 277/ 208 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

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
Under 600 Volts								
Raceway								
Conduit	85%			2036	$251,400	1		
Conduit	10%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5	$100	
Fused Disc Sw	7%			2035	$21,500	5	$200	
Fused Toggle Switch	1%			2035	$3,100	5		
Molded Case Bkrs	80%			2035	$245,200	5	$3,200	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Thermoplastic	85%			2036	$347,800	1		
Thermoplastic	10%			2056	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B31								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2031	$25,800	1		
Emergency, Battery	25%			2036	$70,200	10	$9,900	
Exit, Battery	50%	Now	$2,400	2031	$118,600			
Damaged, Extent : Severe, Area Affected : 100%								
Location : Corridor Near Rooms 214 And 314								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%	Now	$7,400	2036	$148,000	1	$25,900	
Devices Damaged, Extent : Moderate, Area Affected : 5%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$94,900	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$50,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	90%			2034	$1,313,100	1	$145,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Steam Boiler	10%	Now	$7,300	2041	* *	1	$14,600	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : No.3 Burner, Boiler Room								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	3%			2036	$94,500	1	$3,000	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Pneumatic Control System								
Air Handler	17%			2036	$535,500	1	$17,200	
Convector/Radiator	80%			2041	* *	1	$42,200	
Controls								
Pneumatic	100%	0-2	$61,000	2037	* *			
Leaking, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2034	$132,400	2	$500	
Split Unit	20%			2041	* *			
Window/Wall Unit	60%			2031	$380,500	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2041	* *	1	$10,600	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%			2041	* *	2	$22,800	
Dry Cooler	5%			2036	$32,600	2	$5,700	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$144,300	
Exhaust Fans								
Interior	70%			2036	$519,700	2	$3,500	
Roof	30%	Now	$1,900	2031	$97,400	2	$1,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$427,400	1		
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$16,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	Now	$2,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : At Roof								
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$33,500	4	$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit.								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2036	$578,700	1-2	$11,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 303 - BK**		
Address	: **501 WEST AVENUE BTWN: SHORE PKWY S.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K303**
Program / Asset #	: **BOE0586.000 / 1273**	**Yr Built/Renovated**	: **1965 / 2010**
Area Sq Ft	: **152,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7250** **Lot** : **25**	**BIN**	: **3196292**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$546,400	$244,800
Interior Architecture	$1,822,200	$9,650,900
Electrical	$229,700	$2,131,700
Mechanical	$6,053,800	$4,317,200
Site Pavements	$696,400	
Total	**$9,348,500**	**$16,344,600**
Importance Code A	$546,400	$244,800
Importance Code B	$7,742,600	$16,099,800
Importance Code C	$1,059,500	
Total	**$9,348,500**	**$16,344,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$81,200		$1,800	
Interior Architecture	$174,800			$23,100
Electrical	$58,400	$31,100	$58,100	$28,600
Mechanical	$73,200	$28,900	$69,600	$22,500
Site Enclosure	$26,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$428,400**	**$74,300**	**$143,900**	**$88,500**
Importance Code A	$104,100	$14,800	$17,200	$14,800
Importance Code B	$226,900	$59,600	$126,700	$73,800
Importance Code C	$97,400			
Total	**$428,400**	**$74,300**	**$143,900**	**$88,500**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	* *	5	$29,200	
Masonry: Brick Cavity	92%	Now	$341,200	LIFE	* *	5	$191,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : East Side, 2nd And 3rd Floor								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : East Side, 2nd And 3rd Floor								
Granite Panels	5%	2-4	$26,200	LIFE	* *	5	$7,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout Exterior								
Windows								
Aluminum	100%	Now	$58,100	2050	* *	5	$29,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Various Rooms								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$48,600	
Masonry: Brick Cavity	30%			LIFE	* *	5	$5,700	
Metal Panel	5%			2054	* *	5	$3,600	
Metal Rail	40%			2047	* *	5-10	$136,200	
Roof								
Built-Up (BUR)	40%	Now	$46,200	2039	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Missing Drip Edge: Upper Roof Of North Wing At East End								
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Random Areas Throughout Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Lower Roof On North Wing								
IRMA/Protected Membrane	55%	Now	$64,300	2039	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Over Blower Stack								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Auditorium Above Stage								
Metal Panel	5%			2047	* *	10	$8,900	
Soffits								
Cast in Place Concrete	40%			LIFE	* *	5		
Stucco Cement	60%			2047	* *	5		
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$36,200	
Ceramic Tile	3%	Now	$41,000	2043	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Poured Epoxy/Resin	2%	4+	$81,500	2033	$271,600			
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Science Laboratory Room 359								
Terrazzo	5%	4+	$22,700	LIFE	* *	5	$9,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Steps								
Vinyl Tile	30%	4+	$40,200	2039	* *	3	$26,600	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	48%	2-4	$465,300	2034	$9,305,300	3	$42,600	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%	Now	$289,200	2049	* *	5	$11,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium 1								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Gymnasium 2								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium 1								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	$18,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Fan Room								
Ceramic Tile	3%	Now	$7,800	2043	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	15%	4+	$66,900	LIFE	* *	5	$13,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	39%	Now	$45,000	LIFE	* *	5	$27,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms In North Wing At Low Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms In North Wing At Low Roof								
SGFT/Glazed Masonry	35%	Now	$373,200	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, 3rd And 4th Floor Corridors								
Ceilings								
AcousTile,Adhered	10%	Now	$234,000	2054	* *	5	$11,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Library, 2nd, 3rd And 4th Floors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	20%	Now	$312,100	2039	* *	5	$29,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Corridors Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	5%			2039	* *			
Metal Panel	7%			LIFE	* *	5	$20,700	
Plaster	50%			LIFE	* *	5	$74,000	
Site Enclosure								

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J. H. S. 303 - BK

Asset # : 1273

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
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$16,000	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Surrounding Parking Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Along Shore Parkway								
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Parking Entrance And Dumpster Area								
Iron Picket	75%	Now	$10,500	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Side Ramp Exit								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$77,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$93,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Including Ramps								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : West Side Entrance								
Parking/Driveway								
Asphalt	100%	0-2	$525,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$700	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	50%			2050	* *	5	$2,000	
Molded Case Bkrs	40%			2033	$122,600	5	$1,600	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Under 600 Volts								
Wiring								
Braided Cloth	40%			2033	$163,700	1		
Thermoplastic	60%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$46,800	
Generators								
Natural Gas	100%			2043	* *	1	$58,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 150 Kilowatts, 188 Kilovolt Amperes								
Batteries								
Lead/Acid	50%			2028	$1,300	5	$2,800	
Lead/Acid	50%			2028	$1,300	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof By Generator								
Explanation : 60 Kilowatt Load Bank								
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$83,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	35%	Now	$30,200	2034	$1,509,200	2	$900	
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	5%			2034	$4,800	1		
Emergency, Battery	45%			2034	$117,600	10	$16,500	
Exit, Service	48%			2029	$32,200	1		
Exit, Battery	2%			2039	* *	10	$200	
Exterior Lighting								
HID	10%			2034	$72,600	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Alarm								
Security System								
Generic	50%			2029	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$2,900	2034	$146,100	1	$25,500	
Cameras Damaged, Extent : Light, Area Affected : 2%								
Location : Interior And Exterior Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$96,500	

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
Heating								
Energy Source								
Electricity	2%			2060	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Meter Room								
Explanation : Location Noted								
Natural Gas	98%			2060	* *	1		
Conversion Equipment								
Radiant Heater	2%	Now	$8,100	2039	* *	2	$1,100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room By Sump Pumps: Unit Inoperable								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Meter Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2047	* *	1	$147,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 300 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$1,246,400			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Heating								
Terminal Devices								
Air Handler	30%			2029	$878,700	1	$28,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	68%			2032	$865,500	1	$33,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	2%			2039	* *	4	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Controls								
Digital	100%	Now	$223,500	2029	$4,470,100			
Malfunctioning, Extent : Moderate, Area Affected : 75%								
Location : Various Locations: Dead Batteries At Several Thermostats								
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Wireless Digital / Pneumatic Control System For Classrooms And Offices And Stand Alone Digital Controls For Air Handlers								
Air Conditioning								
Energy Source								
Electricity	30%			2056	* *	1		
Electricity	50%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasiums								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	20%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium, News Media Room, Kitchen, Elevator Machine Room, Telecom Room								
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : Auditorium, News Media Room								
Window/Wall Unit	25%			2027	$147,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	35%			2032	$206,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Ventilation								
Exhaust Fans								
Interior	20%			2029	$138,100	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Interior	2%			2039	* *	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gas Meter Room, Science Room 351								
Explanation : Location Noted								
Roof	78%			2042	* *	2	$3,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$40,000	2034	$1,999,000	1		
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Crawlspace, Water / Sprinkler Room Inside Room B1 Valves Not Holding At Water Mains								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	10%			2029	$2,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 218								
Explanation : 1 Unit For Science Rooms, 20 Gallons								
No Component	90%							
Sanitary Piping								
Cast Iron	100%	Now	$196,100	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$4,800	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$9,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 300 Mbh Input								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From 1st To 3rd Floor, One Unit From 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$4,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 324 - BK**		
Address	: **800 GATES AVENUE @ STUYVESANT AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K324**
Program / Asset #	: **BOE0600.000 / 2612**	**Yr Built/Renovated**	: **1977 / 2011**
Area Sq Ft	: **171,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1636** **Lot** : **1**	**BIN**	: **3044657**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$136,800	$2,527,400
Interior Architecture	$250,800	$424,900
Electrical	$1,270,000	$3,209,800
Mechanical	$4,156,300	$5,303,800
Total	**$5,813,900**	**$11,466,000**
Importance Code A	$136,800	$2,580,000
Importance Code B	$5,677,100	$8,886,000
Total	**$5,813,900**	**$11,466,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$125,100			$15,800
Interior Architecture	$64,500	$500	$7,400	$26,700
Electrical	$6,400	$16,900	$18,000	$57,600
Mechanical	$89,200	$49,100	$50,500	$179,100
Site Pavements	$100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$292,500**	**$73,700**	**$83,100**	**$286,400**
Importance Code A	$142,100	$16,900	$16,900	$33,100
Importance Code B	$109,800	$56,300	$66,100	$253,300
Importance Code C	$40,600	$500		
Total	**$292,500**	**$73,700**	**$83,100**	**$286,400**

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$100,400	
Masonry: Brick	15%	Now	$31,700	LIFE	* *	5	$18,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : East Elevation Second Floor Chiller Room								
Metal Panel	5%			2045	* *	5-10	$43,100	
Windows								
Aluminum	95%	Now	$500	2051	* *	5	$300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Staircase								
Metal Louvers	5%			2044	* *	10	$200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$4,500	LIFE	* *	5	$9,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	87%	Now	$27,400	LIFE	* *	5	$10,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Parapet Interior								
Metal Rail	3%			2040	* *	5-10	$6,600	
Roof								
Built-Up (BUR)	75%	Now	$46,500	2035	$2,323,700			
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof Vestibule								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Smoke Hatch								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roofs								
Explanation : Solar Panels Installed								
Copper/Terne	15%	Now	$52,300	2063	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair D Bulkhead And Above Fan Room								
Modified Bitumen	10%	Now	$14,500	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Barrel Vault Corridor								
Soffits								
Stucco Cement	100%			2040	* *	5	$169,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$65,000	
Ceramic Tile	5%			2044	* *	5	$14,900	
Panel/Paver: Cer/Brk	5%			2051	* *	5	$33,400	
Terrazzo	3%			LIFE	* *	5	$7,000	
Vinyl Tile	72%	Now	$121,100	2040	* *	3	$80,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	$18,200	2063	* *	5	$13,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium And Auditorium Stage								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								
Explanation : Deterioration Due To Water Damage From Water Fountain In The Gymnasium And Auditorium Stage								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$900	
Concrete Masonry Unit	12%	Now	$7,200	LIFE	* *	5	$1,500	
Efflorescence, Extent : Moderate, Area Affected : 2%								
Location : Chiller Room On Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Chiller Room On Second Floor								
Folding Partition	1%	Now	$26,400	2060	* *	5	$400	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Glass: Single Pane	2%			LIFE	* *	5	$500	
Gypsum Board	1%			LIFE	* *	5	$200	
Masonry: Brick	10%			LIFE	* *			
Plaster	45%	Now	$7,000	LIFE	* *	5	$4,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Library, Stair D								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Library, Stair D								
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	1%			LIFE	* *	5	$1,200	
Ceilings								
AcousTileConcealSpLn	72%			2040	* *	5	$259,400	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$230,200			
Gypsum Board	5%			LIFE	* *	5	$18,000	
Metal Panel	3%	0-2	$5,900	LIFE	* *	5	$10,800	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$18,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2045	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Handball Wall								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	20%	Now	$100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : South Side Kitchen Entrance								
Pavers/Stone	80%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	55%			2044	* *			
Pavers/Stone	10%			2044	* *			
Rubber Matting	10%			2040	* *			
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Play Yard								
Explanation : This Is Actually Artificial Grass Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch. A Photovoltaic Roof System Was Installed Five Years Ago.								
Transformers								
Dry Type	100%			2048	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Emergency Battery Room								
Explanation : One Transformer Step Up 208 Volt To 480y/277 Volt Rated At 112.5 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$700	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Under 600 Volts								
Raceway								
Conduit	95%			2035	$328,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	10%			2051	* *	5	$500	
Molded Case Bkrs	80%			2034	$277,900	5	$3,600	
Wiring								
Thermoplastic	85%			2035	$391,000	1		
Thermoplastic	15%			2055	* *	1		
Motor Controllers								
Locally Mounted	30%			2033	$55,700	5	$300	
Locally Mounted	60%			2033	$111,500	5	$700	
Locally Mounted	10%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To The Water Main								
Lighting								
Interior Lighting								
Fluorescent	60%			2035	$1,566,100	10	$94,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	10%			2030	$261,000	10	$15,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
LED	30%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$147,000	10	$20,600	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
HID	10%			2030	$81,700	10	$100	
LED	10%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$2,700	
Alarm								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Alarm								
Security System								
Generic	50%			2030	$164,300	1	$31,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Exterior And Interior Of The Building								
Explanation : Cameras Security System								
Generic	50%			2030	$164,300	1	$31,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$451,700	2045	* *	1-3	$95,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Existing Fire Alarm System Is Obsolete.								

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
Heating								
Energy Source								
Fuel Oil No 2	80%			2045	* *	5	$42,400	
Solar Panels	20%			2055	* *	2	$2,100	
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$169,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$70,100	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Three Steam Traps Faulty								
Terminal Devices								
Air Handler	30%	0-2	$49,400	2030	$988,500	1	$28,500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium. Leaking Blower								
Convector/Radiator	65%			2033	$930,700	1	$35,900	
Unit Heater - Steam	5%	Now	$1,000	2030	$49,800	4	$800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Mechanical Rooms								
Controls								
Electrical	100%			2030	$973,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	35%			2035	$904,100	1	$27,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Second Floor Mechanical Room East								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Chiller Room Basement								
Explanation : 2 Units. Obsolete Equipment.								
Window/Wall Unit	55%			2030	$364,800	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	35%			2035	$89,200	4	$4,400	
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%			2030	$1,070,200	1	$37,000	
No Component	65%							
Heat Rejection								
Dry Cooler	35%			2040	* *	2	$41,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,400	
Exhaust Fans								
Interior	80%			2030	$621,300	2	$4,200	
Roof	20%			2030	$68,000	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$2,235,400	1		
Water Heater With Tanks								
Oil Fired	100%			2033	$1,085,000	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 600 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$35,100	4	$3,600	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$10,200	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$89,400	
Sprinkler								
No Component	85%							
Generic	15%			2045	* *	1-2	$7,200	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 10 Feet Which Equals 50 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J. H. S. 80 - BX P. S. 280 - BX**		
Address	: **149 EAST MOSHOLU PKWY NORTH @STEUBEN AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X080**
Program / Asset #	: **BOE0221.000 / 450**	**Yr Built/Renovated**	: **1925 / 2011**
Area Sq Ft	: **110,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **3336** **Lot** : **35**	**BIN**	: **2018046**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$476,500	$215,000
Interior Architecture	$916,500	$5,005,600
Electrical		$2,287,900
Mechanical	$1,883,500	$4,254,200
Total	**$3,276,500**	**$11,762,600**
Importance Code A	$614,000	$928,500
Importance Code B	$2,434,000	$10,779,100
Importance Code C	$228,500	$55,000
Total	**$3,276,500**	**$11,762,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,500		$48,400	
Interior Architecture	$154,300		$20,400	$18,900
Electrical	$68,700	$10,300	$10,500	$13,100
Mechanical	$230,900	$18,200	$59,900	$17,600
Site Enclosure	$22,900			
Site Pavements	$33,800			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$587,000**	**$43,300**	**$154,200**	**$64,500**
Importance Code A	$87,800	$7,600	$56,100	$7,600
Importance Code B	$406,200	$35,700	$94,700	$56,800
Importance Code C	$92,900		$3,400	
Total	**$587,000**	**$43,300**	**$154,200**	**$64,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$25,000	LIFE	* *	5	$40,800	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Basement Chimney Stack								
Masonry: Brick	90%	Now	$247,400	LIFE	* *	5	$146,700	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Exterior Wall Of Room 191								
Masonry: Limestone	5%			LIFE	* *	5	$12,200	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum w/ Guards	70%	Now	$229,100	2052	* *	5	$17,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Aluminum w/ Guards	25%			2052	* *	5	$12,500	
Metal Louvers	5%			2045	* *	10	$15,600	
Parapets								
Masonry: Limestone	5%			LIFE	* *	5-10	$13,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Metal Rail	20%			2049	* *	5-10	$79,800	
Under Construction	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Construction Nearing Completion.								
Roof								
Modified Bitumen	97%			2046	* *	10	$68,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs Except Metal Roof Of Bulkheads								
Skylight, Metal/Glass	3%	Now	$12,100	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Main Roof Near Bulkhead								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Main Roof Near Bulkhead								
Soffits								
Cast Stone/Terra Cotta	60%			LIFE	* *	5		
Cement - Fiber Panel	40%			2036		10		
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$17,600	LIFE	* *	5	$22,000	
Ponding, Extent : Severe, Area Affected : 10%								
Location : Basement Near Chimney Stack								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Gas Meter Room, Oil Tank Room, Boiler Room, Electrical Room, Basement Storage								
Ceramic Tile	5%	Now	$58,200	2039	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2049	* *	5	$15,100	
Terrazzo	5%	0-2	$19,300	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Corridor Near Auditorium								
Vinyl Tile	45%	2-4	$51,300	2041	* *	3	$34,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Corridors								
Vinyl Tile 9" X 9"	16%			2031	$2,640,300	3	$16,100	
Vinyl Tile 9" X 9"	14%	Now	$115,500	2031	$2,310,200	3	$10,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Wood	5%			2064	* *	5	$18,900	
Interior Walls								
Cast in Place Concrete	5%	Now	$44,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement Throughout								
Ceramic Tile	3%			2039	* *	5	$6,900	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$6,900	
Painted Surfaces, Extent : Light, Area Affected : 30%								
Location : Basement								
Marble Panels	2%	Now	$41,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	80%	Now	$228,500	LIFE	* *	5	$55,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, Stairwells								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$13,700	2041	* *	5	$20,100	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Room 191								
Exposed Struc: Concrete	75%	Now	$463,000	LIFE	* *	5	$23,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement Level								
Metal Panel	5%	4+	$6,800	LIFE	* *	5	$12,600	
Recent Replace Evident, Extent : N/A, Area Affected : 2%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2056	* *			
Iron Picket	20%			2056	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Gate Leading To The Playground								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Gate Leading To The Playground								
Retaining Walls								
Cast in Place Concrete	100%	Now	$22,900	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard At Rochambeau Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	90%	Now	$11,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Rubber Matting	10%	Now	$7,600	2041	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Play Area Safety Surface								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : Play Area Safety Surface								
Open Seams, Extent : Severe, Area Affected : 10%								
Location : Play Area Safety Surface								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	$26,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	50%	0-2	$26,300	2066	* *	5	$100	
Suspect Water Damage, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$213,100	5	$400	
Molded Case Bkrs	20%			2056	* *	5	$600	
Raceway								
Conduit	80%			2036	$199,600	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	45%			2052	* *	5	$1,300	
Molded Case Bkrs	50%			2035	$122,600	5	$1,400	
Wiring								
Thermoplastic	70%			2036	$245,000	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$130,100	5	$500	
Locally Mounted	30%			2041	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	55%			2036	$923,500	10	$55,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2036	$84,000	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	40%			2044	* *			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Lighting								
Egress Lighting								
Emergency, Battery	10%	Now	$18,900	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Emergency, Battery	40%			2041	* *	10	$10,600	
Exit, Battery	5%	Now	$8,000	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	45%			2031	$71,800	10	$3,300	
Exterior Lighting								
HID	2%			2036	$10,500	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$211,400	1	$41,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : CCTV Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$5,800	2041	* *	1-3	$61,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Sensors Malfunctioning								

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
Heating								
Energy Source								
Fuel Oil No 2	70%			2046	* *	5	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One 10,000 Gallons Tank And One 8,000 Gallons Tank								
Natural Gas	30%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Heating								
Conversion Equipment								
Steam Boiler	70%	Now	$137,400	2034	$687,200	1	$68,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Roof								
Explanation : Reported Under Air Conditioning. Electric Unit Heaters At Building Addition Exits								
Distribution								
Steam Piping/Pump	70%	Now	$22,100	2036	$442,000			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
No Component	30%							
Terminal Devices								
Air Handler	10%			2031	$148,400	1	$6,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	40%			2034	$257,900	1	$14,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Fan Coil Unit/Heat	15%			2031	$293,200	1	$5,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Classrooms, Gymnasiums, Cafeteria								
Unit Heater - Steam	5%	Now	$1,100	2031	$22,400	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
No Component	30%							
Controls								
Digital	30%			2029	$679,300			
Pneumatic	70%	Now	$53,300	2030	$1,066,700			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Mechanical Room, Gymnasiums								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	Now	$28,400	2031	$567,700	2	$1,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Building Addition Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof								
Split Unit	15%	Now	$40,100	2041	* *			
Broken, Extent : Moderate, Area Affected : 30%								
Location : Telecom Rooms, Gymnasiums, Cafeteria								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Nurse's Office, Cafeteria, Gymnasiums, Elevator Machine Rooms								
Window/Wall Unit	55%			2031	$234,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$68,000	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$29,100	
Exhaust Fans								
Interior	69%			2031	$344,700	2	$2,300	
Interior	1%			2031	$5,000	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 5th Floor Fan Room								
Roof	30%			2031	$65,600	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	$14,500	2036	$723,300	1		
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Brass/Copper	30%			2046	* *	1		
Galvanized Steel	20%			2034	$287,600	1		
Sanitary Piping								
Cast Iron	15%	Now	$10,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$6,800	2036	$22,500	4	$2,300	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 264mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 175 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : 1 Unit From 1st To 3rd Floor, 1 Unit From 1st To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2046	* *	1-5	$16,600	
Sprinkler								
No Component	65%							
Generic	30%			2046	* *	1-2	$9,200	
Generic	5%			2036	$77,900	1-2	$1,500	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two Hoods, 60 Square Feet Each								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J.H.S. 293 - BK**		
Address	: **284 BALTIC STREET @COURT ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K293**
Program / Asset #	: **BOE0580.000 / 1267**	**Yr Built/Renovated**	: **1968 / 2016**
Area Sq Ft	: **158,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **402** **Lot** : **1**	**BIN**	: **3006401**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$96,500	$228,100
Interior Architecture	$615,700	$779,700
Electrical		$2,303,800
Mechanical	$3,316,400	$9,180,400
Site Enclosure	$184,600	
Site Pavements	$899,600	$1,277,000
Total	**$5,112,900**	**$13,769,000**
Importance Code A	$96,500	$1,681,400
Importance Code B	$4,736,400	$12,027,900
Importance Code C	$279,900	$59,700
Total	**$5,112,900**	**$13,769,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$104,900		$10,100	
Interior Architecture	$163,300		$61,700	$15,700
Electrical	$29,300	$14,800	$16,000	$18,800
Mechanical	$72,600	$33,600	$42,100	$29,400
Site Enclosure	$36,400			
Site Pavements	$26,100			
Total	**$432,600**	**$48,300**	**$130,000**	**$64,000**
Importance Code A	$120,700	$15,800	$25,900	$15,800
Importance Code B	$235,500	$32,600	$104,100	$48,200
Importance Code C	$76,400			
Total	**$432,600**	**$48,300**	**$130,000**	**$64,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$193,100	
Masonry: Brick	50%			LIFE	* *	5	$77,200	
Masonry: Brick Cavity	25%			LIFE	* *	5	$38,600	
Windows								
Aluminum	80%			2044	* *	5	$16,200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Aluminum w/ Guards	20%			2044	* *	5	$4,100	
Parapets								
Masonry: Brick	70%	4+	$29,000	LIFE	* *	5	$11,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Efflorescence Throughout Main Roof								
Metal Panel	15%			2056	* *	5	$9,300	
Pre-Cast Concrete	15%			LIFE	* *	5	$30,200	
Roof								
Copper/Terne	2%			2051	* *	10	$6,700	
Modified Bitumen	98%			2041	* *	10	$131,600	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Lower Roof								
Soffits								
Cast in Place Concrete	100%	Now	$2,900	LIFE	* *	5	$11,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Above Courtyard Doors								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Interior								
Floors								
Carpet	30%			2035	$1,363,900	3	$113,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Charter School Areas								
Explanation : 9x9 Tiles Below Carpets								
Ceramic Tile	3%	0-2	$130,400	2039	**	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Toilet Rooms And Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms And Kitchen Area								
Poured Epoxy/Resin	5%	Now	$36,000	2031	$720,000			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Science Prep Room 309a								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Science Laboratories And Student Kitchen								
Quarry Tile	2%	0-2	$7,600	2041	**	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Near Exit Doors								
Terrazzo	5%	2-4	$24,000	LIFE	**	5	$9,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exit 2 And 7								
Vinyl Tile	50%	0-2	$71,000	2041	**	3	$47,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Charter School Areas								
Explanation : Covered By Carpeting								
Wood	5%			2064	**	5	$23,500	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Gymnasium								
Explanation : Recent Repairs And Resurfacing								
Interior Walls								
Ceramic Tile	3%	0-2	$118,000	2039	**	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms And Kitchen Area								
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Toilet Rooms And Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms And Kitchen Area								
Concrete Masonry Unit	10%			LIFE	**	5	$27,900	
Plaster	57%			LIFE	**	5-10	$169,200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Various Classrooms								
SGFT/Glazed Masonry	30%			LIFE	**	10	$52,400	

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.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	$40,500	2041	* *	5	$30,700	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Corridors, Lunchroom And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Cafeteria And Throughout								
AcousTileSusp.Lay-In	10%			2049	* *	5	$24,600	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$92,100	
Exposed Struc: Steel	5%			LIFE	* *	10	$24,600	
Metal Panel	10%	2-4	$16,700	LIFE	* *	5	$30,700	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Kitchen Area And Teacher Lunch Room								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen Area And Teacher Lunch Room								
Plaster	20%			LIFE	* *	5-10	$84,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	80%	2-4	$28,600	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Play Yard And Gates At Dumpster Area								
Iron Picket	20%	0-2	$7,800	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : Along Court Street								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$184,600	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Play Yard Walls And Seating								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$516,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$26,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Walkway, Play Yard Stairs And Ramp								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Dumpster Area On Baltic Street								
Activity Yard								
Rubber Matting	100%	Now	$383,100	2036	$1,277,000			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout Play Yard								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Basketball Court								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Throughout Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere And One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	
Raceway								
Conduit	95%			2036	$281,000	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$400	
Fused Disc Sw	3%			2052	* *	5	$100	
Fused Toggle Switch	1%			2035	$3,100	5		
Molded Case Bkrs	80%			2035	$245,200	5	$3,300	
Molded Case Bkrs	6%			2052	* *	5	$300	
Wiring								
Braided Cloth	55%			2035	$225,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$163,700	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$1,100	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	94%			2044	* *	10	$144,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2044	* *	10	$3,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	30%			2031	$86,500	10	$12,100	
Emergency, Battery	20%			2041	* *	10	$8,100	
Exit, LED	20%			2064	* *	1		
Exit, Battery	30%			2041	* *	10	$3,400	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Generic	50%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Building Perimeter								
Explanation : Security Camera System								
Fire/Smoke Detection								
Generic, Analog	75%			2031	$313,000	1-3	$75,200	
Generic, Digital	25%			2041	* *	1-3	$24,300	

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Heating								
Energy Source								
Fuel Oil No 2	90%			2066	* *	5	$46,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Fuel Oil Tank Room								
Explanation : Two 10,000 Gallon Tanks								
Natural Gas	10%			2036	$4,500	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Make-up Air Unit For Culinary Classroom B37								
Conversion Equipment								
Furnace	10%			2036	$53,400	1	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Make-up Air Unit For Culinary Classroom B37								
Steam Boiler	90%			2034	$1,347,200	1	$149,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Boilers. Two Boilers Are Being Converted To No. 2 Oil								
Distribution								
Steam Piping/Pump	100%			2036	$1,375,200			
Terminal Devices								
Air Handler	30%			2031	$969,500	1	$31,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	60%			2034	$842,600	1	$32,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%	Now	$21,300	2031	$425,800	1	$4,900	
Broken, Extent : Severe, Area Affected : 10%								
Location : Room 309a								
Controls								
Pneumatic	100%			2030	$3,126,800			
Air Conditioning								
Energy Source								
Electricity	70%			2044	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2036	$432,800	2	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Unit Serves Auditorium. R-407c Refrigerant								
Split Unit	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Rooms, Dance Studio								
Explanation : Location Noted								
Window/Wall Unit	35%			2034	$227,700	1		
Window/Wall Unit	10%			2029	$65,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library, Various Classrooms								
Explanation : Location Noted								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$148,100	
Exhaust Fans								
Interior	20%			2036	$152,300	2	$1,000	
Roof	60%			2031	$199,900	2	$3,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Roof	20%			2041	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$1,985,100	1		
Galvanized Steel	10%			2034	$219,200	1		
HW Heat Exchanger								
Steam Fired	50%			2036	$415,200	4	$12,400	
Steam Fired	50%	Now	$83,000	2036	$415,200	4	$8,300	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$34,400	4	$5,300	
Fixtures								
Generic	100%							
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

J.H.S. 293 - BK

Asset # : 1267

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2046	* *	1-2	$9,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Storage Rooms								
Explanation : Partial Sprinklered Building								
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Culinary Classroom B37								
Explanation : Two 60 Square Foot Units								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **J.K. ONASSIS HS FOR INT. CAREERS**		
Address	: **120 W.46 STREET BTWN 6TH - 7TH AVES**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M529 M486**
Program / Asset #	: **BOE0132.000 / 4432**	**Yr Built/Renovated**	: **1893 / 1992**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Jun-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **998** **Lot** : **41**	**BIN**	: **1069583**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$210,900	$239,400
Interior Architecture	$160,500	$1,604,500
Electrical	$1,311,600	$119,200
Mechanical	$1,019,000	$3,477,100
Total	**$2,702,000**	**$5,440,100**
Importance Code A	$210,900	$239,400
Importance Code B	$2,491,100	$5,200,700
Total	**$2,702,000**	**$5,440,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,200			
Interior Architecture	$126,700	$2,100	$5,000	$7,500
Electrical	$10,900	$13,800	$84,200	$10,100
Mechanical	$30,900	$13,100	$15,000	$11,500
Site Enclosure	$100			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$232,300**	**$36,300**	**$111,600**	**$36,600**
Importance Code A	$56,200		$100	
Importance Code B	$145,400	$36,300	$111,500	$36,600
Importance Code C	$30,700			
Total	**$232,300**	**$36,300**	**$111,600**	**$36,600**

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.*

DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2054	* *	10	$5,700	
Masonry: Brick	75%	2-4	$154,400	LIFE	* *	5	$36,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Interior Locations								
Masonry: Brownstone	20%			LIFE	* *	5	$7,300	
Windows								
Aluminum	70%	Now	$39,100	2050	* *	5	$8,000	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room 308 And 401 At Window Heads								
Wood	30%	Now	$56,500	2042	* *	5	$34,400	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Parapets								
Copper/Terne	10%	Now	$3,100	2054	* *	5	$1,000	
Masonry: Brick	30%			LIFE	* *	5	$1,200	
No Component	60%							
Roof								
Copper/Terne	60%	Now	$9,200	2049	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 5th Floor Library And Hallways								
Single Ply Membrane	40%	Now	$4,800	2034	$239,400			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
Location : Interior Courtyard Roofs. Gutters Clogged								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair A, Roof Hatch, Lower Roof At Generator Room, Cafeteria								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Interior								
Floors								
Carpet	1%	Now	$15,100	2036	$15,100	3	$1,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 33%								
Location : Room 411								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Room 411								
Cast in Place Concrete	8%	Now	$11,600	LIFE	* *	5	$14,600	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Room								
Ceramic Tile	5%			2043	* *	5	$4,200	
Quarry Tile	3%			2039	* *	5	$3,800	
Sheet Vinyl/Rubber	5%			2039	* *	5	$6,300	
Vinyl Tile	68%	Now	$160,500	2034	$1,604,500	3	$21,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Cafeteria, Library, Classrooms, Corridors, 4th Floor								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Uneven Substrate, Extent : Severe, Area Affected : 35%								
Location : Cafeteria, Library, Corridors								
Wood	10%	Now	$10,200	2049	* *	5	$7,800	
Staining/Discoloring, Extent : Severe, Area Affected : 2%								
Location : 2nd Floor Gymnasium, Room 207								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$4,600	
Gypsum Board	20%			LIFE	* *	5	$9,200	
Masonry: Brick	3%			LIFE	* *			
Masonry: Fieldstone	3%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	32%	Now	$30,600	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 305, 306, Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	$5,500	2047	* *	5	$10,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2047	* *	5	$4,200	
Exposed Struc: Concrete	2%	0-2	$5,100	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Gypsum Board	15%			LIFE	* *	5	$15,600	
Masonry: Vault Struct	3%			LIFE	* *			
Metal Panel	20%	Now	$28,300	LIFE	* *	5	$20,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout Basement								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout Basement								
Plaster	35%	Now	$18,200	LIFE	* *	5	$18,200	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 305, 306								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Rubber Matting	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Under 600 Volts								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$19,100	
Generators								
Diesel	100%			2030	$142,000	1	$24,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Generator Capacity 180 Kilovolt Amperes, 225 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,300	
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$851,700	10	$51,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2029	$47,300	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2029	$15,000	10		
Incandescent	3%			2029	$52,800	2		
Egress Lighting								
Emergency, Service	50%			2034	$19,600	1		
Exit, Service	50%			2034	$13,700	1		

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Lighting								
Exterior Lighting								
Fluorescent	5%			2029	$12,700	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	15%			2029	$44,400	10		
Sensor/Timer Malfunction, Extent : Severe, Area Affected : 100%								
Location : Exterior Light								
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$119,200	1	$23,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And 9 Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$163,800	1-3	$38,200	

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
Heating								
Energy Source								
Utility Steam	100%			2044	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2037	* *			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$13,900	2042	* *	4	$3,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Steam Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : One Air Compressor Malfunctioning								
Terminal Devices								
Air Handler	50%	0-2	$119,500	2034	$597,400	1	$17,300	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Hv3 And Hv2 Are Not Working								
Convector/Radiator	45%			2039	* *	1	$9,000	
Fan Coil Unit/Heat	5%			2034	$78,700	1	$1,000	
Controls								
Pneumatic	100%	0-2	$613,500	2032	$1,227,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. System Is Malfunctioning Due To One Broken Compressor								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%	0-2	$93,700	2034	$187,300	1	$5,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof. Unit Is Not Efficient								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	80%			2029	$192,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$4,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$1,231,900	1	$38,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	20%	0-2	$5,600	2034	$56,300	2	$300	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Ef1 And Booster Fan For Supply And Exhaust Are Not Working								
Roof	80%			2034	$98,500	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Instantaneous Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,000	4	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Backflow Preventer								
Generic	100%			2039	* *	1	$3,800	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS HS FOR INT. CAREERS
Asset # : 4432

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$17,400	
Fire Pump								
Generic	100%			2037	* *	1	$11,600	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JAMAICA HIGH SCHOOL - Q**
Address : **167-01 GOTHIC DR. @ 168TH STREET**
Borough : **QUEENS**
Agency's Number : **Q470**
Program / Asset # : **BOE0883.000 / 1475**
Yr Built/Renovated : **1927 / 2013**
Area Sq Ft : **255,150**
Project Type : **EDUCATION**
Date of Survey : **03-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **9858** **Lot** : **100** **BIN** : **4448806**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,611,700	$978,500
Interior Architecture	$6,282,600	$1,808,800
Electrical	$1,528,900	$2,296,000
Mechanical	$3,057,500	$7,664,600
Site Enclosure	$855,900	
Site Pavements	$6,988,500	
Total	**$20,325,000**	**$12,748,000**
Importance Code A	$1,611,700	$1,052,200
Importance Code B	$15,699,200	$10,416,500
Importance Code C	$3,014,200	$1,279,300
Total	**$20,325,000**	**$12,748,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$56,600	$46,400	
Interior Architecture	$21,200	$5,800	$2,600	
Electrical	$26,300	$55,800	$28,600	$23,800
Mechanical	$126,000	$50,200	$72,700	$42,500
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$187,900**	**$182,800**	**$164,700**	**$80,700**
Importance Code A	$25,300	$82,400	$71,600	$25,300
Importance Code B	$162,600	$100,400	$93,100	$55,400
Importance Code C				
Total	**$187,900**	**$182,800**	**$164,700**	**$80,700**

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$104,500	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$104,500	
Copper/Terne	5%			2053	* *	10	$31,300	
Masonry: Brick	65%	Now	$1,466,100	LIFE	* *	5	$173,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Foundation Wall At Shop Hall In Basement								
Pre-Cast Concrete	20%			LIFE	* *	5	$173,900	
Windows								
Aluminum	98%			2049	* *	5	$92,700	
Steel	2%	Now	$145,600	2058	* *	5	$11,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement Storage Room								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,600	
Copper/Terne	20%			2068	* *	5	$23,300	
Masonry: Brick	5%			LIFE	* *	5	$1,200	
Masonry: Limestone	60%			LIFE	* *	5	$18,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,600	
Roof								
Built-Up (BUR)	15%			2038	* *	10	$33,700	
Copper/Terne	75%			2061	* *	10	$421,800	
Single Ply Membrane	5%			2038	* *	10	$11,200	
Skylight, Metal/Glass	5%			2053	* *	10	$37,500	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : Caulking Missing								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$185,300	
Ceramic Tile	10%			2042	* *	5	$42,400	
Marble Panels	7%	0-2	$1,332,000	LIFE	* *	5	$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor And Entrances								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : First Floor Corridor And Entrances								
Sheet Vinyl/Rubber	5%			2041	* *	5	$31,800	
Traffic Topping	2%	Now	$414,000	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stair Landings								
Wrinkling, Extent : Severe, Area Affected : 25%								
Location : Stair Landings								
Vinyl Tile	5%			2038	* *	3	$7,900	
Vinyl Tile 9" X 9"	11%			2028	$3,816,000	3	$17,500	
Wood	40%			2048	* *	5	$317,700	

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2036	$1,184,700	5	$21,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	10%	Now	$104,800	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pool Area								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Stairs 12, 13, 14 And 15, Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Pool Area								
Plaster	65%			LIFE	* *	5	$82,000	
Ceilings								
Exposed Struc: Concrete	5%	Now	$325,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Steel Beams In Pool Filtering System Room								
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Steel Beams In Pool Filtering System Room								
Exposed Struc: Concrete	20%			LIFE	* *	5	$13,200	
Metal Panel	5%			LIFE	* *	5	$26,500	
Plaster	60%			LIFE	* *	5	$158,900	
Plaster	5%	Now	$131,900	LIFE	* *	5	$13,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair 12 And 13								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Stair 12 And 13								
Plaster	5%			LIFE	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%			2068	* *			
Free Standing Walls								
Masonry: Brick	60%			2043	* *			
Masonry: Fieldstone	40%	4+	$190,500	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Tops Of Wall								
Retaining Walls								
Cast in Place Concrete	40%			2053	* *			
Masonry: Fieldstone	60%	4+	$665,400	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	80%	Now	$1,226,300	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Various								
Masonry: Granite	20%	4+	$139,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Walkways								
Parking/Driveway								
Asphalt	30%	Now	$521,500	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Parking Area In Rear								
Cast in Place Concrete	70%	Now	$832,000	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Rear Of Building								
Activity Yard								
Asphalt	40%	Now	$1,268,400	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Tennis Court And Various Play Areas								
Cast in Place Concrete	60%	Now	$3,001,200	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Various								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$73,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$532,600	5	$900	
Fused Disc Sw	20%			2043	* *	5	$200	
Raceway								
Conduit	90%			2033	$621,400	1		
Conduit	10%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$600	
Molded Case Bkrs	65%			2032	$425,100	5	$4,400	
Molded Case Bkrs	25%			2041	* *	5	$1,700	
Wiring								
Braided Cloth	75%	2-4	$690,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$184,000	1		
Thermoplastic	5%			2043	* *	1		
Motor Controllers								
Locally Mounted	40%			2031	$148,600	5	$700	
Variable Frequency Drive	60%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$224,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$4,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Lobby								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	45%			2028	$197,300	10	$27,700	
Emergency, Battery	5%			2038	* *	10	$3,100	
Exit, Service	40%			2028	$45,100	1		
Exit, Service	10%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$121,900	10	$100	
LED	20%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	50%			2033	$245,200	1	$47,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside, Outside, Hallways, Cafeteria And Offices								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$245,200	1	$47,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Auditorium, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$157,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Manual Pull Boxes, Alarm Bell, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$252,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Gasoline Fired Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	80%			2033	$5,877,400	4	$10,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : One Vacuum Pump Is Not Working								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Steam And Condensate Piping Outside The Boiler Room Is Beyond Useful Life Cycle								
Central Plant Steam Piping/Pmp	20%			2053	* *	4	$2,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Air Handler	25%	Now	$61,500	2033	$1,229,100	1	$35,500	
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Basement Fan Room, Defective Auditorium Blower								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Attic Space								
Explanation : Blowers Have Been Retrofitted With New Variable Frequency Drives								
Convector/Radiator	50%			2038	* *	1	$41,200	
Fan Coil Unit/Heat	25%			2028	$1,619,400	1	$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%	0-2	$24,700	2031	$494,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, Multiple Mechanical And Electrical Defects								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$1,147,500	LIFE	* *	2-5	$142,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exhaust Fans								
Interior	95%	Now	$110,100	2038	* *	2	$5,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium Exhaust Fan. Defective Shaft Bearing								
Roof	5%			2033	$25,300	2	$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$37,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pool Equipment Room								
Explanation : Heat Exchanger Serves Pool Only								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Sanitary Piping Is Beyond Its Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%	Now	$46,100	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Pool Machine Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Storm Piping Is Beyond Its Useful Life Cycle Rating								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$5,400	
Pool Filter/Treatment								
Sand	33%	Now	$4,000	2053	* *	4	$300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Pump For The Pool								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Pool Area, Basement, 1 of 3 Filters								
Sand	67%			2038	* *	4	$600	

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

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
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	$15,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$3,600	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JAMAICA HIGH SCHOOL - Q FIELDHOUSE**
Address : **167-01 GOTHIC DR. @168TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0883.010 / 14433**
Area Sq Ft : **9,100**
Date of Survey : **03-Mar-2022**
Areas Surveyed : **Roof, Floors 1**
Block : **9858** **Lot** : **100**

Agency's Number : **Q470**
Yr Built/Renovated : **1927 / 2000**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$76,000	$242,400
Electrical		$421,900
Mechanical	$103,900	
Total	**$179,900**	**$664,200**
Importance Code A	$103,900	
Importance Code B	$76,000	$664,200
Total	**$179,900**	**$664,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,800	$30,300	$6,000	
Interior Architecture	$7,000			
Electrical	$100			
Mechanical	$18,700	$3,100	$5,400	$3,100
Total	**$35,700**	**$33,400**	**$11,400**	**$3,100**
Importance Code A	$9,800	$31,900	$7,600	$1,600
Importance Code B	$25,900	$1,500	$3,800	$1,500
Total	**$35,700**	**$33,400**	**$11,400**	**$3,100**

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.*

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14433

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$21,900	
Masonry: Limestone	5%	Now	$9,800	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	100%			2049	* *	5	$12,000	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$8,400	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Roof								
Asphalt Shingle	50%			2042	* *	10	$5,100	
Built-Up (BUR)	50%			2038	* *	10	$30,300	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$101,400	
Ceramic Tile	5%	4+	$7,000	2036	$140,900	5	$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms And Shower Areas								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Toilet Rooms And Shower Areas								
Interior Walls								
SGFT/Glazed Masonry	100%			LIFE	* *			
Ceilings								
Plaster	100%	4+	$76,000	LIFE	* *	5	$30,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	70%			2033	$11,600	1		
Conduit	30%			2059	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14433

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$1,500	5		
Molded Case Bkrs	65%			2032	$19,900	5	$200	
Molded Case Bkrs	30%			2055	* *	5	$100	
Wiring								
Thermoplastic	70%			2033	$15,400	1		
Thermoplastic	30%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2033	$348,500	10	$20,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2041	* *	10	$9,000	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%	0-2	$103,900	2043	* *	1	$14,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Unit Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Gasoline Fired Furnace								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,200	
Terminal Devices								
Fan Coil Unit/Heat	100%			2038	* *	1	$10,500	
Other Observation, Extent : Light, Area Affected : 35%								
Location : Equipment Room								
Explanation : 1 Electric Air Curtain								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2038	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14433

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$17,500	2033	$17,500	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Unit Is Not Working								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$2,000	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JAMAICA LEARNING CENTER - Q**		
Address	: **162-02 HILLSIDE AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q595**
Program / Asset #	: **BOE0889.000 / 1455**	**Yr Built/Renovated**	: **1896 / 2007**
Area Sq Ft	: **46,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Dec-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **9768** **Lot** : **22**	**BIN**	: **4209031**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$322,900	
Electrical	$174,900	$982,000
Mechanical	$142,800	$2,277,600
Site Pavements	$215,000	
Total	**$855,500**	**$3,259,600**
Importance Code B	$587,900	$3,259,600
Importance Code C	$267,500	
Total	**$855,500**	**$3,259,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$50,500	$6,600		$3,900
Electrical	$4,300	$4,400	$5,600	$17,700
Mechanical	$6,100	$6,000	$6,100	$50,900
Site Enclosure	$27,800			
Total	**$88,600**	**$17,000**	**$11,700**	**$72,500**
Importance Code A	$4,600	$4,600	$4,600	$4,700
Importance Code B	$56,300	$11,400	$7,100	$67,900
Importance Code C	$27,800	$1,100		
Total	**$88,600**	**$17,000**	**$11,700**	**$72,500**

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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DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Perimeter								
Explanation : Sidewalk Shed, Scaffolding And Netting From Ground To Roof Level								
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Under Construction	100%							
Interior								
Floors								
Ceramic Tile	5%			2038	* *	5	$3,700	
Vinyl Tile	40%			2040	* *	3	$11,000	
Vinyl Tile	5%	Now	$10,300	2040	* *	3	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Various Locations								
Wood	45%	0-2	$40,200	2050	* *	5	$30,800	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Various Locations, Throughout								
Wood	5%			2050	* *	5	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Good Condition								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$2,200	
Glass: Single Pane	5%			LIFE	* *	5	$2,700	
Gypsum Board	5%			LIFE	* *	5	$2,200	
Masonry: Brick	9%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Rooms								
Explanation : This Component Is Actually Embossed Metal, Paint Peeling								
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Around Stairs								
Explanation : Metal Cage And Safety Glass. Broken Glass At Stair To Basement								
Plaster	58%	0-2	$52,600	LIFE	* *	5	$12,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations, Throughout								
Wood	5%			LIFE	* *	5	$14,500	

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DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

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
Interior								
Ceilings								
Embossed Metal	50%			LIFE	* *	5	$16,400	
Embossed Metal	20%	Now	$270,300	LIFE	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Room 203 And Various Rooms On Fourth Floor								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Room 203 And Various Rooms On Fourth Floor								
Embossed Metal	10%			LIFE	* *	5	$3,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Exposed Struc: Wood	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$6,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Building Perimeter								
Explanation : Covered With Netting, Under Construction								
Iron Picket	50%	2-4	$27,800	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Main Gate								
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Main Gate								
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Under Construction	100%							
Parking/Driveway								
Cast in Place Concrete	40%	Now	$215,000	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Rear Parking Lot								
Cast in Place Concrete	60%			2048	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$200	
Raceway								
Conduit	70%			2035	$58,000	1		
Conduit	30%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$7,200	5	$100	
Molded Case Bkrs	75%			2034	$107,300	5	$900	
Molded Case Bkrs	20%			2043	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$86,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	99%			2035	$695,100	10	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2030	$13,000	2		
Egress Lighting								
Emergency, Battery	50%			2035	$39,500	10	$5,600	
Exit, Service	50%			2035	$10,200	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2030	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$121,500	1-3	$28,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lighs, Horns								

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DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$45,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$377,200			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Steam Riser Piping At Basement, Condensate, Vacuum Pump Leaking								
Terminal Devices								
Convector/Radiator	100%			2033	$385,200	1	$14,900	
Controls								
Pneumatic	100%			2033	$910,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$142,800	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Wall Unit	5%			2035	$1,000	2	$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$605,000	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$35,000	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 125 Galllons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$9,400	4	$1,000	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JAMES MADISON HIGH SCHOOL - BK**
Address : **3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P**
Borough : **BROOKLYN**
Agency's Number : **K425**
Program / Asset # : **BOE0625.000 / 1222**
Yr Built/Renovated : **1925 / 2011**
Area Sq Ft : **255,000**
Project Type : **EDUCATION**
Date of Survey : **23-Aug-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,5**
Block : **6788** **Lot** : **1** **BIN** : **3182721**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$6,942,900	$320,100
Interior Architecture	$9,966,100	$407,900
Electrical	$72,300	$6,163,600
Mechanical	$3,736,800	$10,190,300
Site Pavements	$150,100	
Total	**$20,868,300**	**$17,081,900**
Importance Code A	$7,055,500	$2,746,500
Importance Code B	$12,576,700	$14,273,600
Importance Code C	$1,236,100	$61,800
Total	**$20,868,300**	**$17,081,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,600			$15,400
Interior Architecture	$58,700	$39,900		$17,100
Electrical	$47,100	$26,500	$125,700	$28,900
Mechanical	$129,400	$42,500	$143,000	$55,100
Site Enclosure	$66,500			
Site Pavements	$28,300			
Elevators/Escalators	$29,800	$29,800	$29,800	$29,800
Total	**$390,300**	**$138,600**	**$298,400**	**$146,200**
Importance Code A	$32,000	$25,000	$25,800	$40,400
Importance Code B	$268,800	$99,200	$272,600	$105,900
Importance Code C	$89,500	$14,400		
Total	**$390,300**	**$138,600**	**$298,400**	**$146,200**

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$40,800	
Masonry: Brick	90%	Now	$3,959,800	LIFE	* *	5	$156,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 75%								
Location : Throughout								
Masonry: Granite	2%			LIFE	* *	5	$2,600	
Masonry: Limestone	5%	2-4	$140,300	LIFE	* *	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East Side Of Main Building								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	88%	Now	$295,200	2050	* *	5	$60,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Metal Louvers	12%			2043	* *	10	$103,100	
Parapets								
Cast Stone/Terra Cotta	5%	2-4	$30,600	LIFE	* *	5	$12,700	
Horizontal Cracks, Extent : Light, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	90%	Now	$766,900	LIFE	* *	5	$29,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$10,300	
Roof								
Built-Up (BUR)	97%	Now	$1,780,700	2044	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout 5th Floor, Locker Rooms And Gymnasium								
Skylight, Metal/Glass	3%			2060	* *	10	$15,400	
Interior								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Interior								
Floors								
Cast in Place Concrete	14%	Now	$95,400	LIFE	* *	5	$119,800	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	13%			2043	* *	5	$50,900	
Panel/Paver: Cer/Brk	5%			2042	* *	5	$44,000	
Terrazzo	8%	4+	$59,900	LIFE	* *	5	$24,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Various Corridors								
Vinyl Tile	15%			2039	* *	3	$29,300	
Vinyl Tile 9" X 9"	20%	Now	$128,200	2029	$6,408,800	3	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Wood	25%	2-4	$1,194,900	2049	* *	5	$91,700	
Poor Subfloor Evident, Extent : Light, Area Affected : 10%								
Location : Gymnasiums								
Interior Walls								
Cast in Place Concrete	10%	Now	$320,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Pool Foundation And Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	7%			2043	* *	5	$28,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,200	
Masonry: Brick	25%	Now	$401,900	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	3%			LIFE	* *			
Plaster	50%	Now	$513,400	LIFE	* *	5	$61,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Random Locations Throughout								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	$51,600	2039	* *	5	$39,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	15%			2047	* *	5	$58,700	
Exposed Struc: Concrete	5%	Now	$60,000	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 3%								
Location : Boiler Room								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	30%	Now	$731,200	LIFE	* *	5	$73,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout 5th Floor								
Plaster	25%			LIFE	* *	5	$61,100	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout 1st Floor								
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	$16,600	2054	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	20%	4+	$4,500	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : East Elevation								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$45,400	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Handball Court								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$150,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$8,300	2039	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Stairs At North Side Of Main Building								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Walkway At North Side Of Main Building								
Pavers/Stone	10%	Now	$14,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Entry Stairs On South Elevation								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Entry Stairs On South Elevation								
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	100%	Now	$5,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courts At North Side Of Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$105,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Fuse Size								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2034	$599,200	5	$6,000	
Molded Case Bkrs	10%			2054	* *	5	$700	
Raceway								
Conduit	40%			2034	$276,200	1		
Conduit	60%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$600	
Fused Knife Sw	10%			2033	$65,400	5	$600	
Molded Case Bkrs	10%			2042	* *	5	$700	
Molded Case Bkrs	70%			2033	$457,800	5	$4,700	
Wiring								
Braided Cloth	60%			2033	$552,000	1		
Thermoplastic	40%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$260,100	5	$1,200	
Locally Mounted	25%			2039	* *	5	$400	
Variable Frequency Drive	5%			2047	* *			

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Lighting								
Interior Lighting								
Fluorescent	85%			2034	$3,308,500	10	$198,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2034	$155,700	10	$9,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First, Second Floors And By Elevator Landings								
Incandescent	1%			2029	$72,300	2	$100	
LED	8%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, First Floor Corridor And Stairs								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2034	$16,100	1		
Emergency, Battery	40%	Now	$17,500	2034	$175,300			
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
Exit, Service	40%			2029	$45,000	1		
Exit, Battery	10%			2029	$37,000	10	$1,700	
Exterior Lighting								
Incandescent	1%			2029	$14,000	2		
LED	9%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2042	* *	1	$47,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$47,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$161,900	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Entrance Lobby By Swimming Pool.								
Explanation : Location Noted								
Fuel Oil No 4	98%			2034	$595,000	5	$77,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 20,000 Gallons Each								
Conversion Equipment								
Radiant Heater	1%	Now	$1,400	2034	$68,000	2	$900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Building Entrance Lobby By Swimming Pool: Defective Electric Unit Heater								
Steam Boiler	99%	Now	$112,700	2032	$2,253,100	1	$225,000	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement - Boiler Room: Boiler Tubes								
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room: Defective Pressuretrol At Boiler No. 4								
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Spalled Exterior Brick Boiler Wall At Floor Level With Efflorescence; Damaged Section Of Boiler Breeching Insulation								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units. 2 Of 4 Are Abandoned In Place								
Distribution								
Steam Piping/Pump	100%	Now	$41,800	2034	$2,090,900			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Various Locations: Defective Self-contained Thermostatic Traps								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement - Boiler Room: Vacuum Condensate Return Tank Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations - Thermostatic Traps								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Heating								
Terminal Devices								
Air Handler	38%			2029	$1,867,200	1	$59,900	
Abandoned in Place, Extent : Light, Area Affected : 2%								
Location : Original Building - North Penthouse Mechanical Room - 5th Floor Sprayer Blower								
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Fan Rooms - Various Blower Units								
Convector/Radiator	60%			2032	$1,281,100	1	$49,400	
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement - Swimming Pool Area								
Explanation : Steam Make-up Air Unit For Swimming Pool Locker / Shower Rooms								
Controls								
Pneumatic	40%			2032	$2,018,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Pneumatic Controls For Blower Units Only. Classrooms And Offices Have Self-contained Thermostatic Valves								
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasiums								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%	Now	$62,000	2044	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Room C-25 - 2 Ducted Units, Serving Basement Elevator Machine Room, Room C-25 And Other Rooms Above								
Split Unit	1%	Now	$3,100	2034	$62,000			
Controller Not Working, Extent : Moderate, Area Affected : 60%								
Location : Roof - Elevator Machine Room; Auditorium Back Stage Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof - Elevator Machine Rooms; Telecom Room, Auditorium Back Stage Room								
Window/Wall Unit	45%			2032	$445,100	1		
Window/Wall Unit	38%			2027	$375,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	15%							

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.*

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Air Conditioning								
Dehumidifier								
No Component	85%							
Generic	15%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Swimming Pool Ventilation And Dehumidification System. Dehumidifier Unit Is Under Construction, Temporary Unit On Site								
Ventilation								
Distribution								
Ductwork/Diffusers	15%	Now	$34,400	LIFE	* *	2-5	$21,300	
Needs Cleaning, Extent : Moderate, Area Affected : 15%								
Location : Gymnasiums								
Unbalanced System, Extent : Moderate, Area Affected : 20%								
Location : Missing / Deteriorated Diffusers In Gymnasiums								
Ductwork/Diffusers	85%			LIFE	* *	2-5	$120,900	
Exhaust Fans								
Interior	90%	Now	$20,800	2029	$1,042,300	2	$5,600	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room 3- Damaged Flexible Connection At Kitchen Exhaust.								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	10%			2034	$50,700	2	$800	
Abandoned in Place, Extent : Light, Area Affected : 40%								
Location : Original Building Roof - South Wing - 2 Units								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Original Building Roof - North Wing								
Explanation : 3 Units								
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$3,400	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Science Prep Room 501: Leaking Reduced Pressure Zone Valve								
Brass/Copper	95%			2044	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 2%								
Location : Science Prep Room 501: Leaking Reduced Pressure Zone Valve								

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Plumbing								
Water Heater With Tanks								
Electric	5%			2029	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 209, Science Prep Rooms 501								
Explanation : Water Heaters For Science Rooms. 2 Units, 4 Gallons Each Approximately								
Electric	75%			2029	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 120 Gallons								
Electric	20%			2027	$19,400	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Swimming Pool Mechanical Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool Mechanical Area								
Explanation : 1 Unit, 80 Gallons Approximately								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,262,600	4	$25,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Swimming Pool Mechanical Area								
Sanitary Piping								
Cast Iron	100%	Now	$65,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room No. 7 Above House Supply Blower								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	75%			2029	$39,200	4	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Swimming Pool Mechanical Area								
Explanation : 1 Simplex And 1 Duplex								
Submersible	25%			2027	$2,000	4	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Submersible Pump Installed In Sump Pit By Vacuum Pump Where A Non-submersible Unit Is Abandoned In Place								
Pool Filter/Treatment								
Sand	100%			2051	* *	4	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Filer Media - Perlite, 25 X 10 Meter Pool. Gas Fired Boiler For Pool Water Heating Is Under Construction								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

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
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handicap Elevator Basement To 3rd Floor, Sidewalk Elevator Basement To Street								
Explanation : 2 Units, Handicap Elevator, Sidewalk Elevator								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2044	* *	1-2	$10,700	
Chemical System								
Wet	100%			2027	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 170 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE**		
Address	: **3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K425**
Program / Asset #	: **BOE0625.010 / 4477**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **1,800**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1**		
Block	: **6788** **Lot** : **1**	**BIN**	: **3182721**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$98,900
Total		**$98,900**
Importance Code A		$98,900
Total		**$98,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$2,100
Interior Architecture	$22,400			
Electrical			$2,400	
Mechanical	$1,200	$500	$16,600	$600
Site Pavements	$2,700			
Total	**$26,300**	**$500**	**$19,000**	**$2,700**
Importance Code A	$200	$200	$200	$2,300
Importance Code B	$23,100	$400	$18,800	$400
Importance Code C	$3,000			
Total	**$26,300**	**$500**	**$19,000**	**$2,700**

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.*

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE
Asset # : 4477

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$10,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%			2050	* *	5	$4,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$1,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	100%			2034	$98,900	10	$8,300	
Interior								
Floors								
Cast in Place Concrete	95%	4+	$7,300	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Mosaic Tile	5%	4+	$1,100	2039	* *	5	$300	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	4+	$100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	55%	Now	$300	2037	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	30%			LIFE	* *	5		
Plaster	10%			LIFE	* *	5		
Ceilings								
Plaster	100%	4+	$13,700	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$2,700	2039	* *			
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE
Asset # : 4477

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
Under 600 Volts								
Raceway								
Conduit	100%			2034	$16,600	1		
Panelboards								
Fused Toggle Switch	100%			2033	$30,700	5		
Wiring								
Braided Cloth	50%			2033	$11,000	1		
Thermoplastic	50%			2054	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$1,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	100%			2029	$800	1		
Exterior Lighting								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$4,200	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks, 275 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2032	$16,100	1	$1,800	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Steam Piping/Pump	100%			2034	$14,800			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2032	$15,100	1	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE
Asset # : 4477

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
Air Conditioning								
Energy Source								
Electricity	10%			2042	* *	1		
No Component	90%							
Conversion Equipment								
Window/Wall Unit	10%			2027	$700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Custodial Office								
Explanation : Location Noted								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$23,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2034	$8,900	4	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, Shell And Tube Instantaneous Heat Exchanger								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2034	$800	1	$100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 300 Gallons Approximately								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JAMES MONROE HIGH SCHOOL - BX**		
Address	: **1300 BOYNTON AVE. @ E. 172 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X420**
Program / Asset #	: **BOE0323.000 / 353**	**Yr Built/Renovated**	: **1925 / 2000**
Area Sq Ft	: **261,433**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **3864** **Lot** : **1**	**BIN**	: **2027459**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$657,400	$1,990,300
Interior Architecture	$6,544,000	$397,000
Electrical	$1,091,000	$2,305,300
Mechanical	$6,130,200	$5,494,800
Site Pavements		$325,300
Total	**$14,422,600**	**$10,512,700**
Importance Code A	$657,400	$2,095,500
Importance Code B	$13,635,800	$8,014,000
Importance Code C	$129,400	$403,200
Total	**$14,422,600**	**$10,512,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$26,900		
Interior Architecture	$29,900	$44,000		$2,400
Electrical	$33,100	$76,500	$25,100	$29,300
Mechanical	$49,200	$112,700	$84,700	$57,000
Site Enclosure	$3,600			
Site Pavements	$49,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$180,200**	**$274,900**	**$124,700**	**$103,600**
Importance Code A	$25,900	$53,300	$25,900	$25,900
Importance Code B	$120,900	$221,600	$98,800	$77,700
Importance Code C	$33,400			
Total	**$180,200**	**$274,900**	**$124,700**	**$103,600**

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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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$67,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Masonry: Brick	85%			LIFE	* *	5	$147,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Masonry: Limestone	5%			LIFE	* *	5	$6,500	
Repairs in Progress, Extent : N/A, Area Affected : 80%								
Location : Facades								
Granite Panels	5%			LIFE	* *	5	$6,500	
Repairs in Progress, Extent : N/A, Area Affected : 80%								
Location : Facades								
Windows								
Aluminum	98%	Now	$657,400	2049	* *	5	$67,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Metal Louvers	2%			2036	$156,100	10	$17,200	
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	65%			2033	$1,193,300	10	$99,800	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : Roof								
Copper/Terne	7%			2048	* *	10	$26,900	
Metal Panel	10%			2046	* *	10	$28,200	
Modified Bitumen	15%			2033	$257,900	10	$23,000	
Skylight, Metal/Glass	3%			2043	* *	10	$15,400	
Interior								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Interior								
Floors								
Asphalt Poured	5%	Now	$741,600	2053	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Cast in Place Concrete	10%			LIFE	* *	5	$85,600	
Ceramic Tile	10%			2042	* *	5	$39,100	
Mosaic Tile	5%			2038	* *	5	$48,900	
Quarry Tile	3%			2046	* *	5	$17,600	
Terrazzo	5%			LIFE	* *	5	$15,300	
Vinyl Tile	5%	Now	$55,300	2038	* *	3	$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout All Classrooms								
Vinyl Tile	40%			2028	$4,427,500	3	$58,700	
Wood	17%			2048	* *	5	$124,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$20,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,200	
Glass Block	2%			LIFE	* *			
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	63%	4+	$129,400	LIFE	* *	5	$77,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout And Stairwell 3 And 2								
Ceilings								
AcousTile,Adhered	25%	Now	$644,800	2038	* *	5	$48,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Cafeteria. Corridors								
Exposed Struc: Concrete	5%	Now	$300,200	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Old Coal Bunker								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Beam Under Pool								
Plaster	50%			LIFE	* *	5	$122,300	
Plaster	5%			LIFE	* *	5	$12,200	
Plaster	15%	Now	$182,800	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Under Auditorium Balcony, 3rd Floor Gymnasium								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Under Auditorium Balcony								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair 3 And 2								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	4+	$3,600	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Parking Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Southeast Corner Of Site								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,000	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Corner Of Boynton Avenue And East 172nd Street								
On-Site Walkways								
Asphalt	55%	2-4	$3,200	2036	$32,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : South Side Of School								
Cast in Place Concrete	40%			2038	* *			
Pavers/Stone	5%			2036	$18,400			
Parking/Driveway								
Asphalt	70%	4+	$16,300	2036	$325,300			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Main Parking Lot								
Cast in Place Concrete	30%			2046	* *			
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Switches Rated At 1,800, 1,400, 700 And 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,100	

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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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$621,400	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$98,100	5	$900	
Fused Toggle Switch	5%	2-4	$32,700	2058	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%	2-4	$392,400	2058	* *	5	$2,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	20%			2049	* *	5	$1,400	
Wiring								
Braided Cloth	50%	2-4	$460,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$368,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$334,400	5	$1,600	
Locally Mounted	10%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Lighting								
Interior Lighting								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : LED Lighting Upgrade In Progress								
Egress Lighting								
Emergency, Service	25%			2028	$41,200	1		
Emergency, Battery	25%			2033	$112,300	10	$15,800	
Exit, Battery	50%			2038	* *	10	$8,800	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,600	
Alarm								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Alarm								
Security System								
Generic	100%	Now	$100,500	2038	* *	1	$87,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Custodians Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$138,100	2038	* *	1-3	$146,500	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$258,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$1,071,800	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Various Location.								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Various Location. Leaking Steam Piping In Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	50%	0-2	$503,800	2028	$2,518,800	1	$72,700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Convector/Radiator	50%			2031	$1,094,500	1	$42,200	

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$60,800	2028	$608,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Of Units Are Not Working								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$145,800	
Exhaust Fans								
Interior	30%	Now	$178,100	2033	$356,200	2	$1,900	
Broken, Extent : Moderate, Area Affected : 40%								
Location : Roof Penthouse And Basement								
Interior	65%			2028	$771,700	2	$5,200	
Roof	5%			2028	$26,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2033	$2,406,700	1		
Galvanized Steel	30%			2031	$1,025,300	1		
Water Heater With Tanks								
Gas Fired	90%			2031	$15,700	2		
Gas Fired	10%	0-2	$900	2028	$1,700	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : Cracked Waste Line At Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$53,600	4	$5,500	
Pool Filter/Treatment								
Sand	100%			2031	$242,600	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2033	$140,200	4	$10,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Two Units From Basement To 5th Floor, Two Units From Basement To 1st Floor								
Explanation : Service Elevators Are Not Working								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$111,100	1-2	$2,200	
Chemical System								
Generic	100%			2028	$416,600	1-10	$203,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 625 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JAMES MONROE HIGH SCHOOL - BX ANNEX**		
Address	: **1551 EAST 172ND STREET @ BOYNTON AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X423**
Program / Asset #	: **BOE1102.000 / 14453**	**Yr Built/Renovated**	: **2009 /**
Area Sq Ft	: **148,367**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3864** **Lot** : **12**	**BIN**	: **2830385**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$106,500	$156,500
Interior Architecture	$333,500	$242,400
Electrical		$2,484,300
Mechanical	$757,100	$3,114,100
Total	**$1,197,100**	**$5,997,300**
Importance Code A	$106,500	$629,100
Importance Code B	$892,700	$5,276,200
Importance Code C	$197,900	$92,100
Total	**$1,197,100**	**$5,997,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$17,800	$17,300	
Interior Architecture	$40,400		$21,700	
Electrical	$29,400	$24,800	$28,900	$24,200
Mechanical	$21,600	$20,200	$85,300	$20,200
Site Enclosure	$7,700			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$114,000**	**$77,700**	**$168,000**	**$59,300**
Importance Code A	$7,300	$25,500	$24,600	$7,300
Importance Code B	$71,800	$52,300	$143,300	$51,900
Importance Code C	$34,900			
Total	**$114,000**	**$77,700**	**$168,000**	**$59,300**

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX
Asset # : 14453

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	* *	5	$156,500	
Pre-Cast Concrete	7%			LIFE	* *	5	$38,300	
Windows								
Aluminum	100%			2049	* *	5	$34,600	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$6,400	
Metal Rail	5%			2046	* *	5-10	$6,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,800	
Roof								
IRMA/Protected Membrane	10%			2038	* *	10	$13,300	
Paver Block Ballast, Extent : Moderate, Area Affected : 100% *Location : Roof Over First Floor*								
IRMA/Protected Membrane	70%			2038	* *	10	$93,200	
Paver Block Ballast, Extent : Moderate, Area Affected : 10% *Location : Over Fourth Floor*								
Metal Panel	20%			2046	* *	10	$48,800	
Soffits								
Metal Panel	95%			2053	* *	5-10	$65,400	
Stucco Cement	5%			2046	* *	5	$1,300	
Interior								
Floors								
Carpet	2%			2032	$80,400	3	$6,700	
Cast in Place Concrete	10%			LIFE	* *	5	$48,600	
Ceramic Tile	5%			2042	* *	5	$11,100	
Quarry Tile	3%			2046	* *	5	$10,000	
Vinyl Tile	70%			2038	* *	3	$58,300	
Wood	10%	Now	$135,600	2061	* *	5	$20,800	
Misaligned/Bulging, Extent : Severe, Area Affected : 10% *Location : Big And Small Gymnasium*								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2042	* *	5	$69,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$11,200	
Folding Partition	5%	Now	$197,900	2049	* *	5	$17,400	
Unit Inoperable, Extent : Severe, Area Affected : 100% *Location : Gymnasium*								
Gypsum Board	55%			LIFE	* *	5	$92,100	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	* *	5	$150,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$26,800	
Metal Panel	15%			LIFE	* *	5	$40,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX
Asset # : 14453

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	3%			2068	* *			
Chain Link	10%			2053	* *			
Iron Picket	85%			2068	* *			
Masonry: Brick	2%			2053	* *			
Retaining Walls								
Cast in Place Concrete	50%	Now	$7,700	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Top Of Entry Walkway Walls At Rail Posts								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Top Of Entry Walkway Walls At Rail Posts								
Concrete Masonry Unit	50%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	85%			2046	* *			
Pavers/Stone	15%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches Two Rated At 4,000 Amperes Each One Rated At 2,500 Amperes								
Transformers								
Dry Type	100%			2046	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Rated At 1,000 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$3,500	

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX
Asset # : 14453

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$45,700	
Generators								
Diesel	100%			2042	* *	1	$57,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Generator Enclosure								
Explanation : Rated At 500 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,500	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Generator Enclosure								
Explanation : 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$2,038,200	10	$122,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$45,300	10	$2,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	4%			2033	$90,600	10	$5,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
HID	4%			2033	$72,000	10	$200	
Egress Lighting								
Emergency, Service	50%			2033	$46,800	1		
Exit, Battery	50%			2033	$107,600	10	$5,000	
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,400	

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX
Asset # : 14453

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
Alarm								
Security System								
Generic	100%			2038	* *	1	$55,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$91,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2033	$472,600	1	$73,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 12 Rooftop Units								
Terminal Devices								
Fan Coil Unit/Heat	30%	0-2	$226,000	2038	* *	1	$12,900	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Of The Units Are Not Working								
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	90%	Now	$111,400	2031	$2,227,700	2	$6,500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Controls Are Not Working, Units Run On Manual								
Split Unit	10%	Now	$360,800	2043	* *			
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof Serving Electrical Main Service Room								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Elevator Room								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$193,000	

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX
Asset # : 14453

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,700	
Exhaust Fans								
Roof	100%	0-2	$59,000	2033	$294,800	2	$3,600	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Three Exhaust Fans At Roof Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Hot Water Booster Pumps								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$9,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$41,600	
Fire Pump								
Generic	100%			2042	* *	1	$27,700	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 1 Set Fire Suppression System Covers 130 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JANE ADDAMS VOCATIONAL H.S. - BX**
Address : **900 TINTON AVENUE BTWN: EAST 163 ST., EAST 161 ST.**
Borough : **BRONX**
Agency's Number : **X650**
Program / Asset # : **BOE0334.000 / 350**
Yr Built/Renovated : **1937 / 2015**
Area Sq Ft : **129,000**
Project Type : **EDUCATION**
Date of Survey : **02-May-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2668** **Lot** : **1** **BIN** : **2004807**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,466,000	$200,700
Interior Architecture	$252,800	$96,900
Electrical	$429,400	$1,159,900
Mechanical	$1,237,300	$2,595,000
Site Pavements	$206,500	
Total	**$5,592,000**	**$4,052,600**
Importance Code A	$3,466,000	$253,400
Importance Code B	$1,759,500	$3,799,200
Importance Code C	$366,500	
Total	**$5,592,000**	**$4,052,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,400		$84,500	
Interior Architecture	$70,800	$3,000	$27,500	$17,000
Electrical	$46,900	$22,600	$38,000	$23,400
Mechanical	$56,400	$33,900	$111,900	$34,500
Site Enclosure	$21,700			
Site Pavements	$2,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$240,800**	**$73,800**	**$276,300**	**$89,300**
Importance Code A	$41,100	$12,800	$97,500	$12,800
Importance Code B	$197,300	$58,100	$178,800	$76,500
Importance Code C	$2,400	$3,000		
Total	**$240,800**	**$73,800**	**$276,300**	**$89,300**

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.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$2,321,800	LIFE	* *	5	$137,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Exterior Walls								
Masonry: Limestone	20%	Now	$555,100	LIFE	* *	5	$25,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Exterior Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Exterior Walls								
Windows								
Aluminum	40%			2042	* *	5	$19,300	
Aluminum	57%			2042	* *	5	$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floors Of Windows								
Explanation : Exterior Window Guards								
Metal Louvers	3%			2043	* *	10	$9,100	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$20,200	
Masonry: Limestone	8%			LIFE	* *	5	$2,300	
Metal Rail	2%			2047	* *	5-10	$8,100	
Roof								
Built-Up (BUR)	70%			2029	$589,000	10	$49,300	
Copper/Terne	20%			2049	* *	10	$35,200	
Modified Bitumen	8%			2034	$63,000	10	$5,600	
Skylight, Metal/Glass	2%			2044	* *	10	$4,700	
Interior								
Floors								
Mosaic Tile	5%	2-4	$46,600	2039	* *	5	$12,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Basement Toilets								
Quarry Tile	5%			2047	* *	5	$14,500	
Sheet Vinyl/Rubber	1%			2039	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Weight Room								
Explanation : Location Noted								
Terrazzo	10%	4+	$92,800	LIFE	* *	5	$15,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Near Exit 11 Staircase C								
Vinyl Tile	70%			2039	* *	3	$67,800	
Wood	9%			2049	* *	5	$32,700	

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.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$5,900	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	65%	Now	$160,000	LIFE	* *	5	$38,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Stairway								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	$19,400	
Gypsum Board	5%			LIFE	* *	5	$12,100	
Metal Panel	5%			LIFE	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plaster	80%			LIFE	* *	5	$96,900	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%			2069	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Granite Cheekwalls								
Explanation : Location Noted								
Retaining Walls								
Masonry: Fieldstone	100%	Now	$21,700	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Stairs At Southwest Corner								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	50%			2037	* *			
Cast in Place Concrete	40%	4+	$2,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	Now	$80,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stairs At Main Elevation								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Main Elevation								

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.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$125,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking Areas								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Around Site Drain								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two Main Service Switches One Rated At 3,000 Amperes And One Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$600	
Raceway								
Conduit	95%			2034	$237,100	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	7%			2033	$21,500	5	$200	
Fused Disc Sw	3%			2056	* *	5	$100	
Molded Case Bkrs	85%			2033	$260,600	5	$2,900	
Molded Case Bkrs	5%			2056	* *	5	$200	
Wiring								
Braided Cloth	50%	2-4	$175,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	45%			2034	$157,500	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$39,700	
Generators								
Diesel	100%			2030	$142,000	1	$50,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : Rated At 313 Kilovolt Amperes								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$28,800	
Fuel Storage								
Day Tank	50%			2033	$13,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	50%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$112,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	45%			2039	* *	1		
Emergency, Battery	5%			2042	* *	10	$1,600	
Exit, Service	25%			2029	$14,200	1		
Exit, Battery	25%			2039	* *	10	$2,200	
Exterior Lighting								
HID	10%	Now	$6,200	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$48,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$81,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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

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.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$127,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 2 Heat Exchangers To Convert Hot Water For Heating Devices								
Distribution								
Hot Wtr Piping/Pump	20%			2042	* *	4	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Air Handlers								
Explanation : Glycol System, Basement Only								
Steam Piping/Pump	10%	Now	$21,200	2054	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Condensate Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Throughout.								
Steam Piping/Pump	70%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$497,200	1	$16,000	
Convector/Radiator	45%			2039	* *	1	$18,800	
Fan Coil Unit/Heat	20%			2029	$655,000	1	$8,300	
Unit Heater - Steam	15%			2029	$112,600	4	$1,800	
Controls								
Electrical	50%			2029	$367,200			
Pneumatic	50%			2032	$1,276,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$156,800			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 7 Units, Computer Room And Laboratories.								
Window/Wall Unit	15%			2032	$75,100	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$71,900	
Exhaust Fans								
Interior	60%			2034	$351,500	2	$2,400	
Roof	40%			2029	$102,500	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	Now	$1,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : The Lower Roof								
Cast Iron	80%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$7,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$65,000	
Sprinkler								
No Component	85%							
Generic	15%			2044	* *	1-2	$5,400	
Fire Pump								
Generic	100%			2037	* *	1	$24,100	
Chemical System								
Generic	100%			2032	$238,100	1-10	$116,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 120 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JOHN ADAMS HIGH SCHOOL - Q**
Address : **102-10 ROCKAWAY BLVD.**
Borough : **QUEENS**
Program / Asset # : **BOE0885.000 / 1477**
Area Sq Ft : **261,450**
Date of Survey : **19-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **9522** **Lot** : **29**
Agency's Number : **Q480**
Yr Built/Renovated : **1930 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4201987**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$8,390,500	$437,000
Interior Architecture	$3,559,900	$2,367,400
Electrical	$554,800	$6,476,700
Mechanical	$10,847,700	$12,374,600
Site Enclosure	$91,200	
Site Pavements	$697,100	
Total	**$24,141,300**	**$21,655,800**
Importance Code A	$8,390,500	$2,875,700
Importance Code B	$14,396,100	$18,722,700
Importance Code C	$1,354,700	$57,400
Total	**$24,141,300**	**$21,655,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,400			$11,700
Interior Architecture	$379,000	$29,300		$63,400
Electrical	$52,900	$30,200	$25,900	$79,300
Mechanical	$1,106,200	$46,400	$62,000	$96,700
Site Enclosure	$12,600			
Site Pavements	$51,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$1,646,400**	**$113,100**	**$95,100**	**$258,400**
Importance Code A	$63,300	$25,900	$25,900	$38,200
Importance Code B	$1,517,200	$87,200	$69,200	$220,200
Importance Code C	$65,900			
Total	**$1,646,400**	**$113,100**	**$95,100**	**$258,400**

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.*

DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%	Now	$30,700	LIFE	* *	5	$147,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Rear Of Building Near Driveway								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Glass Block	1%			LIFE	* *	5	$1,700	
Masonry: Brick	80%	2-4	$362,700	LIFE	* *	5	$215,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along 101st Street								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$10,100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$10,100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Stucco Cement	2%			2052	* *	5	$13,400	
Windows								
Aluminum	65%	Now	$4,999,000	2060	* *	5	$51,200	1
Bent/Warped Elements, Extent : Light, Area Affected : 15%								
Location : Window Hardware Malfunctioning Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Aluminum	30%	Now	$2,653,300	2060	* *	5	$23,600	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout Lower Level								
Wood	5%	Now	$324,000	2060	* *	5	$39,400	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Bulkheads								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Bulkheads								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								

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.*

DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$27,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$39,700	
Masonry: Limestone	2%			LIFE	* *	5	$1,100	
Roof								
Copper/Terne	2%			2050	* *	10	$11,700	
Modified Bitumen	98%	Now	$51,500	2043	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Corridor Adjacent To Room 338								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : White Coated Roof								
Interior								
Floors								
Carpet	5%	Now	$353,400	2037	* *	3	$29,300	
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : ROTC Room In Basement And Boys Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : ROTC Room In Basement And Boys Gymnasium								
Cast in Place Concrete	25%			LIFE	* *	5	$213,400	
Mosaic Tile	5%	Now	$187,500	2040	* *	5	$24,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Staff Bathrooms								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Pool Deck								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Staff Bathrooms								
Sheet Vinyl/Rubber	5%			2035	$1,307,200	5	$29,300	
Terrazzo	5%	4+	$93,400	LIFE	* *	5	$15,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : First Floor Corridors Near Auditorium								
Vinyl Tile	40%			2040	* *	3	$58,500	
Vinyl Tile 9" X 9"	5%			2030	$1,597,900	3	$9,800	
Wood	10%			2050	* *	5	$73,200	

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$248,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Exterior Wall In Basement At West Wing								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Exterior Wall In Basement At West Wing								
Ceramic Tile	5%	Now	$89,800	2038	* *	5	$8,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen Corners								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Staff Bathrooms								
Masonry: Brick	10%	Now	$311,000	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exterior Walls In Basement At West Wing								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Exterior Walls In Basement At West Wing								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Exterior Walls In Basement At West Wing								
Masonry: Brick	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasiums								
Explanation : Glazed Brick								
Metal: Cage/Fence	6%	Now	$9,800	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Panels Missing Throughout Stairwells								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal Cage With Some Glass Panels								
Marble Panels	5%	Now	$288,100	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : First Floor Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridor								
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : First Floor Corridor								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Interior									
Interior Walls									
Plaster	60%	Now	$238,400	LIFE	* *		5	$57,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Kitchen Storage Room At Water Pipe Penetration									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement, Auditorium, Stairwells And Bulkhead									
Paint Peeling, Extent : Severe, Area Affected : 5%									
Location : Basement Mechanical Areas And Staff Bathroom									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Bulkheads									
SGFT/Glazed Masonry	1%			LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Cafeteria									
Explanation : Large Glazed Tile									
SGFT/Glazed Masonry	3%	Now	$88,100	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Pool Room Columns									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout Pool Room									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Pool Room									
Worn/Erode, Extent : Severe, Area Affected : 20%									
Location : Pool Room									

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2033	$643,000	5	$19,500	
AcousTileSusp.Lay-In	2%	0-2	$13,300	2040	* *	5	$3,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : B34 And Rotc Room								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : B34 And Rotc Room								
Exposed Struc: Concrete	30%			LIFE	* *	5	$18,300	
Exposed Struc: Steel	1%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Area								
Explanation : Location Noted								
Metal Panel	2%	Now	$52,900	LIFE	* *	5	$9,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	60%	4+	$364,600	LIFE	* *	5	$146,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$91,200	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Gates								
Corrosion/Rusting, Extent : Severe, Area Affected : 70%								
Location : Fence Posts And Chain Link Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Perimeter Fence								
Explanation : Base Connections Are Rusted And Corroded								
Iron Picket	20%	4+	$5,000	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Perimeter Fence								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Along 101st Street								
Retaining Walls								
Cast in Place Concrete	100%	Now	$7,600	2055	* *			
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : 133rd Avenue At Chain Link Post Connections								
Loose/Delam Surface, Extent : Severe, Area Affected : 100%								
Location : Driveway And Along Athletic Field								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 133rd Avenue, 103rd Street And 101st Street								
On-Site Walkways								
Asphalt	50%	Now	$14,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Athletic Field								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Yard								
Cast in Place Concrete	40%			2048	* *			
Pavers/Stone	10%	Now	$8,900	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Main Entry Steps								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Stone Steps And Landings At Exits And Main Entry								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Main Entry								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$28,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Driveway And Loading Area								
Activity Yard								
Traffic Topping	100%	Now	$697,100	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$105,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 And 2,500 Amperes.								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Switchboards - Seven Vertical Sections In Total								
Raceway								
Conduit	90%			2035	$621,400	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$32,700	5	$300	
Fused Disc Sw	5%			2051	* *	5	$300	
Fused Disc Sw	5%			2057	* *	5	$300	
Fused Toggle Switch	1%	2-4	$6,500	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	40%			2034	$261,600	5	$2,800	
Molded Case Bkrs	15%			2043	* *	5	$1,000	
Molded Case Bkrs	15%			2051	* *	5	$1,000	
Molded Case Bkrs	14%			2057	* *	5	$1,000	
Wiring								
Braided Cloth	50%	2-4	$460,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	40%			2035	$368,000	1		
Motor Controllers								
Locally Mounted	50%			2033	$185,800	5	$900	
Locally Mounted	50%			2040	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%	2-4	$1,100	LIFE	* *	5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	$3,831,200	10	$230,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2040	* *	10	$4,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums A, B, C								
Explanation : LED Lights								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Lighting								
Egress Lighting								
Emergency, Service	24%			2030	$39,600	1		
Emergency, Battery	25%			2035	$112,300	10	$15,800	
Exit, Battery	25%			2030	$94,800	10	$4,400	
Exit, Battery	26%			2040	* *	10	$4,600	
Exterior Lighting								
HID	5%			2035	$62,500	10		
LED	5%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$25,100	2040	* *	1	$43,900	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Custodian Office (Central Control Panel)								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Generic	50%			2043	* *	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$161,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$622,500	5	$81,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 20000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2033	$2,333,500	1	$258,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 4 Units								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Heating								
Distribution								
Steam Piping/Pump	100%			2035	$2,143,800			
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Basement - Boiler Room. Steam Condensate Return Vacuum Pumps								
Terminal Devices								
Air Handler	25%			2030	$1,259,500	1	$40,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	50%			2033	$1,094,600	1	$42,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%	Now	$1,659,400	2045	* *	1	$19,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%	Now	$1,034,800	2029	$5,174,000			
Leaking, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasiums, Auditorium, Cafeteria								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	20%			2035	$1,271,500			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Clinic, Elevator Machine Room								
Window/Wall Unit	50%			2028	$507,100	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasiums, Auditorium, Cafeteria								
Explanation : Location Noted								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Swimming Pool								
Explanation : Reported Under Dehumidifier								
Dehumidifier								
Generic	100%			2029	$557,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool								
Explanation : Location Noted								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$235,200	LIFE	* *	2-5	$145,800	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room, Locker Rooms								
Exhaust Fans								
Interior	95%			2030	$1,128,000	2	$7,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	5%			2035	$26,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$3,438,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2035	$1,294,500	4	$38,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Pool Mechanical Room								
Sanitary Piping								
Cast Iron	100%	0-2	$67,400	LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	0-2	$18,900	LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$8,300	
Pool Filter/Treatment								
Sand	100%			2052	* *	4	$1,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Pool Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 5,000 Square Feet								
Sewage Ejector(s)								
Electric	100%			2030	$140,200	4	$10,400	
Backflow Preventer								
No Component	95%							
Generic	5%			2043	* *	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Boiler Make-up Line								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Staff Bathroom								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit - Recent Installation								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$111,100	1-2	$2,200	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 160 Square Feet Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JOHN BOWNE HIGH SCHOOL - Q**		
Address	: **63-25 MAIN ST. FLUSHING @ REEVES AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q425**
Program / Asset #	: **BOE0873.000 / 1493**	**Yr Built/Renovated**	: **1964 / 2009**
Area Sq Ft	: **271,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6507** **Lot** : **1**	**BIN**	: **4439900**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$55,500	$238,600
Interior Architecture	$19,259,600	$423,900
Electrical	$1,111,200	$6,579,100
Mechanical	$2,351,200	$7,577,600
Site Enclosure	$168,000	
Site Pavements	$3,784,600	
Total	**$26,730,100**	**$14,819,300**
Importance Code A	$176,400	$2,762,500
Importance Code B	$21,667,600	$11,957,700
Importance Code C	$4,886,000	$99,000
Total	**$26,730,100**	**$14,819,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$45,400	$60,000	
Interior Architecture	$29,400	$8,900		$47,300
Electrical	$43,900	$147,800	$49,200	$44,100
Mechanical	$178,200	$114,600	$133,700	$72,600
Site Enclosure	$44,600			
Site Pavements	$47,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$350,500**	**$323,900**	**$250,100**	**$171,200**
Importance Code A		$72,800	$86,900	$26,800
Importance Code B	$290,900	$251,000	$163,200	$144,400
Importance Code C	$59,600			
Total	**$350,500**	**$323,900**	**$250,100**	**$171,200**

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	* *	5	$168,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Buildings On Campus								
Masonry: Brick Cavity	3%			LIFE	* *	5	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller Building								
Explanation : No Work, No Issues To Building								
Metal/Glass Curt Wall	15%			LIFE	* *	5	$63,200	
Metal Sect. OHD	2%			2046	* *	5	$14,100	
Window Wall	5%			2053	* *	5	$42,200	
Windows								
Aluminum	98%			2049	* *	5	$39,300	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Hardware Replaced At Windows Throughout								
Metal Louvers	2%			2042	* *	10	$5,000	
Parapets								
Masonry: Brick Cavity	58%			LIFE	* *	5	$9,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Four Main Buildings								
Masonry: Brick Cavity	5%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller								
Explanation : No Work, No Issues.								
Metal Panel	5%			2053	* *	5	$3,300	
Metal Rail	30%			2050	* *	5-10	$91,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Four Main Building Roofs								
Pre-Cast Concrete	2%			LIFE	* *	5	$2,100	
Roof								
Copper/Terne	3%			2068	* *	10	$22,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Fluid Applied Roofing	85%			2068	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Four Main Buildings								
Panel/Paver: Cer/Brk	10%			2059	* *	10	$40,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Building Connectors								
Not Accessible	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Chiller Roof								
Explanation : Not Accessible At The Time Of Site Visit								
Soffits								
Stucco Cement	100%			2046	* *	5	$33,300	

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$103,400	
Ceramic Tile	3%	2-4	$81,900	2042	* *	5	$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Terrazzo	2%	4+	$18,100	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Lobby								
Vinyl Tile	5%	Now	$668,400	2043	* *	3	$8,900	
Adhesion Failure, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Vinyl Tile	40%	4+	$534,700	2038	* *	3	$70,900	
Patching Evident, Extent : Severe, Area Affected : 10%								
Location : Corridors								
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : 3rd And 2nd Floor Classrooms								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Corridors								
Vinyl Tile 9" X 9"	35%	2-4	$1,354,500	2028	$13,545,300	3	$62,000	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Basement Corridor								
Wood	2%			2048	* *	5	$17,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Auditorium Stage								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor Gymnasium And Auditorium								
Explanation : Wood Floors In Upper Gymnasium And Auditorium Stage								
Wood	3%	Now	$865,900	2073	* *	5	$13,300	
Poor Subfloor Evident, Extent : Severe, Area Affected : 100%								
Location : Main Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Main Gymnasium								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$36,000	
Masonry: Brick	3%			LIFE	* *			
Plaster	55%	Now	$411,100	LIFE	* *	5	$99,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Buildings Are In Progress Of Brick Repair								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairs 1 Through 2, 5 Through 10								
SGFT/Glazed Masonry	25%	2-4	$690,300	LIFE	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors, Impact Damage Cracks								
Wood	2%			LIFE	* *	5	$48,000	
Ceilings								
AcousTile,Adhered	20%			2046	* *	5	$94,500	
AcousTileSusp.Lay-In	5%	0-2	$402,300	2053	* *	5	$11,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Corridor								
Exposed Struc: Concrete	20%			LIFE	* *	5	$14,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%	4+	$11,300	2038	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Main Gymnasium								
Metal Panel	5%	Now	$160,300	LIFE	* *	5	$29,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Basement Corregated Metal Suspended Ceiling								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement From HVAC Condensation								
Metal Panel	17%	Now	$544,900	LIFE	* *	5	$100,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : 2nd And 3rd Floor Corridors								
Metal Panel	3%			LIFE	* *	5	$17,700	
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Kitchen								
Plaster	25%			LIFE	* *	5	$73,800	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%	4+	$44,600	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Main Street								
Free Standing Walls								
Masonry: Brick	100%			2053	* *			

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$168,000	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Softball Retaining Wall								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Softball Retaining Wall								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Softball Field								
Explanation : No Drainage From Softball Field, Retaining Wall Is Holding The Water Like A Pool.								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$32,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Reeves Avenue And Main Street								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Corner Of Reeves Avenue And Main Street From The Tree Pit								
On-Site Walkways								
Asphalt	80%	Now	$254,400	2048	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Around Trailers								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Around Trailers								
Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
Location : Between Trailer And Chiller Building								
Cast in Place Concrete	15%	0-2	$15,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear And Side Exits Of Buildings								
Cast in Place Concrete	5%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Main Entrance								
Explanation : New Ramp To Main Entrance Is In Progress								
Parking/Driveway								
Asphalt	70%	Now	$1,058,100	2048	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Rear Parking Lot								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Rear Parking Lot								
Pavers/Stone	30%	Now	$2,472,000	2048	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : At Gravel Parking								
Tripping Hazard, Extent : Severe, Area Affected : 100%								
Location : At Gravel Parking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Temporary Parking Next To Chiller Building And Off Of Main Street								
Explanation : Gravel								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2038	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Chiller Room								
Explanation : One 500 Kilovolt Amperes And Two 75 Kilovolt Amperes, 480/277/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	85%			2033	$565,900	5	$1,000	
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	10%			2043	* *	5	$700	
Raceway								
Conduit	90%			2033	$621,400	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$52,300	5	$500	
Fused Disc Sw	2%			2041	* *	5	$100	
Molded Case Bkrs	70%			2032	$457,800	5	$5,000	
Molded Case Bkrs	20%			2041	* *	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$644,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	$184,000	1		
Motor Controllers								
Locally Mounted	80%			2031	$297,300	5	$1,500	
Motor Control Center	20%			2038	* *	5	$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$83,400	
Generators								
Natural Gas	100%	Now	$142,000	2048	* *	1	$94,500	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$10,000	
Lighting								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$3,309,300	10	$198,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	16%			2033	$661,900	10	$39,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2033	$85,500	1		
Emergency, Battery	10%			2028	$46,600	10	$6,500	
Exit, Service	40%			2028	$47,900	1		
Exterior Lighting								
HID	5%	Now	$64,700	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
LED	15%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$50,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$260,500	1	$50,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Auditorium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$167,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium, Cafeteria And Mechanical Room								
Explanation : Strobe Lights, Horns, Smoke Detectors, Manual Pull Box, Alarm Bell And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$84,000	

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$120,900	2031	$2,418,700	1	$241,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Boiler No. 2 From The Hinges								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$20,000	
Terminal Devices								
Air Handler	25%	0-2	$65,300	2033	$1,305,500	1	$37,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Preheat Coil Leaking In Basement								
Convector/Radiator	75%	0-2	$170,200	2038	* *	1	$59,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiators In Exit 3 And 4, Hallway And Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2042	* *	1	$205,300	
R-134a Refrigerant, Extent : Light, Area Affected : 90%								
Location : Court Yard Air Conditioning Room								
Window/Wall Unit	10%	0-2	$5,300	2028	$105,100	1		
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Four Units Are Not Working In Room 354, 327, 217								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2059	* *	4	$14,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2033	$3,015,300	1	$117,300	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%			2037	* *	2	$190,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$1,218,800	LIFE	* *	2-5	$151,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Is Leaking In Rooms 258, 360 And Hallway								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Ventilation								
Exhaust Fans								
Interior	25%			2033	$307,700	2	$2,100	
Roof	75%	Now	$40,400	2033	$403,800	2	$5,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Air Recovery Units Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Temporary Electric Heaters Being Used								
HW Heat Exchanger								
Steam Fired	100%	Now	$670,900	2043	* *	4	$26,800	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : 1 Of 2 Units Is Not Working In The Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$19,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Sump Pump(s)								
Non-Submersible	100%	Now	$27,800	2038	* *	4	$5,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$3,800	

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 90 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

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**	: **EDUCATION**
Date of Survey	: **22-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3433** **Lot** : **5**	**BIN**	: **3079655**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$66,100	$104,400
Electrical		$43,900
Mechanical		$798,100
Total	**$66,100**	**$946,400**
Importance Code A		$277,100
Importance Code B	$66,100	$669,400
Total	**$66,100**	**$946,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,900			
Interior Architecture	$66,800			$2,900
Electrical	$3,300	$2,500	$3,000	$2,500
Mechanical	$106,300	$1,900	$7,500	$1,900
Site Enclosure	$100			
Total	**$207,400**	**$4,400**	**$10,500**	**$7,400**
Importance Code A	$58,600	$900	$1,700	$900
Importance Code B	$118,100	$3,500	$8,800	$6,400
Importance Code C	$30,700			
Total	**$207,400**	**$4,400**	**$10,500**	**$7,400**

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DEPARTMENT OF EDUCATION - 040
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$8,900	
Masonry: Brick	95%			LIFE	* *	5	$34,000	
Windows								
Aluminum	100%	Now	$2,900	2044	* *	5	$300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	$6,000	
Metal Panel	50%	Now	$1,500	2056	* *	5	$1,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Faced								
Roof								
Metal, Corrugated	5%			2041	* *	1		
Modified Bitumen	10%			2041	* *	10	$3,000	
Play Surface	85%			2041	* *	10	$25,100	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$2,700	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	2-4	$1,800	2039	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Toilets								
Quarry Tile	10%			2041	* *	5	$4,700	
Sheet Vinyl/Rubber	5%	Now	$5,200	2036	$104,400	5	$1,200	
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	75%	Now	$66,100	2041	* *	3	$8,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor And Basement								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor And Basement								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Basement And Stair Landing								
Explanation : Damage Due To Past Flooding.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$6,800	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout Basement								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Where Wall Was Repaired								
Explanation : Paint Peeling								
Ceramic Tile	5%	Now	$3,100	2039	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,400	
Gypsum Board	75%	2-4	$11,700	LIFE	* *	5	$24,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Group 4 Classroom By Windows								
Plaster	5%	Now	$6,800	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Electric Room								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$26,500	2049	* *	5	$15,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$100	2046	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Explanation : Roof Chain Link Fence Leaning								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 400 Amperes								

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DEPARTMENT OF EDUCATION - 040
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$100	
Raceway								
Conduit	70%			2036	$43,900	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$100	
Molded Case Bkrs	90%			2052	* *	5	$600	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$3,300	
Exit, Battery	50%			2041	* *	10	$900	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$16,700	

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
Heating								
Energy Source								
Electricity	70%			2046	* *	1		
Natural Gas	30%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Heating								
Conversion Equipment								
Furnace	70%	Now	$6,000	2031	$60,400	1	$8,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 2 Units On The Roof								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Radiant Heater	30%	0-2	$21,700	2036	$216,700	2	$3,000	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Various Locations								
Explanation : Electric Baseboard Radiation And Unit Heaters, Back Up System								
Controls								
Electrical	100%			2031	$154,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%	2-4	$46,600	2041	* *	2	$700	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Unit On Roof								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 2 Units On Roof								
Split Unit	50%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Roof								
Explanation : 6 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$23,900	
Exhaust Fans								
Roof	100%			2036	$53,800	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$121,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : Three Units In The Kitchen And One Unit In The Basement. 80 Gallons Each								

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DEPARTMENT OF EDUCATION - 040
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$17,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Clogged Grease Trap Under Kitchen Sink								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor. Leaking Domestic Water Piping Underneath The Wash Hand Basin								
Storm Drain Piping								
Cast Iron	100%	Now	$4,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 15%								
Location : Water Backs Up In Basement When It Rains								
Backflow Preventer								
Generic	100%			2041	* *	1	$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2036	$191,900	1-2	$3,800	
Chemical System								
No Component	95%							
Generic	5%			2029	$3,000	1-10	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Hood 4 Feet X 6 Feet Which Equals 24 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**JOHN DEWEY HIGH SCHOOL - BK**			
Address	:	**50 AVENUE X @STILLWELL AVE. BTWN: WEST 12 ST., WEST 11 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K540**
Program / Asset #	:	**BOE0645.000 / 1208**	**Yr Built/Renovated**	:	**1969 / 2015**
Area Sq Ft	:	**300,718**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**02-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,3**			
Block	:	**7185** **Lot** : **20**	**BIN**	:	**3194998**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,495,800	$300,900
Interior Architecture	$1,365,100	$22,021,600
Electrical	$683,300	$7,088,400
Mechanical	$7,569,200	$14,241,300
Site Enclosure		$1,974,800
Site Pavements	$219,900	
Total	**$14,333,300**	**$45,627,100**
Importance Code A	$4,495,800	$2,984,800
Importance Code B	$9,617,600	$40,582,500
Importance Code C	$219,900	$2,059,700
Total	**$14,333,300**	**$45,627,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$23,500	
Interior Architecture	$213,300	$2,800	$10,100	$449,800
Electrical	$29,100	$37,200	$64,400	$29,400
Mechanical	$75,000	$56,500	$140,300	$74,500
Site Pavements	$49,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$373,600**	**$103,700**	**$245,500**	**$560,800**
Importance Code A	$32,200	$29,800	$53,300	$30,400
Importance Code B	$246,400	$73,900	$192,300	$530,400
Importance Code C	$95,100			
Total	**$373,600**	**$103,700**	**$245,500**	**$560,800**

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$238,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Construction Netting Over All Facades								
Metal Panel	5%			2054	* *	5-10	$86,200	
Windows								
Aluminum	95%	Now	$4,151,300	2059	* *	5	$42,500	
Air Infiltration, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 80%								
Location : Facade Windows								
Steel	5%	Now	$344,600	2059	* *	5	$28,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%			2030	$407,600	3	$45,000	
Cast in Place Concrete	10%			LIFE	* *	5	$98,500	
Ceramic Tile	5%			2037	* *	5	$22,500	
Poured Epoxy/Resin	2%			2032	$516,400			
Sheet Vinyl/Rubber	3%			2029	$904,600	5	$20,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Under Construction								
Terrazzo	5%			LIFE	* *	5	$17,600	
Vinyl Tile	5%			2034	$636,600	3	$8,400	
Vinyl Tile 9" X 9"	55%	Now	$405,500	2034	$20,272,500	3	$92,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Door Thresholds Throughout								
Wood	10%	Now	$55,000	2049	* *	5	$42,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Dance Studio Room 108								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Stage Floor. Auditorium And Gymnasium								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$32,900	
Concrete Masonry Unit	1%	Now	$12,700	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Staircase, Mechanical Penthouses And Various Locations Throughout								
Concrete Masonry Unit	14%			LIFE	* *	5	$36,900	
Folding Partition	2%	Now	$43,000	2042	* *	5	$16,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Plaster	7%	0-2	$23,000	LIFE	* *	5	$13,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	36%			LIFE	* *	5	$71,100	
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	2-4	$35,800	2039	* *	5	$10,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
AcousTileSusp.Lay-In	25%	Now	$37,000	2039	* *	5	$54,300	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Fiber Board	2%	Now	$2,800	2034	$138,700			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Small Gymnasium								
Metal Panel	13%			LIFE	* *	5	$70,500	
Plaster	3%	Now	$20,300	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Plaster	52%			LIFE	* *	5	$141,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2034	$1,974,800			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$49,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	95%	0-2	$57,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Front Steps								
Explanation : Repairs In Progress								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$162,100	2037	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout Driveway								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Driveway								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$1,300	
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$65,400	5	$700	
Molded Case Bkrs	10%			2056	* *	5	$800	
Molded Case Bkrs	80%			2033	$523,200	5	$6,300	
Wiring								
Braided Cloth	65%	2-4	$598,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2044	* *	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	98%			2032	$364,100	5	$2,000	
Variable Frequency Drive	2%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Stand-by Power								
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	97%			2034	$4,452,500	10	$267,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2029	$85,300	2	$100	
LED	2%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$36,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$112,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$794,300	1-3	$185,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$716,000	5	$93,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Vault								
Explanation : Two 20,000 Gallon Tanks								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Heating								
Conversion Equipment								
Steam Boiler	10%	0-2	$5,400	2032	$268,400	1	$26,800	
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : No. 3 Unit								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Four No. 4 Oil Burning Steam Boilers								
Steam Boiler	90%			2032	$2,415,500	1	$268,000	
Distribution								
Steam Piping/Pump	10%	0-2	$98,600	2034	$246,600			
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	90%			2034	$2,219,200			
Terminal Devices								
Air Handler	5%	Now	$86,900	2029	$289,700	1	$8,400	
Broken, Extent : Moderate, Area Affected : 70%								
Location : Flexible Connections, Fan Rooms								
Air Handler	50%			2034	$2,897,300	1	$93,000	
Convector/Radiator	5%	Now	$12,600	2032	$125,900	1	$4,400	
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : Piping Connections, Various Locations								
Convector/Radiator	40%			2032	$1,007,200	1	$38,900	
Controls								
Pneumatic	100%			2028	$5,951,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	$454,300	1	$14,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Serves Kitchen, Cafeteria And Library Air Handlers.								
Window/Wall Unit	15%			2029	$175,000	1		
Window/Wall Unit	55%	0-2	$128,300	2029	$641,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	$478,000	1	$18,600	
No Component	90%							

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

DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	$71,300	2	$20,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$167,700	
Exhaust Fans								
Interior	40%			2034	$546,300	2	$3,700	
Roof	10%	0-2	$1,200	2029	$59,700	2	$700	
Broken, Extent : Moderate, Area Affected : 2%								
Location : 2 Motors, Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Roof	50%			2034	$298,700	2	$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	0-2	$78,600	2032	$786,200	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Deteriorating Domestic Hot And Cold Water Piping								
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 100 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,489,000	4	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	5%	0-2	$9,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Under Ground Behind The Boilers, Boiler Room								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$61,600	4	$6,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Duplex Unit								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

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
Plumbing								
Backflow Preventer								
No Component	50%							
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Installation Is Under Progress								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Various Locations								
Explanation : Broken								
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 500 Gallon Heat Exchangers As Storage Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$85,200	1-2	$1,700	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **JOHN F. KENNEDY HIGH SCHOOL - BX**
Address : **99 TERRACE VIEW AVE. BTWN WEST 230 ST AND TIBBETT AV**
Borough : **BRONX** | **Agency's Number** : **X475**
Program / Asset # : **BOE0332.000 / 1101** | **Yr Built/Renovated** : **1972 / 2021**
Area Sq Ft : **415,000** | **Project Type** : **EDUCATION**
Date of Survey : **13-Sep-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4,5,6,7,8**
Block : **2215** **Lot** : **80** **BIN** : **1064532**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,450,400	$245,000
Interior Architecture	$7,790,400	$2,170,400
Electrical	$3,451,000	$2,868,700
Mechanical	$10,878,200	$11,291,800
Total	**$23,570,000**	**$16,576,000**
Importance Code A	$1,820,800	$3,949,000
Importance Code B	$19,415,800	$12,537,400
Importance Code C	$2,333,400	$89,600
Total	**$23,570,000**	**$16,576,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,600	$44,100		
Interior Architecture		$29,000	$27,500	$55,700
Electrical	$67,600	$77,100	$81,700	$99,300
Mechanical	$133,500	$115,000	$137,800	$88,700
Site Enclosure	$2,700			
Site Pavements	$35,400			
Elevators/Escalators	$99,800	$99,800	$99,800	$99,800
Total	**$359,600**	**$365,000**	**$346,900**	**$343,500**
Importance Code A	$20,600	$85,200	$41,100	$41,900
Importance Code B	$300,900	$279,800	$278,300	$301,600
Importance Code C	$38,100		$27,500	
Total	**$359,600**	**$365,000**	**$346,900**	**$343,500**

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	$1,033,100	LIFE	* *	5	$245,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Near Exit 1								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade And Penthouses								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	6%			LIFE	* *	5	$12,300	
Metal Sect. OHD	1%			2048	* *	5	$8,500	
Granite Panels	3%	0-2	$20,600	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Near Exit 1								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Near Exit 1								
Windows								
Aluminum	83%	Now	$71,800	2043	* *	5	$14,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Cafeteria And Various Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Cafeteria And Various Classrooms								
Aluminum	15%			2043	* *	5	$5,300	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Partial 2nd Floor								
Metal Louvers	2%			2044	* *	10	$4,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$26,200	
Masonry: Brick Cavity	75%	4+	$130,800	LIFE	* *	5	$25,400	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Rail	10%			2048	* *	5-10	$61,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$10,700	
Roof								
Built-Up (BUR)	70%			2040	* *	10	$150,300	
Modified Bitumen	30%			2040	* *	10	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Roofs								
Explanation : Location Noted								
Soffits								
Cast in Place Concrete	5%			LIFE	* *	5		
Metal Panel	95%			2055	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$265,900	LIFE	* *	5	$133,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Electrical Panel Room And Basement Corridors								
Ceramic Tile	5%	Now	$176,200	2044	* *	5	$15,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Kitchen On 4th, 5th And 8th Floor								
Poured Epoxy/Resin	5%			2033	$1,751,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	2%	0-2	$116,900	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Lobby								
Vinyl Tile	70%	0-2	$1,209,000	2040	* *	3	$160,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	3%	Now	$1,500,000	2045	* *	3	$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 3%								
Location : 3rd And 4th Floor Kitchen Storage Areas								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 3rd And 4th Floor Kitchen Storage Areas								
Wood	5%	0-2	$932,200	2075	* *	5	$28,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Gymnasium No.3/4								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Gymnasium No.1/2								
Explanation : Currently Being Renovated								
Interior Walls								
Ceramic Tile	7%			2044	* *	5	$55,000	
Concrete Masonry Unit	15%	4+	$227,000	LIFE	* *	5	$47,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Penthouses And Basement								
Folding Partition	5%	Now	$1,672,300	2051	* *	5	$49,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Base Of Auditorium Partitions								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasiums No.1/2, No.3/4 And Auditorium								
Metal Panel	5%			LIFE	* *			
Plaster	38%			LIFE	* *	5	$89,600	
SGFT/Glazed Masonry	30%	2-4	$434,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Various Locations Throughout								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	$1,148,300	2048	* *	5	$87,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
AcousTileSusp.Lay-In	10%			2048	* *	5	$58,100	
Exposed Struc: Concrete	20%			LIFE	* *	5	$18,100	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$36,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Kitchens								
Explanation : Location Noted								
Plaster	30%	Now	$108,500	LIFE	* *	5	$108,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	15%	4+	$1,100	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Terrace View Avenue								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Terrace View Avenue								
Iron Picket	10%	Now	$1,600	2070	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Along Southwest Driveway								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Along Southwest Driveway								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Fencing Athletic Field								
Explanation : Location Noted								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Site Pavements								
On-Site Walkways								
Asphalt	50%	2-4	$2,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	40%	2-4	$3,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations And Curbs Throughout								
Panel/Paver: Cer/Brk	10%			2051	* *	5	$1,500	
Parking/Driveway								
Asphalt	100%	0-2	$29,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 2%								
Location : Southwest Driveway Near Exit 1								
Activity Yard								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Handball Courts And Play Area At South Side Of Building								
Explanation : Location Noted								
Under Construction	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tennis Courts And Running Track								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	10%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Main Solar Disconnect Switch Rated At 600 Amperes								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Under 600 Volts								
Transformers								
Dry Type	95%			2048	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And East Penthouse Elevator Machine Room								
Explanation : One 500 Kilovolt-ampere, One 225 Kilovolt-ampere , One 63 Kilovolt-ampere And One 75 Kilovolt-ampere 480/277 Volts Primary - 208/120 Volts								
Dry Type	5%			2033	$1,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 300 Kilovolt-ampere Transformer								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$1,800	
Raceway								
Conduit	70%			2035	$725,000	1		
Conduit	10%			2055	* *	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	20%			2034	$200,300	5	$1,900	
Fused Disc Sw	5%			2051	* *	5	$500	
Molded Case Bkrs	55%			2034	$550,800	5	$6,000	
Molded Case Bkrs	10%			2043	* *	5	$1,100	
Molded Case Bkrs	10%			2051	* *	5	$1,100	
Wiring								
Thermoplastic	70%			2035	$966,000	1		
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	5%			2033	$27,900	5	$100	
Locally Mounted	25%			2048	* *	5	$700	
Variable Frequency Drive	70%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$127,700	
Generators								
Diesel	100%			2044	* *	1	$160,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : Generator Rated At 550 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$15,400	

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator Enclosure								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	45%			2030	$2,850,600	10	$171,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2040	* *	10	$19,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library, Penthouse, Seventh Floor Cafeteria, Mechanical Equipment Rooms								
Fluorescent	20%			2040	* *	10	$76,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%	Now	$70,600	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	40%			2030	$104,700	1		
Emergency, Service	9%			2040	* *	1		
Emergency, Battery	1%			2030	$7,100	10	$1,000	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building. Abandoned In Place								
Exit, Service	5%			2030	$9,200	1		
Exit, Battery	45%			2040	* *	10	$12,600	
Exterior Lighting								
HID	8%			2030	$158,600	10	$100	
LED	2%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2035	$398,900	1	$77,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$77,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$255,700	

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$128,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 3 Tanks Of 20,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$370,400	2033	$3,703,900	1	$369,900	
Broken, Extent : Severe, Area Affected : 25%								
Location : Boiler 3 Not Operating								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room: Defective Emergency Shut Off For All The Boilers								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. All Boilers								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Valves At Boilers 1, 3 And 4								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Boiler Room								
Explanation : 4 Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2035	$3,402,900			
Terminal Devices								
Air Handler	50%			2040	* *	1	$128,300	
Convector/Radiator	50%			2033	$1,737,400	1	$67,000	
Controls								
Pneumatic	100%			2029	$8,212,800			
Air Conditioning								
Energy Source								
Electricity	95%			2051	* *	1		
No Component	5%							
Conversion Equipment								
Heat Pump Air Sourced	5%			2036	$318,000	2	$1,300	
Exterior Pkg Unit - Cooling	10%	Now	$23,300	2030	$465,900	2	$2,000	
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : One Of Two Rooftop Units								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	80%			2028	$1,287,900	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$231,400	

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Ventilation								
Exhaust Fans								
Interior	85%	Now	$80,100	2035	$1,602,000	2	$8,600	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Fans E-26 And E-21 In Penthouse And Fan Room								
Roof	15%			2040	* *	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : 8th Floor Roof								
Explanation : Units Abandoned In Place Remain On The 8th Floor Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$41,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%	0-2	$267,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement In Heavy Rain								
Storm Drain Piping								
Cast Iron	100%	0-2	$74,900	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Explanation : Water Penetration At Sub-basement Electrical Room								
Sump Pump(s)								
Non-Submersible	80%	Now	$6,800	2035	$68,100	4	$7,000	
Broken, Extent : Moderate, Area Affected : 20%								
Location : One Unit In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement								
Explanation : 5 Units								
Non-Submersible	20%			2040	* *	4	$2,600	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement								
Explanation : 1 Unit								
Sewage Ejector(s)								
Electric	100%	Now	$44,500	2040	* *	4	$16,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : One Of Two Units								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$10,000	2028	$33,200	2	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room Has No Gas Since 2015								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : 4 Units								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit Is 1st To 2nd Floor, Two Units Are 2nd To 4th Floor, Two Units Are 4th To 6th Floor, Two Units Are 6th To 8th Floor								
Explanation : 7 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$217,000	
Sprinkler								
No Component	75%							
Generic	25%			2045	* *	1-2	$29,100	
Chemical System								
Generic	100%			2033	$238,100	1-10	$116,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hoods On 8, 7, 5, 4 And 3rd Floors								
Explanation : Each Of The 5 Hoods Is 80 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**JOHN JAY CAMPUS HIGH SCHOOLS- BK**			
Address	:	**237 SEVENTH AVE BTWN: 5 ST., 4 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K460**
Program / Asset #	:	**BOE0633.000 / 1229**	**Yr Built/Renovated**	:	**1903 / 2015**
Area Sq Ft	:	**265,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**14-Sep-2022**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**1082** **Lot** : **1**	**BIN**	:	**3025510**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,388,600	$322,900
Interior Architecture	$3,356,700	$392,100
Electrical	$705,800	$5,333,100
Mechanical	$3,017,300	$10,499,700
Site Enclosure	$76,900	
Total	**$9,545,300**	**$16,547,800**
Importance Code A	$2,388,600	$322,900
Importance Code B	$6,307,700	$16,150,700
Importance Code C	$849,000	$74,200
Total	**$9,545,300**	**$16,547,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,000		$64,300	
Interior Architecture	$180,600		$2,400	$22,000
Electrical	$32,900	$35,000	$69,400	$40,400
Mechanical	$103,800	$41,200	$51,600	$59,600
Site Enclosure	$17,100			
Site Pavements	$1,900			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$369,200**	**$91,100**	**$202,600**	**$136,900**
Importance Code A	$44,300	$26,200	$90,800	$26,500
Importance Code B	$221,100	$64,900	$111,800	$110,400
Importance Code C	$103,800			
Total	**$369,200**	**$91,100**	**$202,600**	**$136,900**

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$43,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$135,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : 5th Street								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Masonry: Brick	68%			LIFE	* *	5	$118,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Roof Bulkheads And Interior Courtyard								
Painted Surfaces, Extent : Light, Area Affected : 15%								
Location : Interior Courtyard								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Courtyard Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Elevation								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : East Courtyard								
Explanation : Severe Deterioration Of Brick And Mortar At Exterior Stair								
Masonry: Limestone	15%			LIFE	* *	5	$19,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Fascia Band Located At 5th Floor								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fascia Band Located At 5th Floor, North Elevation								
Metal Panel	2%			2054	* *	5-10	$23,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Bulkheads On Roof								
Explanation : Metal Rainscreen Cladding								
Windows								
Aluminum	100%	Now	$733,200	2050	* *	5	$68,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Window Guards								
Explanation : Damaged By Air Conditioning Unit Installations								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$25,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Copper/Terne	5%			2054	* *	5	$8,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Cornices								
Explanation : Cap Flashing								
Masonry: Brick	65%			LIFE	* *	5	$21,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Masonry: Limestone	15%			LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Metal Rail	5%			2047	* *	5-10	$29,700	
Roof								
Built-Up (BUR)	75%	Now	$150,500	2029	$1,504,900			
Embedded Gravel Surface, Extent : Moderate, Area Affected : 50%								
Location : Various Roofs								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Various Roofs								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Main Roof, North Side								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Cafeteria And 1st Floor Corridor								
Copper/Terne	10%			2049	* *	10	$38,400	
Modified Bitumen	10%			2039	* *	10	$15,400	
Skylight, Metal/Glass	5%			2044	* *	10	$25,600	
Interior								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$74,500	LIFE	* *	5	$85,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$123,500	2037	* *	5	$9,800	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Toilet Rooms, Cafeteria, And Pool								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Pool Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
Location : Toilet Rooms								
Terrazzo	5%	Now	$40,900	LIFE	* *	5	$15,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : First Floor Lobby								
Vinyl Tile	45%			2039	* *	3	$88,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%			2029	$1,751,200	3	$7,300	
Wood	10%	0-2	$52,200	2049	* *	5	$36,700	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : 4th Floor Gymnasium								
Wood	20%			2049	* *	5	$146,700	

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Basement Column								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceramic Tile	8%	Now	$40,600	2037	* *	5	$16,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Pool Area								
Masonry: Brick	10%	Now	$175,700	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Roof Fan Room								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Cellar Bathroom Area								
Marble Panels	2%	Now	$48,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Vestibule								
Plaster	60%	Now	$673,400	LIFE	* *	5	$74,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Pool Storage Area, Auditorium, Rooms 202, 302, 402, 416, 418, 420, Various Fifth Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Pool Storage Area, Auditorium, Various Classrooms On Fourth Floor								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	$28,200	2047	* *	5	$48,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Beams And Arches								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Beams								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Pool Locker Rooms								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	65%	Now	$432,900	LIFE	* *	5	$159,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : 5th Floor Classrooms At Window Heads And Pool Bathrooms								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 5th Floor Classrooms At Window Heads								
Site Enclosure								
Fence/Gates								
Chain Link	20%	4+	$4,500	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Rear Play Yard								
Iron Picket	80%	4+	$7,900	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	70%			2054	* *			
Masonry: Brick	5%	Now	$4,600	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Masonry: Fieldstone	25%	Now	$76,900	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Areaway On North Side Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Areaway On North Side Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Areaway On North Side Of Building								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$1,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Areaway On North Side Of Building								
Masonry: Granite	3%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Main Entrance On 7th Avenue								
Pavers/Stone	2%			2037	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Cast in Place Concrete	100%			2047	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Recess Yard								
Explanation : Obsolete Equipement Storage Need Disposal								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2060	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Ground Floor								
Explanation : One Main Service Switch Rated 2,000 Amperes								
Fused Disc Sw	50%			2044	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor Electrical Service								
Explanation : 4,000 Ampere Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	30%			2060	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Room								
Explanation : Service Equipment Replaced In 2018								
Fused Disc Sw	70%			2034	$509,400	5	$800	
Raceway								
Conduit	90%			2034	$679,200	1		
Conduit	10%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2059	* *	5	$900	
Fused Disc Sw	35%			2042	* *	5	$2,100	
Molded Case Bkrs	50%			2042	* *	5	$3,500	
Wiring								
Braided Cloth	30%	2-4	$301,700	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2054	* *	5	$900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Locally Mounted	50%			2032	$203,100	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Watermain								
Stand-by Power								
Generators								
Natural Gas	100%	Now	$155,200	2049	* *	1	$92,400	
Abandoned In Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$3,536,900	10	$194,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
Location : Auditorium								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
Location : 1st Floor Classrooms								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout								
LED	20%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Gymnasiums And Auditorium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2029	$248,900	10	$32,000	
Exit, Battery	50%			2034	$210,100	10	$8,900	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								

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.*

DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Upper Section Of Roof Provided With Lightning Protection								
Alarm								
Security System								
Generic	100%			2039	* *	1	$99,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$168,300	

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$262,400	
Distribution								
Steam Piping/Pump	100%			2034	$2,375,000			
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Cracked Valves On Steam Header In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Float And Thermostatic Traps At Basement Mains								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Vacuum Pumps In Basement								
Explanation : Leaking And Rusting								
Terminal Devices								
Air Handler	40%	Now	$669,700	2029	$2,232,500	1	$59,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Air Handlers In Basement On Second And Fifth Floor Fan Rooms								
Convector/Radiator	40%	2-4	$48,500	2032	$970,100	1	$30,800	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : All Floors								
Fan Coil Unit/Heat	20%			2034	$1,470,700	1	$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	2%			2039	* *			
Window/Wall Unit	60%			2032	$674,100	1		
No Component	38%							

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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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$88,700	
No Component	40%							
Exhaust Fans								
Interior	80%			2034	$1,052,300	2	$6,500	
Roof	20%			2029	$115,100	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	$2,666,400	1		
Galvanized Steel	30%	4+	$22,700	2032	$1,135,900	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Service Valves Rusting In Basement								
Explanation : 2 Water Services								
Water Heater With Tanks								
Gas Fired	10%			2032	$1,900	2		
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	$26,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Pool Filter/Treatment								
Sand	100%			2047	* *	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2034	$155,300	4	$10,500	
Backflow Preventer								
No Component	98%							
Generic	2%			2039	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : For Boilers Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor And Basement To Street								
Explanation : 1 Passenger And 1 Freight Which Is Not In Use, Freight Under Violation								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2054	* *	1-2	$14,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JONAS BRONCK ACADEMY**				
Address	: **400 EAST FORDHAM ROAD**				
Borough	: **BRONX**			**Agency's Number**	: **LEASE-X283**
Program / Asset #	: **BOE1100.000 / 14451**			**Yr Built/Renovated**	:
Area Sq Ft	: **40,123**			**Project Type**	: **EDUCATION**
Date of Survey	: **08-May-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,4,5**				
Block	: **3033**	**Lot**	: **7501**	**BIN**	: **2116415**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$115,400	
Mechanical	$1,180,000	$59,500
Total	**$1,295,400**	**$59,500**
Importance Code B	$1,295,400	$59,500
Total	**$1,295,400**	**$59,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$44,700	$28,500	$7,100	$9,400
Electrical	$22,200	$5,800	$5,000	$41,400
Mechanical	$7,000	$6,200	$10,100	$6,200
Total	**$73,900**	**$40,600**	**$22,200**	**$57,000**
Importance Code A				$100
Importance Code B	$73,900	$40,600	$15,100	$57,000
Importance Code C			$7,100	
Total	**$73,900**	**$40,600**	**$22,200**	**$57,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,600	
Mosaic Tile	10%	0-2	$115,400	2048	* *	5	$7,500	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms								
Quarry Tile	10%	2-4	$22,600	2048	* *	5	$4,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	10%			2040	* *	5	$9,000	
Vinyl Tile	65%	2-4	$22,100	2040	* *	3	$14,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Interior Walls								
Ceramic Tile	20%			2044	* *	5	$14,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,900	
Gypsum Board	70%			LIFE	* *	5	$30,000	
Ceilings								
AcousTileSusp.Lay-In	95%			2048	* *	5	$57,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Exposed Struc: Steel	5%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2061	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Electrical Room								
Explanation : One 2,500 Ampere Main Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2055	* *	5	$100	
Fused Disc Sw	30%			2061	* *	5	$100	
Raceway								
Conduit	100%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2051	* *	5		
Molded Case Bkrs	95%			2051	* *	5	$1,000	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$100	
Variable Frequency Drive	50%			2048	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$12,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$33,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2040	* *	10	$1,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
LED	5%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor								
Egress Lighting								
Emergency, Battery	50%	Now	$17,200	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout 4th And 5th Floors								
Exit, Battery	50%			2040	* *	10	$1,400	
Alarm								
Security System								
Generic	50%			2040	* *	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

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
Heating								
Controls								
Digital	100%			2028	$1,180,000			
Air Conditioning								
Energy Source								
Electricity	5%			2051	* *	1		
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd, 4th, 5th Floors								
Explanation : Provided By Owner								
Conversion Equipment								
Split Unit	5%			2040	* *			
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	$39,900	1	$24,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,400	
Exhaust Fans								
Interior	100%			2040	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor								
Explanation : 120 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 2 Units - Service Provided By Building Owner								

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.*

DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

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
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Generic	100%			2055	* *	1-2	$11,200	
Fire Pump								
Not Accessible	100%							
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Kitchen								
Explanation : 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **JULIA RICHMAN EDU. COMPLEX - M**		
Address	: **317 E. 67 STREET @SECOND AVENUE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M480**
Program / Asset #	: **BOE0130.000 / 1623**	**Yr Built/Renovated**	: **1924 / 2005**
Area Sq Ft	: **287,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5,Ph**		
Block	: **1442** **Lot** : **1**	**BIN**	: **1083343**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$919,800	$2,091,300
Interior Architecture	$7,765,700	$9,878,500
Electrical	$544,200	$6,895,100
Mechanical	$9,870,700	$7,811,200
Site Enclosure	$1,013,800	
Site Pavements	$172,300	
Total	**$20,286,500**	**$26,676,100**
Importance Code A	$919,800	$2,268,200
Importance Code B	$13,442,800	$21,923,300
Importance Code C	$5,923,900	$2,484,600
Total	**$20,286,500**	**$26,676,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$112,300	$40,700		
Interior Architecture	$64,900	$42,300	$442,300	$36,300
Electrical	$61,400	$38,800	$26,800	$32,200
Mechanical	$34,200	$21,000	$56,000	$17,000
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$295,900**	**$165,800**	**$548,100**	**$108,500**
Importance Code A	$112,300	$41,300		
Importance Code B	$183,600	$124,600	$543,800	$108,500
Importance Code C			$4,400	
Total	**$295,900**	**$165,800**	**$548,100**	**$108,500**

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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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$68,600	
Cast Stone/Terra Cotta	5%	Now	$55,900	LIFE	* *	5	$107,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Second Avenue, North								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Second Avenue, North								
Masonry: Brick	88%			LIFE	* *	5	$241,400	
Masonry: Brick	2%	Now	$46,300	LIFE	* *	5	$5,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Above Southeast Entry								
Windows								
Aluminum	100%	0-2	$203,500	2041	* *	5	$20,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Throughout								
Parapets								
Masonry: Brick	90%	4+	$47,800	LIFE	* *	5	$18,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : E 67th Street Facade								
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Pre-Cast Concrete	5%	Now	$51,200	LIFE	* *	5	$6,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Southwest Roof								
Roof								
Built-Up (BUR)	15%	Now	$18,200	2033	$364,500			
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Lower Roofs								
Metal Panel	15%			2038	* *	10	$55,900	
Modified Bitumen	20%			2038	* *	10	$40,700	
Paver: Asphalt	45%	Now	$260,800	2036	$1,304,200			
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Drains Throughout								
Skylight, Metal/Glass	5%	Now	$292,500	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Elevator Machine Room, 2nd Avenue								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Interior								
Floors								
Carpet	5%	Now	$43,800	2029	$437,900	3	$36,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Library Stairs								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement And Library								
Cast in Place Concrete	20%			LIFE	* *	5	$211,600	
Ceramic Tile	5%	0-2	$698,000	2036	$1,396,000	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Panel/Paver: Cer/Brk	10%			2041	* *	5	$108,800	
Quarry Tile	5%			2038	* *	5	$36,300	
Terrazzo	5%	Now	$463,000	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Front Lobby Stairs And Throughout								
Vinyl Tile	5%	Now	$273,600	2033	$684,000	3	$9,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen And Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	35%			2033	$4,788,000	3	$84,600	
Wood	10%	2-4	$295,400	2048	* *	5	$45,300	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasiums								

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.*

DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Interior								
Interior Walls								
Cast in Place Concrete	9%	Now	$610,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Basement At Steam Pipe								
Ceramic Tile	1%			2036	$491,000	5	$8,700	
Fabric on Framing	2%			2034	$1,805,300	5	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Media Room 506								
Explanation : Location Noted								
Folding Partition	2%	Now	$1,236,000	2041	* *	5	$21,800	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Masonry: Brick	10%	0-2	$849,900	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium 2nd Floor								
Marble Panels	4%	Now	$1,259,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Cafeteria								
Plaster	72%	Now	$781,700	LIFE	* *	5	$188,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Theatre, Library, And Gallery								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Library								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$48,400	
AcousTileConcealSpLn	10%	0-2	$79,700	2038	* *	5	$30,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 100								
AcousTileSusp.Lay-In	2%			2046	* *	5	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Media Room 506								
Explanation : Location Noted								
Exposed Struc: Concrete	5%			LIFE	* *	5	$3,800	
Metal Panel	5%	Now	$164,000	LIFE	* *	5	$30,200	
Loose Units, Extent : Moderate, Area Affected : 30%								
Location : Kitchen, Tiles Falling								
Plaster	8%	Now	$150,600	LIFE	* *	5	$24,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Auditorium And Gallery								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Plaster	60%	Now	$903,600	LIFE	* *	5	$181,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Fifth Floor Classrooms, Back Of Stage								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Fifth Floor Classrooms, Back Of Stage, Library								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$1,013,800	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$172,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs Throughout								
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	15%			2041	* *	5	$1,000	
Fused Knife Sw	20%			2032	$130,800	5	$1,300	
Fused Toggle Switch	5%			2032	$32,700	5	$300	
Molded Case Bkrs	60%			2041	* *	5	$4,500	
Wiring								
Braided Cloth	40%			2032	$368,000	1		
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$1,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$3,942,700	10	$236,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%	Now	$21,900	2033	$43,800			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Incandescent	5%			2028	$407,100	2	$300	
LED	4%	Now	$6,500	2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Fixtures Are Not Operational								
Egress Lighting								
Emergency, Service	10%			2033	$18,100	1		
Emergency, Battery	40%			2033	$197,300	10	$27,700	
Exit, Battery	50%			2038	* *	10	$9,700	
Exterior Lighting								
HID	10%			2028	$137,100	10	$100	
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Alarm								
Security System								
Generic	100%			2033	$551,700	1	$107,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$758,000	1-3	$182,200	

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$176,900	5	$17,000	
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$32,000	
Steam Piping/Pump	65%	Now	$76,500	2033	$1,529,700			
Corroded, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pumps Are Corroded And Leaking								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Above The 3rd Floor Gym								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Piping Steam And Condensate								
Steam Piping/Pump	15%			2053	* *			
Terminal Devices								
Air Handler	20%	Now	$22,100	2028	$1,106,100	1	$32,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Coil Leaks At Gymnasium Unit								
Convector/Radiator	80%	Now	$96,100	2031	$1,922,500	1	$66,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 20 Percent Of Thermostats Are Defective. Room 233 Radiator Valve Defective Quantity 1.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Equipment Is Beyond Useful Life Cycle								
Controls								
Pneumatic	100%			2027	$5,679,700			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	$464,800	2038	* *	2	$1,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Media Room								
Split Unit	5%			2033	$348,900			
Window/Wall Unit	75%			2028	$835,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$112,000	
No Component	30%							
Exhaust Fans								
Interior	60%	Now	$782,000	2043	* *	2	$4,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fan Rooms, Penthouse And Basement								
Interior	39%			2028	$508,300	2	$3,400	
Roof	1%	Now	$5,700	2043	* *	2	$100	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 2 Units On The Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$188,700	2033	$3,774,400	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 50%								
Location : Basement - Main And New Building. 2 Units, 1 Pump Is Missing On Each Unit.								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : In Water Riser Between Basement And Kitchen On The 5th Floor,								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$28,400	
Sanitary Piping								
Cast Iron	100%	Now	$74,000	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Kitchen Pipe								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2033	$58,800	4	$6,100	

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

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
Plumbing								
Pool Filter/Treatment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : All The Equipment For The Pool Is Under Construction.								
Backflow Preventer								
Generic	100%			2038	* *	1	$17,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From Basement To 5th Floor; 1 Unit From Basement To 6th Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$16,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 65 Square Foot Area Of Hood With Fire Protection								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **LA GUARDIA H.S. PERFORM. ARTS -M**		
Address	: **100 AMSTERDAM AVE @ W.65 ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M485**
Program / Asset #	: **BOE0131.000 / 1624**	**Yr Built/Renovated**	: **1984 / 2015**
Area Sq Ft	: **485,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5,6,7,8,9,Mez**		
Block	: **1156** **Lot** : **30**	**BIN**	: **1030341**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,330,500	$2,272,500
Interior Architecture	$5,909,600	$13,846,800
Electrical	$914,400	$6,247,700
Mechanical	$9,778,000	$45,125,100
Total	**$17,932,400**	**$67,492,100**
Importance Code A	$1,629,500	$2,430,400
Importance Code B	$14,614,800	$61,183,200
Importance Code C	$1,688,200	$3,878,500
Total	**$17,932,400**	**$67,492,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,000	$88,500		
Interior Architecture	$15,400	$23,100		$42,300
Electrical	$106,900	$81,100	$87,100	$79,900
Mechanical	$45,500	$220,700	$195,600	$220,700
Elevators/Escalators	$170,900	$170,900	$170,900	$170,900
Total	**$348,600**	**$584,300**	**$453,600**	**$513,800**
Importance Code A	$10,000	$89,600	$14,400	
Importance Code B	$338,600	$494,700	$439,200	$513,800
Importance Code C				
Total	**$348,600**	**$584,300**	**$453,600**	**$513,800**

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$173,400	
Masonry: Brick	5%	Now	$106,000	LIFE	* *	5	$17,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Metal Panel	5%	Now	$117,800	2043	* *	5	$32,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade Of Penthouse								
Pre-Cast Concrete	75%			LIFE	* *	5	$845,500	
Window Wall	5%			2043	* *	5	$65,000	
Windows								
Aluminum	97%	Now	$1,106,700	2041	* *	5	$56,700	
Weather Strip Missing, Extent : Moderate, Area Affected : 30%								
Location : Throughout Stairwells								
Metal Louvers	3%	Now	$10,000	2036	$199,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Penthouse								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,500	
Metal Panel	15%			2043	* *	5	$13,100	
Metal Rail	20%			2038	* *	5-10	$81,400	
Pre-Cast Concrete	55%			LIFE	* *	5	$78,000	
Roof								
Built-Up (BUR)	85%			2033	$848,800	10	$71,000	
Cast in Place Concrete	10%			LIFE	* *			
Modified Bitumen	5%			2033	$46,800	10	$4,200	
Soffits								
Pre-Cast Concrete	75%			LIFE	* *	5		
Stucco Cement	25%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$134,600	
Ceramic Tile	5%			2042	* *	5	$30,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Quarry Tile	5%			2038	* *	5	$46,100	
Terrazzo	10%	Now	$117,800	LIFE	* *	5	$48,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Through Stairs								
Vinyl Tile	55%	Now	$2,871,900	2033	$9,572,900	3	$126,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Wood	15%			2048	* *	5	$173,100	

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Interior								
Interior Walls								
Ceramic Tile	5%			2036	$3,444,400	5	$61,100	
Concrete Masonry Unit	35%			LIFE	* *	5	$171,200	
Folding Partition	5%			2041	* *	5	$152,900	
Gypsum Board	15%			LIFE	* *	5	$110,100	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
SGFT/Glazed Masonry	30%	Now	$1,688,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs A, B, And D.								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Throughout Stairwells								
Ceilings								
AcousTileConcealSpLn	33%	Now	$947,400	2038	* *	5	$119,800	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Library								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
AcousTileSusp.Lay-In	2%	Now	$197,800	2053	* *	5	$5,800	
Loose/Miss Fasteners, Extent : Severe, Area Affected : 100%								
Location : Catwalk Above Little Flower Theatre.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Catwalk Above Little Flower Theatre.								
Explanation : This Actually Vertically Applied Tectum Panels.								
Exposed Struc: Concrete	60%			LIFE	* *	5	$54,400	
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Replacement Evident								

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LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Replacement Evident								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$157,900	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere, Three 2,000 Ampere, One 2,500 Ampere And Five 1,200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2031	$27,400	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 750 Kilovolt-ampere, Two 1,000 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$998,700	5	$2,100	
Raceway								
Conduit	100%			2033	$1,035,700	1		
Panelboards								
Fused Disc Sw	10%			2032	$100,100	5	$1,100	
Molded Case Bkrs	90%			2032	$901,200	5	$11,500	
Wiring								
Thermoplastic	100%			2033	$1,380,000	1		
Motor Controllers								
Locally Mounted	30%			2031	$167,200	5	$1,000	
Motor Control Center	65%			2031	$1,451,800	5	$8,600	
Variable Frequency Drive	5%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$149,200	
Generators								
Diesel	100%			2029	$142,000	1	$187,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 175 Kilowatts								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$18,000	
Fuel Storage								
Day Tank	30%			2032	$7,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room 9th Floor								
Explanation : 90 Gallons								
Main Tank	70%			2036	$55,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$355,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$8,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	2%			2043	* *			
LED	16%			2041	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Corridor, Mezzanine, Gymnasium								
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, Service	5%			2038	* *	1		
Exit, Service	10%			2038	* *	1		
Exit, Battery	25%	2-4	$175,900	2043	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throught Building								
Exterior Lighting								
HID	10%	Now	$231,700	2043	* *			
Not in Service, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : The Outdoor Lighting System Is Not Operational								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$181,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	10%	0-2	$12,800	2043	* *	1-3	$27,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Theater And Concert Hall								
Explanation : Fire Alarm Panel In The Theater And Concert Hall Are Obsolete And Are Not Connected To The Newer Fire Alarm System In The Building.								
Generic, Digital	90%			2038	* *	1-3	$269,000	

Mechanical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	$299,000	5	$28,800	
Distribution								
Hot Wtr Piping/Pump	60%			2041	* *	4	$14,300	
Steam Piping/Pump	40%	Now	$159,100	2033	$1,590,800			
Broken, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump In The Basement								
Corroded, Extent : Moderate, Area Affected : 70%								
Location : Piping In Mechanical Rooms								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	40%	Now	$373,800	2033	$3,738,300	1	$108,000	
Broken, Extent : Severe, Area Affected : 10%								
Location : Air Handler No. 8								
Corroded, Extent : Severe, Area Affected : 80%								
Location : Heaitng Coils In The Air Handling Units								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Heating Coils In Multiple Air Handling Units								
Fan Coil Unit/Heat	60%	0-2	$738,800	2033	$7,387,800	1	$84,600	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Heaitng Coils								
Damaged, Extent : Light, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Heating								
Controls								
Digital	50%			2031	$7,131,600			
Pneumatic	50%	2-4	$2,399,500	2031	$4,799,000			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Control Valves Throughout And Tubing And Local Controls								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Units Run On Manual Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	30%	Now	$303,800	2036	$3,037,700	1	$141,700	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Ninth Floor								
Explanation : Pneumatic Control Valve Is Malfunctioning								
Centrifugal, Elec Chiller	30%	Now	$3,037,700	2048	* *	1	$141,700	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 9th Floor Mechanical Room								
Centrifugal, Elec Chiller	30%			2036	$3,037,700	1	$157,500	
Split Unit	10%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$80,300	2043	* *	4	$23,900	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	$481,800	2033	$9,636,300	1	$269,900	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Cooling Coils								
Heat Rejection								
Water Cooling Tower	100%			2034	$2,508,500	2	$488,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$270,400	
Exhaust Fans								
Interior	80%			2033	$1,762,100	2	$11,900	
Roof	20%			2033	$192,700	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Antiquated, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Galvanized Steel	80%			2038	* *	1		

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%	Now	$240,100	2043	* *	4	$48,000	
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$625,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Cafeteria Sink Sanitary Line								
Storm Drain Piping								
Cast Iron	100%	0-2	$875,700	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	0-2	$99,400	2043	* *	4	$10,200	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Malfunctions Often In Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 8th Floor, 1 Unit From Basement To 9th Floor								
Explanation : 2 Units, One Is Under Repair								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : 1st To 7th Floor								
Explanation : 16 Units, Sensors Often Cause Shutdowns								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$244,500	
Sprinkler								
No Component	85%							
Generic	15%			2053	* *	1-2	$20,400	
Fire Pump								
Generic	100%			2042	* *	1	$90,600	
Chemical System								
Generic	100%	Now	$6,000	2033	$119,000	1	$45,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 5th Floor Kitchen System Outdated								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Kitchen								
Explanation : 120 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **LAFAYETTE HIGH SCHOOL - BK**		
Address	: **2630 BENSON AVE. @ BAY 43 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K400**
Program / Asset #	: **BOE0621.000 / 1232**	**Yr Built/Renovated**	: **1939 / 2008**
Area Sq Ft	: **275,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,Ph**		
Block	: **6883** **Lot** : **1**	**BIN**	: **3186454**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,079,700	$218,400
Interior Architecture	$890,800	$2,863,300
Electrical		$3,085,100
Mechanical	$211,700	$9,155,900
Site Pavements	$310,600	$869,400
Total	**$3,492,900**	**$16,192,000**
Importance Code A	$2,079,700	$323,600
Importance Code B	$812,300	$15,796,900
Importance Code C	$600,900	$71,500
Total	**$3,492,900**	**$16,192,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$104,500			
Interior Architecture	$139,900	$10,100		$14,200
Electrical	$67,800	$44,900	$50,600	$47,700
Mechanical	$160,100	$41,100	$107,100	$40,400
Site Enclosure	$62,100			
Site Pavements	$22,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$564,100**	**$103,300**	**$164,800**	**$109,600**
Importance Code A	$131,400	$26,800	$26,800	$26,800
Importance Code B	$309,400	$76,500	$138,000	$78,700
Importance Code C	$123,400			$4,100
Total	**$564,100**	**$103,300**	**$164,800**	**$109,600**

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *	10	$48,000	
Glass Block	2%	0-2	$6,400	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Corridor								
Masonry: Brick	66%			LIFE	* *	5	$202,800	
Masonry: Granite	5%			LIFE	* *	5	$11,500	
Masonry: Limestone	25%			LIFE	* *	5	$57,600	
Windows								
Aluminum	70%	Now	$1,333,700	2052	* *	5	$22,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Windows Single Pane Glass								
Explanation : Thermally Inefficient								
Aluminum w/ Guards	20%	Now	$512,700	2044	* *	5	$6,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Windows								
Explanation : Thermally Inefficient								
Metal Louvers	10%			2045	* *	10	$40,700	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$82,700	
Masonry: Limestone	10%			LIFE	* *	5-10	$17,300	
Metal Rail	5%			2041	* *	5-10	$12,900	
Roof								
Built-Up (BUR)	70%			2046	* *	10	$117,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Metal Panel	20%			2049	* *	10	$61,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : 4th Floor Gymnasium, Throughout Penthouse, Above Principal Office								
Plaza Roof: Stone Panels	10%			2046	* *			
Interior								

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$88,700	
Mosaic Tile	5%	0-2	$97,400	2041	* *	5	$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Upper Floor Bathrooms								
Sheet Vinyl/Rubber	2%	0-2	$27,200	2041	* *	5	$6,100	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Science Laboratory Room 311								
Vinyl Tile	20%			2036	$2,293,700	3	$40,500	
Vinyl Tile	20%			2046	* *	3	$30,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Library And Auditorium Floors								
Wood	5%	4+	$61,900	2051	* *	5	$19,000	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Auditorium Stage								
Wood	43%			2051	* *	5	$326,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$51,300	
Ceramic Tile	3%	0-2	$13,900	2039	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Upper Floor Bathrooms								
Ceramic Tile	2%			2045	* *	5	$8,200	
Masonry: Brick	5%	0-2	$80,100	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Water Service Room								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Marble Panels	2%			LIFE	* *	10	$3,300	
Plaster	58%			LIFE	* *	5-10	$202,500	
SGFT/Glazed Masonry	5%	0-2	$94,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Basement Corridors, Bay 43rd Street Exit								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Cafeteria, Basement Corridors, Bay 43rd Street Exit								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$41,100	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$85,600	
Plaster	80%			LIFE	* *	5-10	$470,900	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout Basement, Cafeteria, Weight Room, 4th Floor Gymnasium, Penthouse, And Kitchen								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$11,200	2046	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : By Field House								
Impact Damage, Extent : Light, Area Affected : 10%								
Location : At Parking Lot								
Iron Picket	50%	Now	$12,200	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : At Footings, Hinges And Uprights At All Permitter Fencing								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Entry Gates On Bay 43rd Street And Benson Avenue								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$19,200	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Base Of Fence At Bay 43rd Street And Benson Avenue								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Base Of Fence At Bay 43rd Street And Benson Avenue, Concrete Platform Adjacent To Play Field								
Retaining Walls								
Cast in Place Concrete	100%	Now	$19,500	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bay 43rd Street Stairs								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$66,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Benson Avenue Sidewalk Flags								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	$2,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Exit By Exits 14 And 15								
Masonry: Granite	50%	Now	$20,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs At Bay 43rd Street Closer To Play Field								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Entry Stairs At Bay 43rd Street Closer To Play Field								
Parking/Driveway								
Asphalt	40%	Now	$243,900	2039	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 40%								
Location : Entrance To Parking Lot And At Fieldhouse								
Cast in Place Concrete	60%			2041	* *			
Activity Yard								
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	50%			2036	$869,400			

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$105,200	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$665,800	5	$1,200	
Raceway								
Conduit	75%			2036	$517,800	1		
Conduit	15%			2056	* *	1		
Conduit	5%			2062	* *	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$300	
Fused Knife Sw	2%			2035	$13,100	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Molded Case Bkrs	80%			2035	$523,200	5	$5,800	
Molded Case Bkrs	10%			2052	* *	5	$700	
Molded Case Bkrs	3%			2058	* *	5	$200	
Wiring								
Braided Cloth	45%			2035	$414,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	30%			2036	$276,000	1		
Thermoplastic	15%			2056	* *	1		
Thermoplastic	5%			2062	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$1,300	
Variable Frequency Drive	30%			2049	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$4,000	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Sprinkler Valve Room In Cafeteria								
Stand-by Power								
Transfer Switches								
Automatic	100%			2053	* *	1	$84,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 414								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Stand-by Power								
Generators								
Natural Gas	100%			2049	* *	1	$106,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 150kw Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2031	$2,500	5	$10,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$236,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2036	$82,700	10	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Compact Fluorescent Lamps								
LED	3%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2041	* *	10	$16,300	
Exit, Battery	50%			2041	* *	10	$9,100	
Exterior Lighting								
HID	2%	Now	$5,300	2036	$26,300			
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Building Perimeter								
LED	8%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	$1,500	2071	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Chimney								
Explanation : Air Terminal Rod Damaged								
Alarm								
Security System								
Generic	50%			2044	* *	1	$51,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$264,300	1	$51,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$169,500	

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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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$268,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	10%			2044	* *	4	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Basement Uses Circulating Hot Water For Heating								
Steam Piping/Pump	90%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$1,043,900	1	$33,500	
Convector/Radiator	60%			2034	$1,360,900	1	$52,500	
On Extended Life, Extent : Light, Area Affected : 60%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$1,375,400	1	$17,500	
Controls								
Electrical	100%	Now	$78,300	2031	$1,565,400			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2037	* *	2	$2,500	
Split Unit	10%			2041	* *			
Window/Wall Unit	65%			2034	$683,000	1		
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2041	* *	2	$188,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$239,200	
Exhaust Fans								
Interior	100%			2031	$1,230,200	2	$8,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$1,770,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$48,900	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%	Now	$5,600	2044	* *	4	$5,800	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$10,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$3,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE**
Address : **2630 BENSON AVENUE @ BAY 43RD ST.**
Borough : **BROOKLYN**
Agency's Number : **K400**
Program / Asset # : **BOE0621.010 / 13431**
Yr Built/Renovated : **1939 / 2004**
Area Sq Ft : **5,000**
Project Type : **EDUCATION**
Date of Survey : **28-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **6883** **Lot** : **1** **BIN** : **3186454**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$177,000
Electrical		$140,000
Mechanical		$52,500
Total		**$369,500**
Importance Code A		$177,000
Importance Code B		$192,400
Total		**$369,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$95,200		$4,100	
Interior Architecture	$107,400			
Electrical	$1,000	$500	$500	$600
Mechanical	$8,100	$200	$1,100	$200
Site Pavements	$5,400			
Total	**$217,100**	**$700**	**$5,700**	**$900**
Importance Code A	$100,000	$200	$4,400	$200
Importance Code B	$62,300	$500	$1,300	$600
Importance Code C	$54,800			
Total	**$217,100**	**$700**	**$5,700**	**$900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13431

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$7,000	
Masonry: Brick Cavity	90%			LIFE	* *	5	$25,200	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Exterior Walls								
Metal Coiling Doors	5%	Now	$45,900	2049	* *	5	$1,100	
Unit Inoperable, Extent : Moderate, Area Affected : 60%								
Location : Facade Facing Activity Yard								
Windows								
Metal Louvers	100%			2039	* *	10	$4,100	
Roof								
Modified Bitumen	100%			2031	$177,000	10	$15,800	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$34,800	
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	$23,300	
Mosaic Tile	20%	4+	$38,400	2041	* *	5	$1,700	
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Showers								
Interior Walls								
Ceramic Tile	20%	2-4	$43,200	2039	* *	5	$1,900	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Showers								
Concrete Masonry Unit	80%			LIFE	* *	5	$12,300	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5-10	$9,100	
Site Pavements								
On-Site Walkways								
Asphalt	80%	Now	$5,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Around Field House								
Cast in Place Concrete	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$66,600	5		

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

DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13431

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
Under 600 Volts								
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2035	$30,700	5	$100	
Wiring								
Braided Cloth	75%			2035	$16,500	1		
Thermoplastic	25%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2041	* *	10	$4,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%	Now	$400	2036	$4,300			
Damaged Fixtures, Extent : Light, Area Affected : 10%								
Location : Locker Room								
Exit, Battery	50%			2041	* *	10	$200	
Alarm								
Security System								
Generic	100%			2031	$9,600	1	$1,900	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Interior Of Building								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$13,200	1-3	$3,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	100%	Now	$4,800	2036	$15,900	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Mechanical Room								
Explanation : 3 Heaters								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,400	

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

DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13431

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
Heating								
Controls								
Electrical	100%			2031	$28,500			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,400	
Exhaust Fans								
Roof	100%			2031	$9,900	2	$200	
On Extended Life, Extent : Light, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$32,700	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 4 Units, 50 Gallon Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Garage								
Explanation : Garage Door Broken								
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **LEON M. GOLDSTEIN H.S. - BK**		
Address	: **1830 SHORE BLVD. @ KINGSBOROUGH CAMPUS**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K535**
Program / Asset #	: **BOE1024.000 / 13466**	**Yr Built/Renovated**	: **2002 /**
Area Sq Ft	: **142,352**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**		
Block	: **8760** **Lot** : **60**	**BIN**	: **3326938**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$280,300	$85,000
Interior Architecture	$136,400	$92,700
Electrical		$2,242,100
Mechanical		$2,703,100
Total	**$416,700**	**$5,122,900**
Importance Code A	$280,300	$85,000
Importance Code B	$136,400	$5,037,900
Total	**$416,700**	**$5,122,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,700		$20,300	
Interior Architecture	$58,600			$21,900
Electrical	$30,100	$23,200	$42,300	$25,800
Mechanical	$34,400	$37,000	$84,500	$41,400
Site Pavements	$30,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$218,100**	**$74,600**	**$161,400**	**$103,500**
Importance Code A	$56,800	$7,000	$27,600	$7,000
Importance Code B	$121,800	$67,500	$133,800	$94,600
Importance Code C	$39,600			$1,900
Total	**$218,100**	**$74,600**	**$161,400**	**$103,500**

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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.*

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$6,100	LIFE	* *	5	$25,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Columns Along Main Entrance								
Masonry: Brick Cavity	85%			LIFE	* *	5	$85,000	
Window Wall	10%			2054	* *	5	$37,500	
Windows								
Aluminum	90%	Now	$149,500	2050	* *	5	$30,600	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At Window Lintels Throughout								
Metal Louvers	10%			2043	* *	10	$42,500	
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Explanation : Roof Inaccessible, Observation From Exterior Grade								
Metal Panel	5%			2054	* *	5	$3,100	
Metal Rail	25%			2047	* *	5-10	$71,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,000	
Roof								
Built-Up (BUR)	98%	Now	$130,800	2039	* *			
Blisters, Extent : Moderate, Area Affected : 45%								
Location : Lower Roof On West Side								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Room 241 And 311								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Roof Hatch Broken, Roof Inaccessible, Observation From Previous Report And Tenant Account								
Copper/Terne	2%			2062	* *	10	$5,600	
Soffits								
Cast in Place Concrete	20%			LIFE	* *	5		
Stucco Cement	80%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$23,300	
Ceramic Tile	5%	Now	$12,300	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Thoughout								
Quarry Tile	2%			2047	* *	5	$6,400	
Terrazzo	5%			LIFE	* *	5	$8,300	
Vinyl Tile	75%			2039	* *	3	$79,900	
Wood	8%	0-2	$65,100	2062	* *	5	$16,000	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$8,700	2043	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Concrete Masonry Unit	49%			LIFE	* *	5	$30,100	
Folding Partition	1%			2050	* *	5	$3,800	
Glass Block	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$9,200	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$14,500	2047	* *	5	$21,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Throughout								
AcousTileSusp.Lay-In	67%			2047	* *	5	$142,800	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	3%			LIFE	* *	5	$8,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2047	* *	5-10		
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2047	* *			
Masonry: Granite	5%	0-2	$7,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And Throughout								
Pavers/Stone	35%	0-2	$23,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And Throughout								

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

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2054	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2047	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kilovolt-ampere And One 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$300	
Molded Case Bkrs	90%			2042	* *	5	$3,400	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	$200	
Motor Control Center	80%			2047	* *	5	$3,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$43,800	
Generators								
Diesel	100%			2043	* *	1	$55,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 350 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$31,700	

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.*

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room - Roof								
Explanation : One 100 Gallons								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 1st Floor								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$2,064,200	10	$124,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	60%			2034	$53,900	1		
Exit, Service	40%			2034	$25,100	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2039	* *	1	$53,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$90,400	

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
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : From Kingsborough College Central Plant								

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.*

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2037	* *	1	$70,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$7,000	
Terminal Devices								
Air Handler	60%			2034	$1,645,800	1	$52,800	
Convector/Radiator	35%			2039	* *	1	$16,100	
Unit Heater - Hot Water	5%			2034	$43,200			
Air Conditioning								
Energy Source								
District Chilled Water	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : From Kingsborough College Central Plant								
Conversion Equipment								
Split Unit	10%			2034	$346,100			
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	$5,300	
Ductwork/Diffusers	50%			LIFE	* *	2	$92,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$282,800	1	$88,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,400	
Exhaust Fans								
Interior	40%			2034	$258,600	2	$1,700	
Roof	60%			2034	$169,700	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Triplex Booster Pumps								
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechancal Room								
Explanation : Hi-temp Instantaneous/ No Storage								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$8,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$74,400	
Sprinkler								
Generic	100%			2054	* *	1-2	$39,900	
Fire Pump								
Generic	100%			2043	* *	1	$26,600	
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **LIBERTY HIGH SCHOOL - M**		
Address	: **250 WEST 18TH STREET @ 8TH AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M451**
Program / Asset #	: **BOE0986.000 / 4158**	**Yr Built/Renovated**	: **1903 / 1994**
Area Sq Ft	: **38,785**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Feb-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **767** **Lot** : **68**	**BIN**	: **1013858**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$214,700
Interior Architecture		$53,100
Electrical	$722,200	$617,200
Mechanical		$2,209,700
Total	**$722,200**	**$3,094,800**
Importance Code A		$214,700
Importance Code B	$722,200	$2,827,000
Importance Code C		$53,100
Total	**$722,200**	**$3,094,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,600		$6,600	$4,900
Interior Architecture	$37,500	$5,100	$22,800	$6,500
Electrical	$15,400	$7,500	$56,100	$6,300
Mechanical	$44,700	$18,600	$14,700	$17,600
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$177,100**	**$46,200**	**$115,000**	**$50,300**
Importance Code A	$68,400	$3,800	$10,500	$8,800
Importance Code B	$79,900	$38,600	$104,500	$41,500
Importance Code C	$28,800	$3,700		
Total	**$177,100**	**$46,200**	**$115,000**	**$50,300**

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.*

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$34,900	
Masonry: Brick	40%	Now	$47,100	LIFE	* *	5	$27,900	
Expansion Joint Failure, Extent : Severe, Area Affected : 2%								
Location : Front Facade Above Concrete Section								
Masonry: Brick Cavity	25%			LIFE	* *	5	$17,500	
Metal Panel	5%			2054	* *	5-10	$24,000	
Stucco Cement	20%			2047	* *	5	$34,900	
Windows								
Aluminum	100%			2050	* *	5	$9,900	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$4,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$2,800	
Roof								
Built-Up (BUR)	100%			2034	$214,700	10	$18,000	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$2,900	
Quarry Tile	5%			2047	* *	5	$4,400	
Vinyl Tile	90%			2039	* *	3	$26,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$7,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Gypsum Board	60%			LIFE	* *	5	$53,100	
Masonry: Brick	5%	Now	$28,800	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Gasoline And Pump Room								
Plaster	20%			LIFE	* *	5	$8,900	
Ceilings								
AcousTileSusp.Lay-In	80%			2039	* *	5	$45,500	
Plaster	20%			LIFE	* *	5	$7,100	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches One Rated At 2,000 Amperes And Two Rated At 400 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$133,200	5	$200	
Raceway								
Conduit	100%			2034	$62,700	1		
Panelboards								
Fused Disc Sw	10%			2033	$10,200	5	$100	
Molded Case Bkrs	90%			2033	$92,000	5	$900	
Wiring								
Thermoplastic	100%			2034	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$11,900	
Generators								
Diesel	100%			2030	$142,000	1	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 188 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$8,600	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 550 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

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
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$532,800	10	$32,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2029	$47,400	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Stairway								
HID	2%			2034	$9,400	10		
Egress Lighting								
Emergency, Service	50%			2034	$12,200	1		
Exit, Service	25%	2-4	$2,100	2044	* *	1		
Inadequate Lighting Level, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Building								
Exit, Battery	25%			2029	$14,100	10	$700	
Exterior Lighting								
LED	10%			2034	$21,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$74,600	1	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$102,400	1-3	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One 15,000 Gallon Tank For No. 2 Fuel								

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.*

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$38,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers With Heat Exchangers For Hot Water Coils								
Distribution								
Steam Piping/Pump	100%	0-2	$31,800	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Air Seperator								
Terminal Devices								
Air Handler	60%			2039	* *	1	$14,400	
Convector/Radiator	40%			2047	* *	1	$5,000	
Controls								
Pneumatic	100%			2035	$767,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2034	$556,600	1	$17,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers In Penthouse								
Split Unit	5%			2039	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$2,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$770,600	1	$24,000	
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	$115,000	2	$27,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,600	
Exhaust Fans								
Interior	60%			2039	* *	2	$700	
Roof	40%			2039	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement, Triplex Pumps								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

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
Plumbing								
Water Heater With Tanks								
Electric	30%			2032	$14,500	4		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Kitchen								
Explanation : One 30 Gallons In Kitchen								
Gas Fired	70%			2032	$24,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$2,300	
Backflow Preventer								
No Component	30%							
Generic	70%			2039	* *	1	$1,700	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Basement And Penthouse Mechanical Room								
Explanation : On Spinkler Service And Cold Water Make Up								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$10,900	
Fire Pump								
Generic	100%			2037	* *	1	$7,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **LONG ISLAND CITY HIGH SCHOOL - Q**
Address : **14-30 BROADWAY**
Borough : **QUEENS**
Agency's Number : **Q450**
Program / Asset # : **BOE0990.000 / 4473**
Yr Built/Renovated : **1995 / 2009**
Area Sq Ft : **300,000**
Project Type : **EDUCATION**
Date of Survey : **14-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,4,6,Ph**
Block : **529** **Lot** : **2** **BIN** : **4467709**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$194,800	$359,100
Interior Architecture	$2,105,300	$5,301,800
Electrical	$4,644,100	$341,300
Mechanical	$10,614,600	$14,103,400
Site Pavements	$1,057,900	
Total	**$18,616,700**	**$20,105,600**
Importance Code A	$194,800	$359,100
Importance Code B	$17,991,100	$14,655,300
Importance Code C	$430,800	$5,091,200
Total	**$18,616,700**	**$20,105,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$12,300	$39,000
Interior Architecture	$92,700	$23,400		$59,400
Electrical	$77,000	$48,900	$71,100	$54,500
Mechanical	$190,400	$195,300	$197,500	$207,400
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$383,100**	**$290,600**	**$304,000**	**$383,400**
Importance Code A	$44,900	$29,700	$42,600	$68,700
Importance Code B	$338,300	$237,500	$261,400	$303,000
Importance Code C		$23,400		$11,700
Total	**$383,100**	**$290,600**	**$304,000**	**$383,400**

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.*

DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$4,100	
Masonry: Brick Cavity	40%			LIFE	* *	5	$131,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%								
Location : North Facade								
Masonry: Brick Cavity	53%			LIFE	* *	5	$173,700	
Granite Panels	3%			LIFE	* *	5	$7,400	
Window Wall	2%			2054	* *	5	$24,600	
Windows								
Aluminum	88%			2050	* *	5	$76,300	
Aluminum	2%			2050	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Metal Grills								
Metal Louvers	10%			2043	* *	10	$54,200	
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5	$5,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	75%	Now	$194,800	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Pre-Cast Concrete	5%			LIFE	* *	5	$7,900	
Roof								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Repairs In Progress								
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Interior								
Floors								
Carpet	5%			2033	$406,900	3	$44,900	
Cast in Place Concrete	10%	Now	$195,700	LIFE	* *	5	$98,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pool Deck								
Mosaic Tile	5%			2047	* *	5	$56,200	
Quarry Tile	5%			2047	* *	5	$33,700	
Vinyl Tile	65%			2039	* *	3	$146,000	
Wood	10%	Now	$548,900	2069	* *	5	$42,100	
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Dance Studio								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Stage- Back Wall Damaged From Past Roof Leaks								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Dance Studio, Fitness Center, Auditorium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$46,800	
Concrete Masonry Unit	50%			LIFE	* *	5	$187,200	
Fabric on Framing	5%			2035	$4,847,800	5	$23,400	
Gypsum Board	10%			LIFE	* *	5	$56,200	
SGFT/Glazed Masonry	25%	Now	$430,800	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Pool Area Near Windows								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	$459,000	2047	* *	5	$22,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rooms 613, 615								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Rooms 613, 615								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 613, 617, 619, 715								
AcousTileSusp.Lay-In	40%			2047	* *	5	$179,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$7,000	
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	25%			2039	* *			
Metal Panel	5%	Now	$381,000	LIFE	* *	5	$28,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 80%								
Location : Kitchen And Room 648								
Deformed/Dented, Extent : Severe, Area Affected : 60%								
Location : Kitchen And Room 648								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$50,900	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Tree Pits And Various Sidewalk Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	95%	Now	$937,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								
Rubber Matting	5%	Now	$69,900	2042	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 4,000, 1,200 And 2,000 Amperes								
Transformers								
Dry Type	100%			2039	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Mechanical Spaces								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,300	
Raceway								
Conduit	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$700	
Molded Case Bkrs	90%			2042	* *	5	$7,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	5%			2039	* *	5	$100	
Motor Control Center	90%			2039	* *	5	$7,400	
Variable Frequency Drive	5%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$92,300	
Generators								
Diesel	100%			2037	* *	1	$116,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Emergency Generator Rated At 800 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,100	
Fuel Storage								
Day Tank	15%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 75 Gallons Rated Capacity								
Main Tank	85%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 500 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	87%			2029	$3,983,900	10	$239,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	$229,000	10	$13,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Lobby, Corridors, Gymnasiums, Swimming Pool, Auditorium								
Fluorescent	1%			2029	$45,800	10	$2,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
HID	2%			2029	$72,800	10	$200	
LED	5%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Lighting								
Egress Lighting								
Emergency, Service	30%			2029	$56,800	1		
Emergency, Battery	20%			2039	* *	10	$14,500	
Exit, Service	40%	Now	$10,600	2034	$53,000	1		
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
Exit, Battery	10%			2039	* *	10	$2,000	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Roof Construction								
Alarm								
Security System								
Generic	50%			2039	* *	1	$56,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$288,300	1	$56,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$190,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Heating								
Conversion Equipment								
Steam Boiler	97%			2039	* *	1	$288,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units, 2 Heat Converters To Produce Hot Water For Radiators And Fan Coil Units Throughout The Building								
Steam Boiler	3%	0-2	$16,100	2039	* *	1	$8,000	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Boiler Three Inner Tubes								
Distribution								
Hot Wtr Piping/Pump	70%			2042	* *	4	$10,400	
Steam Piping/Pump	30%			2044	* *			
Repairs In Progress, Extent : N/A, Area Affected : 30%								
Location : Condensate Return Pumps								
Terminal Devices								
Air Handler	50%			2034	$2,890,400	1	$92,800	
Convector/Radiator	5%			2039	* *	1	$4,800	
Fan Coil Unit/Heat	45%			2034	$3,427,300	1	$43,600	
Controls								
Digital	35%	Now	$61,800	2029	$3,087,900			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Software Programming Problems								
Digital	65%			2029	$5,734,700			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	* *	1	$324,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units Of 650 Tons Each - Refrigerant Hcfc - 123								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$22,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$5,960,600	1	$185,500	
Heat Rejection								
Water Cooling Tower	100%			2028	$1,551,600	2	$301,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$167,300	

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Ventilation								
Exhaust Fans								
Interior	90%	Now	$24,500	2034	$1,226,200	2	$6,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Fan 12b In Fan Room								
Roof	10%	Now	$23,800	2034	$59,600	2	$700	
Broken, Extent : Severe, Area Affected : 50%								
Location : Kitchen Exhaust Fan On Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$61,500	4	$6,300	
Pool Filter/Treatment								
Sand	100%			2032	$242,600	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2034	$160,800	4	$11,900	
Backflow Preventer								
Generic	100%			2039	* *	1	$18,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 117								
Explanation : Located On 1st Floor								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 175 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Passenger Units From 1st To 6th Floor, One Freight Unit From Basement To Penthouse								
Explanation : 3 Units - Two Passenger, One Freight								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$156,900	
Sprinkler								
Generic	100%			2054	* *	1-2	$84,000	

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

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
Fire Suppression								
Fire Pump								
Generic	100%			2043	* *	1	$56,000	
Chemical System								
Generic	100%			2029	$178,500	1-10	$87,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria Kitchen And Classroom Kitchen								
Explanation : 2 Sets Each Hood Is 120 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**LOUIS D. BRANDEIS HIGH SCHOOL -M**			
Address	:	**145 W. 84 ST BTWN: AMSTERDAM AV - COLUMBUS AV**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M470**
Program / Asset #	:	**BOE0128.000 / 699**	**Yr Built/Renovated**	:	**1965 / 2005**
Area Sq Ft	:	**259,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Nov-2019**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,3,4**			
Block	:	**1215** **Lot** : **1**	**BIN**	:	**1032128**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$291,800	$3,587,300
Interior Architecture	$1,839,100	$10,740,100
Electrical	$3,456,400	$1,672,300
Mechanical	$8,285,200	$8,809,000
Site Pavements		$469,900
Total	**$13,872,400**	**$25,278,700**
Importance Code A	$3,065,700	$3,639,900
Importance Code B	$10,000,700	$21,569,400
Importance Code C	$806,000	$69,400
Total	**$13,872,400**	**$25,278,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,300		$28,100	
Interior Architecture			$79,200	$34,400
Electrical	$4,000	$3,600	$3,300	$5,100
Mechanical	$64,400	$54,000	$74,000	$51,400
Site Pavements	$32,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$155,200**	**$64,800**	**$191,900**	**$98,200**
Importance Code A	$47,600	$25,700	$53,800	$25,700
Importance Code B	$98,800	$39,100	$111,800	$72,500
Importance Code C	$8,900		$26,300	
Total	**$155,200**	**$64,800**	**$191,900**	**$98,200**

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$334,400	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : All Facades								
Masonry: Brick	70%			LIFE	* *	5	$187,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : All Facades								
Metal Panel	5%			2051	* *	5-10	$92,000	
Windows								
Aluminum	100%			2047	* *	5	$94,600	
Parapets								
Metal Panel	5%			2051	* *	5	$4,700	
Metal Rail	90%			2044	* *	5-10	$391,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,600	
Roof								
Built-Up (BUR)	55%	Now	$73,900	2031	$1,478,600			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Bulkhead Stairs								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Rooftop								
Explanation : Solar Panels								
Copper/Terne	5%			2059	* *	10	$28,100	
Paver: Asphalt	40%	Now	$64,100	2034	$1,282,600			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Court Yard								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Courtyard Pavers								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Courtyard								
Explanation : Slow Drain Causing Water To Enter Door And Damage 1st Floor								
Soffits								
Cement - Fiber Panel	100%			2036	$44,700	10	$7,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Interior								
Floors								
Ceramic Tile	5%			2034	$1,222,900	5	$21,200	
Quarry Tile	10%	Now	$63,800	2036	$3,191,500	5	$31,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Lobby, Kitchen								
Terrazzo	10%	0-2	$405,600	LIFE	* *	5	$33,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairwells And Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	50%	Now	$119,800	2031	$5,991,600	3	$79,400	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	15%	Now	$260,200	2041	* *	3	$23,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement, 4th Floor Stair Landing								
Wood	10%	Now	$51,700	2046	* *	5	$39,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium At Drinking Fountain								
Interior Walls								
Concrete Masonry Unit	18%			LIFE	* *	5	$30,300	
Folding Partition	5%			2039	* *	5	$52,600	
Mosaic Tile	22%	Now	$690,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Basement Toilet, Cafeteria								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Corridors, Basement Toilet, Cafeteria								
Plaster	55%	Now	$115,300	LIFE	* *	5	$69,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Below Courtyard Entrance								
Ceilings								
AcousTileSusp.Lay-In	20%			2044	* *	5	$84,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$132,400	
Plaster	50%	Now	$131,900	LIFE	* *	5	$132,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms From Radiators Above								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	* *			
Iron Picket	50%			2051	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$8,900	2044	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Explanation : Metal Nosing At Steps Loose								
Activity Yard								
Asphalt	100%	0-2	$23,500	2034	$469,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Tennis Court								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch. The Building Is Provided With Solar Panels Mounted On The Roof . Rectifier And Associated Equipment Are Also Mounted On The Roof .								
Fused Disc Sw	50%			2057	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	30%			2057	* *	5	$300	
Fused Disc Sw	70%			2031	$466,100	5	$800	
Raceway								
Conduit	90%			2031	$621,400	1		
Conduit	10%			2057	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$65,400	5	$600	
Molded Case Bkrs	70%			2030	$457,800	5	$4,800	
Molded Case Bkrs	20%			2053	* *	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$644,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2031	$184,000	1		
Thermoplastic	10%			2057	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	$371,600	5	$1,700	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$213,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lamps Fixtures.								
HID	3%			2027	$94,200	10	$300	
Incandescent	5%			2027	$367,400	2	$300	
Egress Lighting								
Emergency, Battery	50%			2031	$222,600	10	$31,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fixtures Are Going To Be Replaced With LED. LED Fixtures Are Already Stored In The Building.								
Exit, Service	50%			2031	$57,200	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fixtures Are Going To Be Replaced With LED Fixtures. Replacement Fixtures Are Stored In The Building.								
Exterior Lighting								
HID	100%			2027	$1,237,500	10	$800	
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	$49,800	1	$9,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	$68,400	1-3	$16,000	

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
Heating								
Energy Source								
Fuel Oil No 4	80%			2031	$493,400	5	$64,200	
Solar Panels	20%			2051	* *	2	$3,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$462,300	2029	$2,311,600	1	$230,900	1
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 1 Boiler With Leaky Tubes								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units On Extended Life								
Distribution								
Steam Piping/Pump	100%	Now	$106,200	2031	$2,123,700			
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pumps In Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 70%								
Location : Boiler Room								
Terminal Devices								
Air Handler	40%			2031	$1,996,300	1	$64,100	
Convector/Radiator	60%			2036	$1,301,200	1	$50,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2027	$1,956,300	1	$60,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-22 Refrigerant								
Split Unit	2%			2031	$126,000			
Window/Wall Unit	48%			2027	$482,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2031	$321,600	4	$14,400	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	$257,300	2027	$2,573,000	1	$72,100	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Air Handling Unit No 2 At Roof.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Units								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$144,400	
Exhaust Fans								
Interior	70%			2031	$823,400	2	$5,600	
Roof	30%			2031	$154,400	2	$2,400	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2031	$1,282,400	4	$38,400	
Sanitary Piping								
Cast Iron	100%	4+	$66,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Grease Trap Overflows								
Storm Drain Piping								
Cast Iron	100%	4+	$18,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Area Drains At 2nd Floor Courtyard								
Sump Pump(s)								
Non-Submersible	100%			2031	$53,100	4	$8,200	
Sewage Ejector(s)								
Electric	50%			2027	$69,400	4	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Electric	50%			2036	$69,400	4	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B15 In Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2041	* *	1-2	$3,600	
Chemical System								
Dry	2%			2027	$2,400	1-10	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : Canister Extinguisher								
No Component	98%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **LUCRETIA MARCIGLIANO CAMPUS - BK**		
Address	: **50 AVENUE P BTWN: STILLWELL AVE. - W.13 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K237**
Program / Asset #	: **BOE1089.000 / 14440**	**Yr Built/Renovated**	: **2009 /**
Area Sq Ft	: **107,741**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6618** **Lot** : **1**	**BIN**	: **3175240**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,700	$164,900
Interior Architecture	$64,500	$190,500
Electrical	$98,800	
Mechanical		$4,841,200
Total	**$224,000**	**$5,196,700**
Importance Code A	$60,700	$164,900
Importance Code B	$163,300	$4,905,700
Importance Code C		$126,000
Total	**$224,000**	**$5,196,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$15,400	$19,600
Interior Architecture	$27,700	$36,300	$13,700	$17,700
Electrical	$45,500	$22,100	$21,400	$20,900
Mechanical	$15,800	$17,600	$22,000	$17,600
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$110,600**	**$97,600**	**$94,200**	**$97,400**
Importance Code A	$5,300	$5,300	$21,000	$24,900
Importance Code B	$105,300	$59,900	$61,900	$72,500
Importance Code C		$32,300	$11,300	
Total	**$110,600**	**$97,600**	**$94,200**	**$97,400**

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.*

DEPARTMENT OF EDUCATION - 040
LUCRETIA MARCIGLIANO CAMPUS - BK
Asset # : 14440

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,200	
Glass Block	3%			LIFE	* *	5	$1,600	
Masonry: Brick Cavity	70%			LIFE	* *	5	$58,700	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$15,700	
Metal Panel	5%			2054	* *	5-10	$28,800	
Window Wall	2%			2054	* *	5	$6,300	
Windows								
Aluminum	100%			2050	* *	5	$39,200	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$106,200	
Masonry: Brick	45%			LIFE	* *	5	$10,300	
Metal Panel	10%			2054	* *	5	$8,900	
Roof								
IRMA/Protected Membrane	85%			2039	* *	10	$60,700	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Mechanical Unit								
Explanation : Water Penetration Through Flooring Of Mechanical Unit, During Heavy Rain.								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Main Roof								
Explanation : Greenhouse Installation In Progress								
Soffits								
Metal Panel	95%			2054	* *	5-10		
Stucco Cement	5%			2047	* *	5		
Interior								
Floors								
Carpet	5%			2033	$146,000	3	$16,100	
Cast in Place Concrete	10%			LIFE	* *	5	$35,300	
Ceramic Tile	5%			2043	* *	5	$8,100	
Quarry Tile	2%			2047	* *	5	$4,800	
Sheet Vinyl/Rubber	2%			2039	* *	5	$4,800	
Terrazzo	3%			LIFE	* *	5	$3,800	
Vinyl Tile	68%			2039	* *	3	$54,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallway								
Wood	5%			2062	* *	5	$15,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	20%			2043	* *	5	$64,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,500	
Glass: Single Pane	3%			LIFE	* *	5	$7,300	
Gypsum Board	65%			LIFE	* *	5	$126,000	
Operable Wall	2%			2054	* *	5	$22,600	

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.*

DEPARTMENT OF EDUCATION - 040
LUCRETIA MARCIGLIANO CAMPUS - BK
Asset # : 14440

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2047	* *	5	$129,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	13%			LIFE	* *	5	$26,200	
Metal Panel	2%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Concrete Masonry Unit	85%			2054	* *			
Iron Picket	5%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	65%			2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pavers/Stone	5%			2043	* *			
Rubber Matting	30%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Service Switches								
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	95%			2050	* *	5	$2,700	
Molded Case Bkrs	5%			2056	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Panelboard For Greenhouse Room On Roof								
Wiring								
Thermoplastic	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
LUCRETIA MARCIGLIANO CAMPUS - BK
Asset # : 14440

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2047	* *	5	$400	
Variable Frequency Drive	40%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$33,200	
Generators								
Diesel	100%			2043	* *	1	$41,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : 350 Kilowatt Diesel Generator								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,000	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$79,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2039	* *	10	$19,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	50%			2039	* *	1		
Exit, Battery	50%			2039	* *	10	$3,600	
Exterior Lighting								
HID	5%			2039	* *	10		
HID	5%	Now	$25,700	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Exterior Walls Light Bulbs Burned Out								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LUCRETIA MARCIGLIANO CAMPUS - BK
Asset # : 14440

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$40,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV And Intrusion Alarms On Exit Doors								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$68,400	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	100%			2039	* *	1	$53,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units Providing Heat And Air Conditioning								
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	$2,735,300	1	$34,800	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2034	$1,760,900	2	$6,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units								
Split Unit	5%			2034	$131,000			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,100	
Exhaust Fans								
Roof	100%			2034	$214,100	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
LUCRETIA MARCIGLIANO CAMPUS - BK
Asset # : 14440

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$6,400	
Backflow Preventer								
Generic	100%			2039	* *	1	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$30,200	
Fire Pump								
Generic	100%			2037	* *	1	$20,100	
Chemical System								
No Component	97%							
Generic	3%			2032	$3,600	1-10	$1,700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 120 Square Feet (24x5).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **M. S. 51 - BK**		
Address	: **350 5TH AVENUE BTWN: 5 ST., 4 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K051**
Program / Asset #	: **BOE0380.000 / 2516**	**Yr Built/Renovated**	: **1951 / 2007**
Area Sq Ft	: **113,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **988** **Lot** : **11**	**BIN**	: **3021392**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$483,000	$55,000
Interior Architecture	$1,097,400	$548,100
Electrical	$497,200	$2,507,000
Mechanical	$409,500	$3,748,300
Total	**$2,487,100**	**$6,858,400**
Importance Code A	$483,000	$1,063,500
Importance Code B	$1,671,000	$5,306,900
Importance Code C	$333,000	$487,900
Total	**$2,487,100**	**$6,858,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,700			
Interior Architecture	$100,400	$8,700		$14,200
Electrical	$12,700	$11,100	$10,600	$12,700
Mechanical	$16,900	$54,000	$32,900	$19,000
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$142,900**	**$80,900**	**$50,600**	**$53,000**
Importance Code A	$16,900	$11,400	$11,200	$11,200
Importance Code B	$101,600	$69,500	$39,500	$41,800
Importance Code C	$24,400			
Total	**$142,900**	**$80,900**	**$50,600**	**$53,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$55,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Masonry: Limestone	5%			LIFE	* *	5	$2,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Windows								
Aluminum	90%	Now	$185,800	2049	* *	5	$9,500	
Hardware Missing, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steel	10%	Now	$162,800	2058	* *	5	$13,200	
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$13,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Metal Rail	5%			2046	* *	5-10	$14,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Roof								
Built-Up (BUR)	95%			2038	* *	10	$134,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Copper/Terne	3%	2-4	$5,700	2061	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Skylight, Metal/Glass	2%			2053	* *	10	$9,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$18,000	
Ceramic Tile	5%			2042	* *	5	$8,200	
Mosaic Tile	8%	2-4	$63,400	2038	* *	5	$16,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%	2-4	$79,000	LIFE	* *	5	$6,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	10%	Now	$46,700	2043	* *	3	$6,200	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Front Of Elevator								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Vinyl Tile 9" X 9"	20%	Now	$270,200	2043	* *	3	$12,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	42%			2043	* *	3	$26,000	
Wood	5%	0-2	$25,200	2061	* *	5	$7,700	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Offices								
Interior Walls								
Ceramic Tile	5%	Now	$24,400	2036	$487,900	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 3rd Floor Bathroom								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Bathroom								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Folding Partition	2%			2041	* *	5	$8,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	3%			LIFE	* *			
Plaster	55%	Now	$237,400	LIFE	* *	5	$28,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	12%	Now	$95,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Stairs								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Corridors And Stairs								
SGFT/Glazed Masonry	13%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2050	* *	5	$16,000	
Exposed Struc: Concrete	3%	2-4	$147,600	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sidewalk Vault								
Exposed Struc: Concrete	7%			LIFE	* *	5	$1,800	
Metal Panel	20%	Now	$54,400	LIFE	* *	5	$40,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Plaster	60%	Now	$149,800	LIFE	* *	5	$60,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed								
Iron Picket	55%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed								
Masonry: Brick	5%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed Installed								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Sidewalk Shed Installed And Construction Staging Area								

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DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$500	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$300	
Molded Case Bkrs	90%			2041	* *	5	$2,700	
Wiring								
Braided Cloth	80%	2-4	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$600	
Locally Mounted	20%			2038	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$1,655,900	10	$99,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$34,500	10	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Compact Fluorescent Lights								
LED	2%			2038	* *			
Egress Lighting								
Exit, Service	50%			2033	$24,900	1		
Exit, Battery	50%			2033	$82,000	10	$3,800	
Exterior Lighting								
LED	30%			2033	$186,000			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$217,200	1	$42,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$298,500	1-3	$71,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Toilets								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$269,100	5	$35,000	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : 2 Tanks Of 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2031	$1,008,500	1	$111,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2033	$926,600			
Terminal Devices								
Air Handler	20%			2038	* *	1	$14,000	
Convector/Radiator	80%			2031	$756,900	1	$29,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit. Refrigerant Type 407c								
Window/Wall Unit	70%			2028	$306,800	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$600	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2038	* *	1	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Serves Auditorium Only								
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$7,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$63,000	
Exhaust Fans								
Interior	75%			2038	* *	2	$2,600	
Interior	20%	Now	$102,600	2043	* *	2	$600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : All The Toilet Exhuast Fans In Mechanical Rooms								
Roof	5%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	* *	1		
Galvanized Steel	10%			2031	$147,700	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Tankless Unit. Back Up Feed To 2 Steam Heat Exchangers.								
HW Heat Exchanger								
Steam Fired	100%			2033	$559,500	4	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$23,200	4	$2,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$80,000	1-2	$1,600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **M. S. / H. S. 368 - BX**
Address : **2975 TIBBETT AVENUE @W. 230 STREET**
Borough : **BRONX** | **Agency's Number** : **X368**
Program / Asset # : **BOE1044.000 / 14257** | **Yr Built/Renovated** : **2004 /**
Area Sq Ft : **162,477** | **Project Type** : **EDUCATION**
Date of Survey : **25-Mar-2025** | **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,Ph**
Block : **5716** **Lot** : **725** **BIN** : **2112838**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,000	$4,337,500
Interior Architecture	$239,600	$5,620,300
Electrical		$2,466,800
Mechanical	$5,070,700	$8,715,100
Site Pavements	$737,500	
Total	**$6,193,800**	**$21,139,600**
Importance Code A	$146,000	$5,725,600
Importance Code B	$5,477,200	$15,341,900
Importance Code C	$570,600	$72,200
Total	**$6,193,800**	**$21,139,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$135,200		$19,700	
Interior Architecture	$128,500		$14,100	$23,700
Electrical	$47,000	$26,500	$34,100	$26,500
Mechanical	$263,900	$53,000	$84,200	$53,900
Site Enclosure	$49,100			
Site Pavements	$33,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$671,500**	**$93,800**	**$166,500**	**$118,500**
Importance Code A	$149,700	$13,700	$34,100	$13,700
Importance Code B	$470,100	$80,100	$127,400	$104,800
Importance Code C	$51,600		$5,000	
Total	**$671,500**	**$93,800**	**$166,500**	**$118,500**

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%			LIFE	* *	5	$127,600	
Glass Block	5%			LIFE	* *	5	$9,800	
Masonry: Brick Cavity	15%			LIFE	* *	5	$47,100	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
Metal/Glass Curt Wall	15%			LIFE	* *	5	$88,300	
Windows								
Aluminum	88%			2044	* *	5	$28,200	
Aluminum w/ Guards	10%			2044	* *	5	$3,200	
Metal Louvers	2%			2039	* *	10	$4,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5-10	$61,200	
Metal Rail	40%			2041	* *	5-10	$161,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$28,100	
Roof								
IRMA/Protected Membrane	100%	4+	$82,300	2036	$4,112,500			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$53,200	
Mosaic Tile	5%			2041	* *	5	$30,400	
Quarry Tile	5%			2041	* *	5	$18,200	
Raised Access Floor	2%			2039	* *	5	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Computer Laboratories								
Explanation : Location Noted								
Vinyl Tile	78%	Now	$107,300	2036	$5,365,700	3	$71,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Classrooms And Corridors								
Wood	5%			2051	* *	5	$22,800	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$10,000	
Concrete Masonry Unit	5%	Now	$19,300	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To 1st Floor Water Fountain								
Gypsum Board	60%			LIFE	* *	5-10	$204,400	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$30,100	

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

DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2041	* *	5	$182,400	
Exposed Struc: Steel	5%			LIFE	* *	10	$24,300	
Gypsum Board	15%	4+	$13,100	LIFE	* *	5	$45,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Library, Cafeteria, Corridor								
Metal Panel	5%			LIFE	* *	5	$30,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2046	* *			
Iron Picket	80%			2056	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	20%			2071	* *			
Concrete Masonry Unit	80%	0-2	$49,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Stairs And Ramps								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Throughout Stairs And Ramps								
Explanation : Staining And Discolored								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,100	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Along Tibbett Avenue								
On-Site Walkways								
Asphalt	5%	0-2	$2,300	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Parking Area								
Cast in Place Concrete	90%	0-2	$129,900	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Walkways								
Pavers/Stone	5%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$308,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Area And Driveway								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Driveway								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Area And Driveway								

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$299,100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Schoolyard								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Schoolyard								
Explanation : Athletic Markings								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 150								
Explanation : One 800 Ampere Main Disconnect Switch For Fire Pump								
Fused Disc Sw	90%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 150								
Explanation : Four 4,000 Ampere Main Disconnect Switch For Building, Motor Controller Switch Board, Chiller Switch Board, Automatic Transfer Switch Board For Generator								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 150								
Explanation : 4 Sections								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$400	
Molded Case Bkrs	90%			2044	* *	5	$3,900	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	25%			2041	* *	5	$300	
Motor Control Center	75%			2041	* *	5	$3,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 145								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$50,000	

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

DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$62,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room. 2nd Floor Roof								
Explanation : One 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$36,200	
Fuel Storage								
Day Tank	25%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room. 2nd Floor Roof								
Explanation : One 100 Gallons Capacity								
Main Tank	75%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fuel Tank Room 186a								
Explanation : One 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$1,984,100	10	$119,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2036	$51,200	1		
Exit, Service	50%			2036	$35,900	1		
Exterior Lighting								
HID	5%			2036	$38,800	10		
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$156,200	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2036	$156,200	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$100,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Oil Tank Room								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%	0-2	$1,700	2032	$84,000	1	$14,500	
Corroded, Extent : Light, Area Affected : 50%								
Location : Boiler Room								
Radiant Heater	5%			2031	$216,500	2	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Fire Pump Room, Water Meter Room, Chiller Room, Penthouse								
Explanation : Electric Unit Heaters								
Steam Boiler	75%			2034	$1,087,600	1	$120,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	50%	Now	$3,600	2044	* *	4	$4,000	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : 1st Floor - Boiler Room								
Steam Piping/Pump	50%			2046	* *			
Terminal Devices								
Convector/Radiator	40%			2034	$544,200	1	$21,000	
Unit Heater - Steam	5%			2031	$47,300	4	$1,100	
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$95,600	2029	$4,778,200			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	3%			2030	$78,900	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Electrical Room								
Reciprocating Compr/Chiller	87%	Now	$213,500	2031	$2,135,400	1	$59,000	
Damaged, Extent : Light, Area Affected : 33%								
Location : 1st Floor - Chiller Room. Chiller No.2								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Chiller Room								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen Food Storage Room, Telecom Rooms								
Split Unit	5%			2031	$197,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Literacy Room And Other Locations								
Explanation : Refrigerant R-407c								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$8,000	
Terminal Devices								
Air Handler/Cool/Ht	7%	Now	$22,600	2031	$226,000	1	$6,300	
Broken, Extent : Light, Area Affected : 5%								
Location : Penthouse - Mechanical Room. Unit No.10								
Air Handler/Cool/Ht	93%			2031	$3,002,200	1	$93,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$481,700	2	$113,200	
Ventilation								
Distribution								
Ductwork/Diffusers	6%	Now	$21,900	LIFE	* *	2-5	$5,400	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Ductwork/Diffusers	94%			LIFE	* *	2-5	$134,800	
Exhaust Fans								
Interior	30%			2031	$221,400	2	$1,500	
Roof	70%			2031	$226,000	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	$33,300	4	$5,100	
Backflow Preventer								
Generic	100%			2036	$74,300	1	$10,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : One Unit, 500mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : One Unit, 175 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd, 1st To Penthouse								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$81,900	
Sprinkler								
Generic	100%			2046	* *	1-2	$45,500	
Fire Pump								
Generic	100%			2032	$158,800	1	$30,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 45 Square Foot Hoods								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **M. S. 52 - BX**				
Address	: **681 KELLY STREET BTWN: AVE ST.JOHN - LEGGETT AVE.**				
Borough	: **BRONX**		**Agency's Number**	: **X052**	
Program / Asset #	: **BOE0194.000 / 702**		**Yr Built/Renovated**	: **1915 / 1998**	
Area Sq Ft	: **137,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **24-Jan-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **2686**	**Lot** : **20**	**BIN**	: **2005133**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$536,900	$312,600
Interior Architecture	$1,119,100	$2,553,900
Electrical	$327,300	$3,429,200
Mechanical	$398,600	$6,571,800
Site Pavements	$275,600	
Total	**$2,657,500**	**$12,867,600**
Importance Code A	$536,900	$1,588,000
Importance Code B	$2,009,100	$11,211,900
Importance Code C	$111,500	$67,700
Total	**$2,657,500**	**$12,867,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,400			$16,600
Interior Architecture	$49,400		$10,300	$21,900
Electrical	$12,800	$13,200	$17,000	$31,000
Mechanical	$30,800	$22,900	$33,000	$72,200
Site Enclosure	$27,600			
Site Pavements	$6,800			
Total	**$134,700**	**$36,100**	**$60,200**	**$141,700**
Importance Code A	$23,300	$13,600	$13,600	$30,500
Importance Code B	$77,000	$22,600	$46,600	$111,200
Importance Code C	$34,400			
Total	**$134,700**	**$36,100**	**$60,200**	**$141,700**

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DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	$536,900	LIFE	* *	5	$127,300	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rear Elevation								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : All Facades At Second And Fourth Floor								
Masonry: Brick Cavity	30%			LIFE	* *	5	$58,800	
Masonry: Limestone	5%			LIFE	* *	5	$7,300	
Windows								
Aluminum	100%			2051	* *	5	$29,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$17,700	
Metal Rail	5%			2052	* *	5-10	$18,800	
Metal Security Bars	5%			2063	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Roof								
Copper/Terne	5%			2070	* *	10	$16,600	
Modified Bitumen	95%			2043	* *	10	$126,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Of Roof Level								
Explanation : Multi Level Roof								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$268,900	LIFE	* *	5	$67,500	
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Rooms Bb-15 And Bb-18 At Basement								
Mosaic Tile	3%	0-2	$29,700	2040	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	2%	Now	$19,700	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Main Lobby								
Vinyl Tile	40%			2035	$2,328,600	3	$30,900	
Vinyl Tile	25%	Now	$436,600	2045	* *	3	$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Fifth Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Corridors								
Wood	15%	Now	$94,300	2063	* *	5	$28,900	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium Near Drinking Fountain								

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DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$111,500	2038	* *	5	$19,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Main Lobby								
Concrete Masonry Unit	10%			LIFE	* *	5	$15,800	
Marble Panels	3%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$41,600	
Plaster	22%			LIFE	* *	5	$26,100	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$30,900	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%	0-2	$82,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Metal Panel	3%	Now	$125,600	LIFE	* *	5	$7,700	
Deformed/Dented, Extent : Severe, Area Affected : 60%								
Location : Cafeteria								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Cafeteria								
Metal Panel	2%			LIFE	* *	5	$5,100	
Plaster	70%			LIFE	* *	5	$90,000	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$23,500	2045	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Left And Right Side Of Property								
Explanation : Vegetation Growth								
Iron Picket	25%			2070	* *			
Free Standing Walls								
Cast in Place Concrete	100%	0-2	$4,100	2055	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Right Side Of Property, Play Area								
Explanation : Paint Peeling								
Retaining Walls								
Cast in Place Concrete	50%			2055	* *			
Masonry: Brick	50%			2045	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$275,600	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Front And Rear Of Property								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%	2-4	$6,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Left Side Of Building, Middle Of Parking Area								
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	* *	5	$200	
Molded Case Bkrs	70%			2035	$209,700	5	$2,500	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	10%			2043	* *	5	$400	
Molded Case Bkrs	80%			2034	$245,200	5	$2,900	
Wiring								
Braided Cloth	80%	2-4	$327,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2035	$61,400	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$111,500	5	$600	
Variable Frequency Drive	40%			2040	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,986,600	10	$119,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$16,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$361,900	1-3	$84,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$42,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 10,000 Gallons								
Conversion Equipment								
Steam Boiler	95%			2033	$1,161,600	1	$128,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Old Units								
Steam Boiler	5%	0-2	$3,100	2033	$61,100	1	$6,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boilers								
Distribution								
Steam Piping/Pump	100%			2035	$1,123,400			

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DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Heating								
Terminal Devices								
Air Handler	20%			2040	* *	1	$16,900	
Convector/Radiator	75%			2033	$860,300	1	$33,200	
Convector/Radiator	5%	Now	$5,700	2033	$57,400	1	$2,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2033	$2,711,200			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$398,600	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,400	
Exhaust Fans								
Interior	70%			2040	* *	2	$2,900	
Roof	30%			2040	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$537,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$600	2030	$28,100	4	$2,900	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room. Defective Sump Pump Float Switch								
Backflow Preventer								
No Component	50%							
Generic	50%			2035	$31,300	1	$4,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 150 Gallon Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$38,800	1-2	$800	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **M.J. PETRIDES COMPLEX - BLDG H**				
Address	: **715 OCEAN TERRACE**				
Borough	: **STATEN ISLAND**		**Agency's Number**	: **R881**	
Program / Asset #	: **BOE1197.040 / 15581**		**Yr Built/Renovated**	: **1966 /**	
Area Sq Ft	: **10,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **26-Jan-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **683**	**Lot** : **1**	**BIN**	: **5113169**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,100	
Mechanical		$294,100
Total	**$57,100**	**$294,100**
Importance Code A	$57,100	
Importance Code B		$294,100
Total	**$57,100**	**$294,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,000		$29,400	$1,000
Interior Architecture	$8,900	$700		$1,500
Electrical	$1,100	$900	$29,300	$900
Mechanical	$300	$400	$300	$400
Total	**$17,300**	**$2,000**	**$59,000**	**$3,800**
Importance Code A	$7,000		$29,400	$1,000
Importance Code B	$10,300	$1,300	$29,600	$2,800
Importance Code C		$700		
Total	**$17,300**	**$2,000**	**$59,000**	**$3,800**

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.*

DEPARTMENT OF EDUCATION - 040
M.J. PETRIDES COMPLEX - BLDG H
Asset # : 15581

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
Exterior								
Exterior Walls								
Metal Panel	50%			2054	* *	5-10	$53,900	
Window Wall	50%			2054	* *	5	$29,400	
Windows								
Aluminum	80%			2050	* *	5	$1,900	
Aluminum	20%	0-2	$7,000	2056	* *	5	$200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Roof								
Metal Panel	100%			2047	* *	10	$57,100	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 80%								
Location : Left And Right Side Of Building								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$6,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Storage Room								
Vinyl Tile	80%			2039	* *	3	$6,100	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$1,300	
Gypsum Board	90%			LIFE	* *	5	$7,300	
Ceilings								
AcousTileSusp.Lay-In	100%			2047	* *	5	$14,700	
Site Pavements								
On-Site Walkways								
Asphalt	100%			2043	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Main Service Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$300	
Wiring								
Thermoplastic	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
M.J. PETRIDES COMPLEX - BLDG H
Asset # : 15581

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	$15,500	10	$900	
LED	90%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$1,200	
Exit, Battery	50%			2039	* *	10	$300	
Alarm								
Security System								
Generic	100%			2034	$19,200	1	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$26,400	1-3	$6,200	

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2039	* *	1	$3,300	
Controls								
Digital	100%			2032	$294,100			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	30%			2039	* *			
Recent Installation, Extent : N/A, Area Affected : 30%								
Location : Offices								
Window/Wall Unit	70%			2032	$27,600	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 12 Window Units								
Ventilation								
Exhaust Fans								
Interior	100%			2034	$46,200	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Every Room								
Explanation : 12 Units								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
M.J. PETRIDES COMPLEX - BLDG H
Asset # : 15581

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		

Other Observation, Extent : Moderate, Area Affected : 100%
Location : 1st Floor
Explanation : 20 Gallon Water Heater

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **MABEL D. BACON HIGH SCHOOL - M**
Address : **127 E. 22 ST. @LEXINGTON AVE.**
Borough : **MANHATTAN**
Program / Asset # : **BOE0149.000 / 2609**
Area Sq Ft : **81,480**
Date of Survey : **06-Mar-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3,9,10,11**
Block : **878** **Lot** : **16**

Agency's Number : **M660**
Yr Built/Renovated : **1918 / 2011**
Project Type : **EDUCATION**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
BIN : **1018014**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,085,700	$927,200
Interior Architecture	$1,752,600	
Electrical	$244,900	$2,048,600
Mechanical	$664,500	$4,862,300
Total	**$4,747,700**	**$7,838,000**
Importance Code A	$2,085,700	$927,200
Importance Code B	$2,662,000	$6,910,900
Total	**$4,747,700**	**$7,838,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,700			$25,600
Interior Architecture	$65,100	$19,200		$16,400
Electrical	$4,600	$6,300	$5,600	$47,500
Mechanical	$20,000	$18,300	$23,700	$71,100
Site Pavements	$4,000			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$155,200**	**$61,500**	**$47,000**	**$178,500**
Importance Code A	$51,800	$8,100	$8,100	$33,900
Importance Code B	$74,200	$48,000	$39,000	$144,600
Importance Code C	$29,200	$5,500		
Total	**$155,200**	**$61,500**	**$47,000**	**$178,500**

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	47%	0-2	$1,512,400	LIFE	* *	5	$530,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. Decorative Elements								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Street Facades								
Copper/Terne	5%			2070	* *	10	$16,900	
Masonry: Brick	45%			LIFE	* *	5	$65,000	
Masonry: Marble	3%	2-4	$22,700	LIFE	* *	5	$3,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Street Facades								
Windows								
Metal Clad	25%	Now	$452,300	2060	* *	5	$25,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Various Locations, All Street Facades								
Wood	50%			2043	* *	5	$161,400	
Wood	25%			2043	* *	5	$80,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Throughout								
Explanation : Protective Metal Grilles And Curved Top Sash Windows								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$4,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Masonry: Brick	65%			LIFE	* *	5	$1,700	
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Main Roof								
Explanation : Murals On Brick Parapets								
Metal Rail	10%			2040	* *	5-10	$4,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$800	

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

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
Exterior								
Roof								
Built-Up (BUR)	70%	4+	$21,000	2035	$210,300			
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Main Roof								
Explanation : Used As Roof Garden.								
Copper/Terne	5%			2063	* *	10	$2,900	
Modified Bitumen	25%			2040	* *	10	$5,800	
Interior								
Floors								
Carpet	10%			2031	$193,800	3	$14,700	
Cast in Place Concrete	10%			LIFE	* *	5	$21,400	
Ceramic Tile	3%			2038	* *	5	$2,900	
Quarry Tile	3%			2048	* *	5	$4,400	
Terrazzo	7%	2-4	$35,900	LIFE	* *	5	$5,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, 2nd And 3rd Floor Lobby								
Vinyl Tile	42%			2040	* *	3	$15,400	
Vinyl Tile 9" X 9"	20%	Now	$1,752,600	2045	* *	3	$7,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Various Locations Throughout								
Wood	5%			2050	* *	5	$9,200	
Interior Walls								
Ceramic Tile	8%			2038	* *	5	$11,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Gypsum Board	10%			LIFE	* *	5	$8,200	
Masonry: Brick	5%	Now	$29,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room In Basement								
Marble Panels	7%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$20,600	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	$18,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *	5	$6,200	
Plaster	70%			LIFE	* *	5	$43,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$4,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front And Right Side Of Property								
On-Site Walkways								
Cast in Place Concrete	80%			2040	* *			
Pavers/Stone	20%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$203,800	5	$300	
Fused Disc Sw	20%			2045	* *	5	$100	
Raceway								
Conduit	95%			2035	$214,500	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$26,800	5	$200	
Molded Case Bkrs	85%			2034	$227,800	5	$1,800	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	75%	2-4	$244,900	2060	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$106,900	5	$400	
Locally Mounted	20%			2040	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,155,500	10	$63,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	15%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$76,500	10	$9,800	
Exit, Service	50%			2035	$19,700	1		
Exterior Lighting								
HID	10%			2030	$42,600	10		
No Component	90%							
Alarm								
Security System								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$80,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%	Now	$58,400	2035	$584,200			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 1 Of 2 Vacuum Pumps In Basement Steam Pipe Is Leaking Between 11th Floor And The Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond The Boiler Room								
Steam Piping/Pump	20%			2045	* *			
Terminal Devices								
Convector/Radiator	100%			2033	$745,700	1	$26,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	0-2	$176,200	2033	$1,762,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2035	$216,500			
Window/Wall Unit	80%			2030	$276,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$13,600	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

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
Ventilation								
Exhaust Fans								
Interior	50%			2035	$202,200	2	$1,200	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : In Ceiling Of Each Floor Lobby								
Roof	50%	Now	$88,500	2045	* *	2	$1,000	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : Units On The Roof Used To Bring In Fresh Air To The Building								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
Galvanized Steel	80%			2033	$931,300	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2030	$19,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2030	$18,300	4	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Backflow Preventer								
Generic	100%			2040	* *	1	$5,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 11th Floor, 1 Unit From Basement To 10th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2035	$419,900	1-5	$41,100	

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.*

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

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
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	$22,800	
Fire Pump								
Generic	100%			2038	* *	1	$15,200	
Chemical System								
Generic	100%			2030	$65,000	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 20 Feet Which Equals 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MANH COMP NIGHT AND DAY H.S. - M**		
Address	: **240 2ND AVENUE @E. 15 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M661**
Program / Asset #	: **BOE0150.000 / 518**	**Yr Built/Renovated**	: **1904 / 2008**
Area Sq Ft	: **46,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **921** **Lot** : **64**	**BIN**	: **1020416**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$108,000
Interior Architecture	$1,918,000	$132,300
Electrical		$1,097,800
Mechanical	$634,400	$987,600
Total	**$2,552,400**	**$2,325,800**
Importance Code A		$108,000
Importance Code B	$2,102,500	$2,139,000
Importance Code C	$449,900	$78,700
Total	**$2,552,400**	**$2,325,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$49,400
Interior Architecture	$117,200	$2,700	$3,000	$15,600
Electrical	$23,100	$7,600	$12,100	$7,700
Mechanical	$27,600	$7,100	$7,000	$108,100
Site Enclosure	$28,500			
Site Pavements	$23,000			
Elevators/Escalators	$7,700	$7,700	$7,700	$7,700
Total	**$227,000**	**$25,100**	**$29,800**	**$188,500**
Importance Code A	$300	$1,500	$300	$71,800
Importance Code B	$171,900	$23,600	$29,500	$116,700
Importance Code C	$54,700			
Total	**$227,000**	**$25,100**	**$29,800**	**$188,500**

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.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$108,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Granite	5%			LIFE	* *	5	$5,800	
Masonry: Limestone	20%			LIFE	* *	5	$23,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : North And West Side								
Explanation : Plastic Barriers With Chainlink Above, Painted Surfaces, Repairs Still In Progress.								
Metal Panel	5%			2055	* *	5-10	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Elevator Shaft Bulkhead								
Windows								
Aluminum	90%			2051	* *	5	$13,300	
Wood	10%			2051	* *	5	$14,800	
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$3,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
Metal Panel	25%			2055	* *	5	$5,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof Perimeter								
Explanation : Metal Guardrail On Pitch Pocket Reported As Site Enclosure.								
Roof								
Built-Up (BUR)	95%			2040	* *	10	$32,300	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Roof								
Skylight, Metal/Glass	5%			2055	* *	10	$5,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Interior									
Floors									
Carpet	10%	Now	$43,100	2031	$215,700		3	$17,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Library And Basement Office									
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Library And Basement Office									
Cast in Place Concrete	5%	Now	$10,400	LIFE		* *	5	$13,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Sub-basement									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout Sub-basement									
Ceramic Tile	5%			2044		* *	5	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second And Third Floor Toilets									
Explanation : Two Restrooms Refurbished.									
Mosaic Tile	2%	Now	$11,400	2040		* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Lobby 1st Floor									
Marble Panels	5%	Now	$66,900	LIFE		* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Main Lobby Stairs Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Main Lobby Stairs Throughout									
Traffic Topping	5%			2040		* *	5	$7,400	
Vinyl Tile	18%			2043		* *	3	$8,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Hallways Throughout									
Vinyl Tile	40%	Now	$1,347,800	2045		* *	3	$17,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : All Classrooms Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 50%									
Location : Corridors And Classrooms Throughout									
Wood	10%	Now	$36,400	2050		* *	5	$11,200	
Deteriorated Finish, Extent : Severe, Area Affected : 30%									
Location : A Classroom In Third Floor									

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.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$63,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Sub-basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout Sub-basement								
Gypsum Board	7%			LIFE	* *	5	$13,800	
Metal Panel	3%	0-2	$10,400	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Marble Panels	5%	Now	$59,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Plaster	80%	Now	$326,800	LIFE	* *	5	$78,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Throughout								
Explanation : Interior Repair Works Is On Going.								
Ceilings								
AcousTileConcealSpLn	7%	Now	$2,500	2040	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridor And Lunchroom								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridor And Lunchroom								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout Corridor And Lunchroom								
AcousTileSusp.Lay-In	8%	Now	$2,900	2040	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 6th Floor Classrooms								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : 6th Floor Classrooms								
Gypsum Board	5%			LIFE	* *	5	$6,700	
Plaster	80%	Now	$53,400	LIFE	* *	5	$53,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms And Offices								
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Various Locations								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms And Offices								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	60%	Now	$23,500	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North And West Sides								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Repairs in Progress, Extent : Light, Area Affected : 30%								
Location : North And West Sides								
Metal: Cage/Fence	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : Roof Guardrail On Pitch Pockets								
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,000	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Areaways On North And West Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$2,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side At Tree Pit								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West Side At Tree Pit								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : West Side At Tree Pit								
On-Site Walkways								
Cast in Place Concrete	30%	4+	$1,300	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Areaway And South Side								
Masonry: Granite	20%	Now	$19,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stair								
Steel Grating	50%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 40%								
Location : South Side								
Explanation : Fire Escape								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$200	
Raceway								
Conduit	80%			2035	$66,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$7,200	5	$100	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	60%			2034	$85,800	5	$700	
Molded Case Bkrs	30%			2051	* *	5	$400	
Wiring								
Braided Cloth	50%			2034	$54,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : On Extended Life And Insulation Aged								
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2048	* *	5	$200	
Locally Mounted	20%			2033	$14,700	5	$100	
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$14,200	
Generators								
Diesel	100%			2044	* *	1	$17,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 125 Kilowatt								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$1,700	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$667,000	10	$40,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	40%			2040	* *	1		
Emergency, Service	10%	Now	$2,900	2045	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exit, Service	40%			2035	$8,100	1		
Exit, Service	10%	Now	$2,000	2045	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$121,500	1-3	$28,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Utility Steam	85%			2045	* *	1		
Natural Gas	15%	4+	$100	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Piping In Sub-basement								
Other Observation, Extent : Light, Area Affected : 50%								
Location : 6th Floor								
Explanation : Presently Serves Kitchen Only. No Service To Combined Air Conditioning And Furnace Unit.								

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.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Heating								
Conversion Equipment								
Furnace	15%			2030	$22,000	1	$3,400	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Explanation : 1 Unit. See Air Conditioning Conversion Equipment.								
Pres. Reducing Valve/LP Steam	85%			2038	* *	5	$2,300	
Distribution								
Steam Piping/Pump	85%	Now	$6,400	2035	$320,600			
Controller Not Working, Extent : Moderate, Area Affected : 80%								
Location : Faulty Heat Timer Causing Flooding Of Radiators At Various Locations.								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Condensate Pump, Condensate Return Piping								
No Component	15%							
Terminal Devices								
Convector/Radiator	85%			2033	$327,400	1	$12,600	
No Component	15%							
Controls								
Electrical	100%			2030	$261,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	Now	$11,900	2030	$118,700	2	$300	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Roof. Evaporator Coil And Compressor Leaks Reported.								
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof, Air Conditioning Units								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units Serve 6 Floors								
Split Unit	10%			2035	$111,900			
R-134a Refrigerant, Extent : Light, Area Affected : 10%								
Location : 6 Units, Various								
Window/Wall Unit	75%			2030	$133,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$6,400	
No Component	75%							
Exhaust Fans								
Interior	10%			2030	$20,900	2	$100	
Roof	25%			2035	$22,800	2	$400	
No Component	65%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$60,500	2045	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump Is Not Working								
Water Heater With Tanks								
Electric	100%			2030	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Temporary 80 Gallons Unit.								
HW Heat Exchanger								
Steam Fired	100%			2035	$227,800	4	$6,800	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Laboratory, Lavatory Fixtures And Drinking Fountain On 6th Floor								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$24,100	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$1,300	
Fire Pump								
Generic	100%			2038	* *	1	$8,600	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MANH. CTR. FOR MATH AND SCI. - M**		
Address	: **260 PLEASANT AVENUE E. 116 ST. AND F.D.R. DRIVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M435**
Program / Asset #	: **BOE0122.000 / 1644**	**Yr Built/Renovated**	: **1942 / 2008**
Area Sq Ft	: **229,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1713** **Lot** : **1**	**BIN**	: **1053152**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$2,667,200
Interior Architecture	$7,854,300	$2,678,900
Electrical	$2,018,100	$4,608,100
Mechanical	$3,890,000	$5,799,500
Total	**$13,762,400**	**$15,753,600**
Importance Code A		$4,711,000
Importance Code B	$13,572,900	$11,042,600
Importance Code C	$189,500	
Total	**$13,762,400**	**$15,753,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,700		$4,000	$14,500
Interior Architecture	$29,800			$33,100
Electrical	$59,600	$2,100	$2,900	$2,800
Mechanical	$93,000	$34,300	$60,100	$31,900
Site Pavements	$4,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$270,400**	**$50,800**	**$81,400**	**$96,700**
Importance Code A	$109,500	$22,700	$26,700	$37,100
Importance Code B	$156,000	$28,200	$54,700	$53,700
Importance Code C	$4,900			$5,800
Total	**$270,400**	**$50,800**	**$81,400**	**$96,700**

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.*

DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$162,000	
Masonry: Granite	2%			LIFE	* *	5	$3,000	
Masonry: Limestone	15%			LIFE	* *	5	$22,800	
Metal Panel	3%			2041	* *	5-10	$41,800	
Windows								
Aluminum	97%			2047	* *	5	$74,800	
Metal Louvers	3%			2040	* *	10	$14,500	
Parapets								
Masonry: Brick	88%			LIFE	* *	5	$24,700	
Masonry: Limestone	10%			LIFE	* *	5	$3,500	
Metal Rail	2%			2044	* *	5-10	$10,200	
Roof								
Copper/Terne	15%	Now	$31,300	2059	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Corridor By Room 475								
IRMA/Protected Membrane	60%			2036	$2,252,200	10	$93,000	
Metal Panel	20%			2044	* *	10	$56,800	
Sloped Glazing	5%			LIFE	* *	5	$103,300	
Soffits								
Masonry: Limestone	50%			LIFE	* *	5		
Stucco Cement	50%			2036		5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$68,200	
Ceramic Tile	5%			2040	* *	5	$15,600	
Terrazzo	5%			LIFE	* *	5	$12,200	
Vinyl Tile	20%			2036	$1,765,100	3	$31,200	
Vinyl Tile 9" X 9"	30%			2027	$7,664,800	3	$46,800	
Wood	30%			2046	* *	5	$175,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2040	* *	5	$11,600	
Glass Block	2%	Now	$82,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Glass Block	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$38,300	
SGFT/Glazed Masonry	25%	Now	$106,900	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$10,300	2036	$514,100	5	$19,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,900	
Plaster	80%			LIFE	* *	5	$156,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	75%			2051	* *			
Masonry: Brick	25%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036				
On-Site Walkways								
Cast in Place Concrete	80%			2036	$43,300			
Masonry: Granite	20%	Now	$4,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : At All Exterior Entry Stairs								
Parking/Driveway								
Asphalt	40%			2034	$10,900			
Cast in Place Concrete	60%			2036	$22,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 1,200 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	$1,000	
Raceway								
Conduit	90%			2031	$621,400	1		
Conduit	10%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$65,400	5	$500	
Molded Case Bkrs	90%			2047	* *	5	$5,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

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
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	$184,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2051	* *	1		
Thermoplastic	30%			2031	$276,000	1		
Motor Controllers								
Locally Mounted	80%			2029	$297,300	5	$1,200	
Locally Mounted	20%			2044	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$3,145,900	10	$189,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2036	$174,800	10	$10,500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby And Hallway First Floor								
Incandescent	2%			2027	$129,900	2	$100	
LED	2%			2036	$129,900			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting Fixtures Are In Satisfactory Condition.								
LED	1%	Now	$26,000	2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Half Of The LED Fixtures In The Gymnasium Are Not Operational.								
Egress Lighting								
Emergency, Battery	50%			2027	$196,800	10	$27,600	
Exit, Service	50%			2027	$50,600	1		
Exterior Lighting								
HID	100%			2027	$1,094,100	10	$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	$44,000	1	$8,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	$60,500	1-3	$14,500	

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

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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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2051	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$40,900	2036	$2,043,900	1	$204,100	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler No.1 And 3 Low Water Cut-off Alarm.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units And 1 Heat Exchanger For Basement Hot Water Heating.								
Distribution								
Hot Wtr Piping/Pump	25%			2039	* *	4	$4,200	
Steam Piping/Pump	75%			2041	* *			
Terminal Devices								
Air Handler	20%	Now	$88,300	2031	$882,500	1	$25,500	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Unit In Room B53								
Convector/Radiator	80%			2036	$1,534,000	1	$59,200	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Split Unit	2%			2031	$111,400			
Window/Wall Unit	75%			2027	$666,200	1		
No Component	23%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$63,800	
No Component	50%							
Exhaust Fans								
Interior	100%			2027	$1,040,000	2	$7,000	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2031	$903,500	1		
Galvanized Steel	70%	4+	$41,900	2029	$2,095,500	1		
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Main Water Service Valve								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$46,900	4	$7,300	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2031	$324,300	1-2	$6,400	
Chemical System								
No Component	99%							
Generic	1%			2027	$600	1-10	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M		
Address	: 320 E. 96 STREET BTWN: 1 AVENUE, 2 AVENUE		
Borough	: MANHATTAN	**Agency's Number**	: M645
Program / Asset #	: BOE0147.000 / 542	**Yr Built/Renovated**	: 1905 / 1998
Area Sq Ft	: 94,000	**Project Type**	: EDUCATION
Date of Survey	: 06-Oct-2022	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4		
Block	: 1558 **Lot** : 34	**BIN**	: 1050338

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,097,700	$281,600
Interior Architecture	$549,100	$5,623,200
Electrical	$248,300	$621,700
Mechanical	$1,532,300	$996,900
Total	**$3,427,300**	**$7,523,400**
Importance Code A	$1,265,500	$281,600
Importance Code B	$2,161,800	$7,241,800
Total	**$3,427,300**	**$7,523,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,300		$7,200	$22,500
Interior Architecture	$150,100	$19,800		$3,000
Electrical	$3,800	$8,900	$49,600	$11,600
Mechanical	$45,700	$12,900	$35,000	$13,900
Total	**$210,900**	**$41,600**	**$91,800**	**$51,000**
Importance Code A	$11,300	$9,300	$16,700	$31,800
Importance Code B	$150,700	$23,500	$75,100	$19,200
Importance Code C	$48,900	$8,700		
Total	**$210,900**	**$41,600**	**$91,800**	**$51,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M

Asset # : 542

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$628,900	LIFE	* *	5	$120,600	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Building Wall Corners								
Copper/Terne	2%			2069	* *	10	$7,200	
Masonry: Brick	68%			LIFE	* *	5	$105,000	
Masonry: Limestone	20%			LIFE	* *	5	$23,200	
Windows								
Aluminum	100%			2050	* *	5	$44,900	
Parapets								
Cast Stone/Terra Cotta	35%	Now	$336,300	LIFE	* *	5	$55,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Tall Ornamental Parapets On Main Roof								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	55%	Now	$73,600	LIFE	* *	5	$11,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Inner Side Of Parapets On Main Roof								
Metal Rail	5%			2047	* *	5-10	$18,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Roof								
Copper/Terne	5%			2062	* *	10	$7,700	
Modified Bitumen	95%			2039	* *	10	$58,900	
Interior								
Floors								
Cast in Place Concrete	12%	2-4	$33,700	LIFE	* *	5	$42,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Storage Room, Boiler Room								
Ceramic Tile	5%			2043	* *	5	$8,100	
Mosaic Tile	3%	Now	$23,200	2039	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Poured Epoxy/Resin	10%			2032	$924,300			
Quarry Tile	5%			2047	* *	5	$12,100	
Vinyl Tile	15%	Now	$34,200	2039	* *	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Entrance Lobby								
Vinyl Tile 9" X 9"	35%			2034	$4,618,300	3	$21,100	
Wood	15%	Now	$147,600	2049	* *	5	$22,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Classrooms								

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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DEPARTMENT OF EDUCATION - 040

MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M

Asset # : 542

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
Interior								
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$17,500	
Masonry: Brick	10%			LIFE	* *			
Plaster	10%	Now	$43,500	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : 4th Floor								
Plaster	65%			LIFE	* *	5	$34,000	
Plaster	5%	Now	$5,400	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$8,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Plaster	80%	Now	$401,400	LIFE	* *	5	$80,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Bolted Pressure Contact Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	70%			2034	$144,600	1		
Conduit	30%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040

MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M

Asset # : 542

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%			2050	* *	5	$2,000	
Wiring								
Thermoplastic	80%			2054	* *	1		
Thermoplastic	20%			2034	$59,700	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	30%			2039	* *	10	$25,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement And Some Areas								
LED	70%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$11,300	
Exit, Battery	50%			2039	* *	10	$3,200	
Exterior Lighting								
HID	20%			2034	$89,800	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$180,700	1	$35,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : CCTV Surveillance Camera System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$248,300	2044	* *	1-3	$52,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M

Asset # : 542

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$29,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 6,000 Gallon Tanks For No. 2 Fuel Oil								
Conversion Equipment								
Steam Boiler	100%	Now	$167,800	2039	* *	1	$83,800	
Corroded, Extent : Severe, Area Affected : 40%								
Location : 3 Boilers								
Damaged, Extent : Severe, Area Affected : 30%								
Location : Boiler Room. Boiler No. 3 Abandoned Due To Multiple Defects								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Boiler Room								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$135,300	2044	* *	4	$4,600	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Vacuum Pump, Basement								
Terminal Devices								
Convector/Radiator	100%	Now	$39,400	2032	$787,100	1	$27,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
Explanation : Thermostats Broken								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	20%			2039	* *			
Window/Wall Unit	80%			2029	$291,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	100%	2-4	$85,400	2029	$426,900	2	$2,300	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. Two Exhaust Fans With Broken Belt And Motor								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$61,400	2039	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Various								
Water Heater With Tanks								
Gas Fired	100%	Now	$4,200	2034	$209,900	2		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : One 900 Gallon Unit. Broken Since 2012								

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.*

DEPARTMENT OF EDUCATION - 040

MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M

Asset # : 542

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$363,700	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 50%								
Location : All Floors								
Explanation : Half Of Risers Are Broken								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$19,300	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2054	* *	1-2	$3,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**MARTIN LUTHER KING, JR H.S. - M**			
Address	:	**122 AMSTERDAM AVE @W. 66 STREET**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M490**
Program / Asset #	:	**BOE0133.000 / 1625**	**Yr Built/Renovated**	:	**1974 / 1998**
Area Sq Ft	:	**403,446**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**20-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,5,Ph**			
Block	:	**1157** **Lot** : **25**	**BIN**	:	**1030343**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$205,300	$781,300
Interior Architecture	$3,432,900	$14,019,900
Electrical	$2,409,700	$5,284,000
Mechanical	$8,588,600	$26,069,600
Total	**$14,636,500**	**$46,154,900**
Importance Code A	$205,300	$939,200
Importance Code B	$14,431,200	$44,842,300
Importance Code C		$373,400
Total	**$14,636,500**	**$46,154,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,000	$4,100		
Interior Architecture	$117,900	$22,600		$45,300
Electrical	$70,800	$115,100	$73,500	$65,800
Mechanical	$128,200	$111,100	$226,200	$97,200
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$341,200**	**$275,200**	**$322,000**	**$230,600**
Importance Code A	$7,400	$4,900	$4,400	
Importance Code B	$306,900	$270,300	$317,600	$230,600
Importance Code C	$26,900			
Total	**$341,200**	**$275,200**	**$322,000**	**$230,600**

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.*

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

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
Exterior								
Exterior Walls								
Cast in Place Concrete	1%	0-2	$2,000	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Skylights On Roof								
Spalling, Extent : Light, Area Affected : 2%								
Location : Skylights On Roof								
Cast in Place Concrete	9%			LIFE	* *	5	$73,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,100	
Masonry: Brick	30%			LIFE	* *	5	$48,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : North Facade								
Metal/Glass Curt Wall	50%			LIFE	* *	5	$152,100	
Windows								
Metal Louvers	40%			2036	$208,000	10	$22,900	
Steel	50%			2041	* *	5	$57,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout 5th Floor Corridor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Windows Around Perimeter								
Explanation : Windows Located On 2nd Floor								
Steel	10%			2041	* *	5	$11,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%								
Location : Skylights On Roof								
Parapets								
Cast in Place Concrete	70%			LIFE	* *	5	$151,900	
Masonry: Brick	20%			LIFE	* *	5	$4,200	
Metal Panel	10%			2043	* *	5	$8,100	
Roof								
Built-Up (BUR)	55%			2041	* *	10	$188,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	45%			2059	* *	10	$205,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

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
Interior								
Floors								
Cast in Place Concrete	15%	2-4	$394,500	LIFE	* *	5	$198,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$34,900	2036	$1,743,100	5	$15,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Panel/Paver: Cer/Brk	5%			2041	* *	5	$67,900	
Quarry Tile	5%			2038	* *	5	$45,300	
Sheet Vinyl/Rubber	3%	Now	$60,700	2033	$1,213,600	5	$13,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Auditorium								
Sheet Vinyl/Rubber	2%			2041	* *	5	$18,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Room And Fitness Room								
Explanation : Newly Installed Floor Finish								
Vinyl Tile	60%	Now	$2,049,800	2033	$10,248,900	3	$135,900	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Perimeter Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	5%	Now	$36,900	2048	* *	5	$28,300	
Uneven Surface, Extent : Moderate, Area Affected : 1%								
Location : Auditorium Stage								
Other Observation, Extent : Light, Area Affected : 1%								
Location : Auditorium Stage								
Explanation : Water Damaged Floor								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	50%			LIFE	* *	5	$186,700	
Metal Panel	40%			LIFE	* *			
Wood	5%	Now	$26,900	LIFE	* *	5	$186,700	
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Explanation : Inoperable Partition								

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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	48%	2-4	$928,000	2038	* *	5	$136,300	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5	$26,600	
Fiber Board	5%			2038	* *			
Gypsum Board	15%			LIFE	* *	5	$106,500	
Metal Panel	2%	0-2	$19,300	LIFE	* *	5	$14,200	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	98%			2043	* *			
Iron Picket	2%			2053	* *			
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Plaza								
Explanation : Recent Repairs Evident								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$157,900	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Service Switches, Two Rated At 2,500 And One Rated At 2,000 Amperes								
Transformers								
Dry Type	100%			2031	$27,400	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 2 Kilovolt-ampere, 30 Kilovolt-ampere, 45 Kilovolt-ampere, 75 Kilovolt-ampere, 500 Kilovolt-ampere And 750 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$998,700	5	$1,700	
Raceway								
Conduit	95%			2033	$983,900	1		
Conduit	5%			2053	* *	1		

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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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	95%			2032	$951,300	5	$10,100	
Molded Case Bkrs	5%			2049	* *	5	$500	
Wiring								
Thermoplastic	90%			2033	$1,242,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$334,400	5	$1,600	
Locally Mounted	40%			2046	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	50%			2031	$13,700	1	$62,100	
Automatic	50%			2046	* *	1	$62,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 600 Amperes And 30 Amperes								
Generators								
Natural Gas	100%			2029	$142,000	1	$156,200	
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$89,900	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	$1,231,700	10	$74,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	10%			2033	$615,800	10	$37,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
HID	1%			2033	$48,900	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Mechanical Room								
Incandescent	5%			2028	$572,200	2	$500	
LED	64%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Classroms, Gymnasium And Cafeteria								
Egress Lighting								
Emergency, Service	50%			2028	$127,200	1		
Exit, Service	50%			2028	$89,100	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	9%			2028	$173,500	10	$100	
LED	1%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Soccer Field*								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$150,700	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$248,600	

Mechanical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	90%	Now	$4,900	2042	* *	2	$17,800	
Leak Evident, Extent : Light, Area Affected : 5% *Location : Basement Mechanical Room*								
Pres. Reducing Valve/LP Steam	10%	Now	$500	2036	$24,900	5	$1,200	
Leak Evident, Extent : Severe, Area Affected : 5% *Location : Vacuum Pump In Steam Supply Room*								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$19,900	
Terminal Devices								
Air Handler	35%	Now	$54,400	2033	$2,721,000	1	$78,600	
Leak Evident, Extent : Light, Area Affected : 5% *Location : Coil For Auditorium Unit*								
Air Handler	45%			2033	$3,498,400	1	$112,300	
Fan Coil Unit/Heat	20%	Now	$409,700	2033	$2,048,500	1	$23,500	
Malfunctioning, Extent : Severe, Area Affected : 80% *Location : Units Provide Ventilation But No Heating Or Cooling Due To Disconnected Piping And Valves*								
Controls								
Pneumatic	100%			2031	$7,984,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	30%	Now	$2,526,900	2048	* *	1	$117,900	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Basement Mechaical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Chillers								
Explanation : R-11 Refrigerant								
Centrifugal, Elec Chiller	30%			2029	$2,526,900	1	$131,000	
Centrifugal, Elec Chiller	30%			2042	* *	1	$131,000	
Split Unit	10%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$33,400	2053	* *	4	$19,900	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : 1 Of 3 Units In The Basement								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$8,015,900	1	$249,500	
Heat Rejection								
Water Cooling Tower	100%	Now	$2,086,700	2038	* *	2	$324,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Cooling Towers Do Not Function								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$225,000	
Exhaust Fans								
Interior	90%			2033	$1,649,000	2	$11,100	
Roof	10%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2038	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2053	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$874,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Storm Drain Leaks When There Is Heavy Rain, Exact Souce Of Leak Has Not Been Determined But There Have Been Multiple Instances Of The Storm Drain Cracking And Failing								

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.*

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

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
Plumbing								
Sump Pump(s)								
Submersible	50%	Now	$6,400	2028	$6,400	4	$4,300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Submersible	50%			2027	$6,400	4	$6,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$24,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 5th Floor, 1 Unit From 1st To 2nd Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$203,400	
Sprinkler								
No Component	98%							
Generic	2%	Now	$57,100	2053	* *	1-2	$2,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Auditorium Deluge System								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **MARTIN VAN BUREN HIGH SCHOOL - Q**
Address : **230-17 HILLSIDE AVENUE**
Borough : **QUEENS**
Agency's Number : **Q435**
Program / Asset # : **BOE0875.000 / 197**
Yr Built/Renovated : **1955 / 2003**
Area Sq Ft : **311,000**
Project Type : **EDUCATION**
Date of Survey : **14-Nov-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **7930** **Lot** : **2** **BIN** : **4166101**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$5,275,700	$225,700
Interior Architecture	$17,909,300	$5,852,800
Electrical	$5,869,600	$1,936,500
Mechanical	$333,400	$16,362,000
Site Pavements	$617,900	
Total	**$30,006,000**	**$24,377,000**
Importance Code A	$5,275,700	$278,300
Importance Code B	$23,768,300	$19,994,300
Importance Code C	$962,000	$4,104,400
Total	**$30,006,000**	**$24,377,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$55,100		$14,100
Interior Architecture	$106,700	$24,900	$6,800	$25,300
Electrical	$29,000	$35,900	$30,000	$30,000
Mechanical	$77,300	$48,600	$74,700	$172,800
Site Enclosure	$22,100			$7,300
Site Pavements	$41,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$284,200**	**$171,600**	**$118,700**	**$256,800**
Importance Code A	$30,800	$85,900	$30,800	$45,200
Importance Code B	$220,900	$69,300	$87,900	$204,200
Importance Code C	$32,500	$16,500		$7,300
Total	**$284,200**	**$171,600**	**$118,700**	**$256,800**

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.*

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	$81,700	LIFE	* *	5	$39,200	
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Window Sills								
Masonry: Brick	90%			LIFE	* *	5	$225,700	
Granite Panels	2%			LIFE	* *	5	$3,800	
Panel: Limestone	3%			LIFE	* *	5	$5,600	
Window Wall	3%			2055	* *	5	$28,200	
Windows								
Aluminum	60%			2043	* *	5	$53,700	
Aluminum	38%			2043	* *	5	$34,000	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	2%			2038	* *	10	$11,200	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$36,300	
Metal Rail	15%			2040	* *	5-10	$122,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$14,300	
Roof								
Built-Up (BUR)	93%			2030	$4,675,600	10	$391,200	
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Solar Panels Installed								
Copper/Terne	5%			2050	* *	10	$52,600	
Skylight, Plastic	2%			2040	* *	1		
Soffits								
Metal Panel	100%			2045	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$98,500	
Mosaic Tile	5%	2-4	$43,200	2048	* *	5	$28,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Bathrooms								
Quarry Tile	3%	2-4	$20,300	2040	* *	5	$10,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Terrazzo	5%	2-4	$43,100	LIFE	* *	5	$17,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	12%			2035	$1,527,900	3	$20,300	
Vinyl Tile	15%			2043	* *	3	$25,300	
Vinyl Tile 9" X 9"	45%	Now	$331,700	2030	$16,586,600	3	$76,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	5%	2-4	$68,700	2050	* *	5	$21,100	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Classrooms								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$32,900	
Concrete Masonry Unit	20%	2-4	$253,500	LIFE	* *	5	$52,700	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Basement Corridor And Boiler Room								
Glazed Ceramic Panel	2%			LIFE	* *			
Masonry: Brick	3%			LIFE	* *			
Operable Wall	5%	Now	$196,300	2035	$3,925,000	5	$57,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Explanation : Damaged Wood Panels								
Plaster	35%	Now	$114,800	LIFE	* *	5	$69,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : First Floor Boys Bathroom								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$357,700	2040	* *	5	$67,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement, Second Floor Corridors, Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Basement, Second Floor Corridors, Cafeteria And Gymnasium								
Exposed Struc: Concrete	50%			LIFE	* *	5	$33,900	
Gypsum Board	5%			LIFE	* *	5	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Gypsum Board With Textured Surface								
Metal Panel	10%			LIFE	* *	5	$54,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Third Floor Corridors And Adjacent To Gymnasium								
Explanation : Corrugated Metal Panels								
Plaster	10%			LIFE	* *	5	$27,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$12,000	
Chain Link	60%			2045	* *			
Iron Picket	35%	Now	$15,100	2055	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : 232 Street And Seward Avenue Walkway								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : 232 Street And Seward Avenue Walkway								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	50%	Now	$7,000	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Top Of Walls At Ramp At Parking Area At Railing Connections								
Masonry: Brick	50%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 232 Street And Hillside Avenue								
On-Site Walkways								
Cast in Place Concrete	98%	Now	$235,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Plaza Deck And Throughout								
Masonry: Granite	2%	Now	$17,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 100%								
Location : Main Steps To Plaza								

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$162,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Parking Area								
Activity Yard								
Asphalt	50%	Now	$220,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basketball And Handball Courts								
Asphalt	50%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tennis Courts								
Explanation : Recently Replaced								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnect Switch Rated At 1,200 Amperes								
Photovoltaic Panel(s)	50%			2048	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electric Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$1,300	
Raceway								
Conduit	90%			2035	$621,400	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$65,400	5	$700	
Fused Knife Sw	15%	2-4	$98,100	2060	* *	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	55%	2-4	$359,700	2060	* *	5	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Molded Case Bkrs	15%			2034	$98,100	5	$1,200	
Molded Case Bkrs	5%			2051	* *	5	$400	

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	$782,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2055	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$334,400	5	$1,900	
Locally Mounted	10%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,600	
Lighting								
Interior Lighting								
Fluorescent	2%			2030	$94,900	10	$5,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Fluorescent	90%			2030	$4,272,400	10	$256,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	8%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2035	$98,100	1		
Exit, Service	50%			2035	$68,700	1		
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$597,800	1	$116,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$191,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$96,300	

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$308,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	90%			2035	$2,295,100			
Steam Piping/Pump	10%	Now	$5,100	2045	* *			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Motor Of No.2 Re-feed Tank, Boiler Room								
Terminal Devices								
Air Handler	25%			2035	$1,498,200	1	$48,100	
Convector/Radiator	70%			2033	$1,822,800	1	$70,300	
Unit Heater - Steam	5%			2030	$90,500	4	$1,400	
Controls								
Pneumatic	100%			2033	$6,154,600			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : 4 Units, R-410a								
Window/Wall Unit	85%			2033	$1,025,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$173,400	
Exhaust Fans								
Interior	95%			2035	$1,341,800	2	$9,000	
Roof	5%			2030	$30,900	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$1,539,900	4	$46,100	
Sanitary Piping								
Cast Iron	5%	0-2	$60,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Sink Sewage								
Broken, Extent : Moderate, Area Affected : 5%								
Location : Underneath Ground At The Back Of The Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement Room Cb64								
Cast Iron	95%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$63,800	4	$6,600	
Sewage Ejector(s)								
Electric	100%			2035	$166,700	4	$18,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 3rd Floor							
	Explanation : 1 Unit							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$440,400	1-2	$8,700	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Hood							
	Explanation : 120 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE**
Address : **HILLSIDE AVE. AND 232 ST.**
Borough : **QUEENS**
Agency's Number : **Q435**
Program / Asset # : **BOE0875.010 / 13397**
Yr Built/Renovated : **1954 /**
Area Sq Ft : **6,000**
Project Type : **EDUCATION**
Date of Survey : **09-Nov-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **7930** **Lot** : **2** **BIN** : **4166101**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$187,700	
Electrical		$128,300
Total	**$187,700**	**$128,300**
Importance Code A	$187,700	
Importance Code B		$128,300
Total	**$187,700**	**$128,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$94,700			$1,200
Interior Architecture	$19,500		$700	$2,900
Electrical	$11,100	$400	$400	$22,500
Mechanical	$4,400	$300	$400	$17,800
Site Enclosure	$4,300			$300
Site Pavements	$3,200			
Total	**$137,200**	**$700**	**$1,400**	**$44,700**
Importance Code A	$96,600	$300	$300	$1,600
Importance Code B	$13,500	$400	$1,100	$42,900
Importance Code C	$27,000			$300
Total	**$137,200**	**$700**	**$1,400**	**$44,700**

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13397

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	$25,500	LIFE	* *	5	$15,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : All Building Facades								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Metal Coiling Doors	5%			2040	* *	5	$2,500	
Windows								
Aluminum	50%	Now	$14,500	2051	* *	5	$500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Metal Grilles Are Dented								
Metal Clad	50%	Now	$10,100	2051	* *	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Interior Panels								
Roof								
Modified Bitumen	100%	Now	$187,700	2045	* *			1
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Left And Right Metal Fascia								
Ponding, Extent : Severe, Area Affected : 100%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Middle Portion Of Roof								
Soffits								
Exposed Struc: Steel	10%	Now	$9,000	LIFE	* *	5	$1,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : All Elevations								
Fiberglass Panel	90%	Now	$35,600	2048	* *	5	$5,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Facades								
Explanation : Holes In Fiber Meshed Roof Base								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	$16,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Storage								
Ceramic Tile	15%			2044	* *	5	$1,300	

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13397

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
Interior								
Interior Walls								
Ceramic Tile	9%	Now	$1,100	2044	* *	5	$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Boys Shower Changing Area								
Concrete Masonry Unit	90%	4+	$18,500	LIFE	* *	5	$3,800	
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : One Crack On East Wall Of Girls Locker Room								
Marble Panels	1%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%			2040	* *	5	$5,800	
Exposed Struc: Steel	20%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$500	
Chain Link	95%	Now	$4,300	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Street Side And Interior Fencing								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	90%			2044	* *			
Asphalt	10%	0-2	$3,200	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Right Side Of Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Molded Case Bkrs	50%			2034	$15,300	5	$100	
Molded Case Bkrs	50%			2043	* *	5	$100	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$36,700	5		
Locally Mounted	50%			2040	* *	5		

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13397

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
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Explanation : Connected To Main Water Pipe And Painted								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$91,600	10	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Exit, Service	100%			2035	$2,600	1		
Exterior Lighting								
HID	10%			2030	$2,900	10		
Incandescent	10%			2030	$3,300	2		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$15,800	1-3	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locker Rooms								
Explanation : Manual Pull Station And Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%	0-2	$1,900	2040	* *	1	$2,700	
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor. Two Units Are Not Working. One In The Field House And One In The Boys Locker Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Throughout								
Explanation : 8 Modine Units								
Controls								
Electrical	100%			2033	$34,200			
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2033	$2,300	1		
No Component	90%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13397

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
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$700	
No Component	80%							
Exhaust Fans								
Roof	20%	0-2	$2,400	2045	* *	2		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Wall Unit	5%	0-2	$100	2035	$100	2		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : First Floor Locker Room								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : First Floor Locker Room								
Explanation : Wall Mounted Exhaust At Back Of Building								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MASPETH HIGH SCHOOL - Q**		
Address	: **54-40 74TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q585**
Program / Asset #	: **BOE1160.000 / 14906**	**Yr Built/Renovated**	:
Area Sq Ft	: **165,257**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **2803** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$56,100	$3,189,100
Interior Architecture	$192,500	$1,187,200
Electrical	$150,100	
Mechanical	$5,169,300	$2,346,000
Total	**$5,568,000**	**$6,722,300**
Importance Code A	$56,100	$3,189,100
Importance Code B	$5,437,800	$3,241,700
Importance Code C	$74,100	$291,500
Total	**$5,568,000**	**$6,722,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$49,500	$27,600	
Interior Architecture	$19,800	$9,300	$23,200	
Electrical	$32,500	$28,800	$32,100	$26,900
Mechanical	$31,000	$25,500	$101,600	$28,800
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$98,200**	**$127,900**	**$199,500**	**$70,500**
Importance Code A	$8,200	$58,000	$35,800	$8,200
Importance Code B	$90,100	$69,900	$163,700	$62,400
Importance Code C				
Total	**$98,200**	**$127,900**	**$199,500**	**$70,500**

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.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	* *	5	$68,000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$132,800	
Masonry: Brick Cavity	60%			LIFE	* *	5	$102,000	
Masonry: Granite	5%			LIFE	* *	5	$6,400	
Metal, Corrugated	5%			2053	* *	1		
Metal Panel	2%			2053	* *	5-10	$23,400	
Window Wall	10%			2053	* *	5	$63,700	
Windows								
Aluminum	100%			2049	* *	5	$55,300	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$8,800	
Metal Rail	2%			2046	* *	5-10	$8,000	
Pre-Cast Concrete	58%			LIFE	* *	5	$80,600	
Roof								
IRMA/Protected Membrane	100%	Now	$56,100	2033	$2,805,700			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Low Roof Above Grand Stair Adjacent To Window Wall								
Soffits								
Metal Panel	98%			2053	* *	5-10	$41,200	
Stucco Cement	2%			2046	* *	5	$300	
Interior								
Floors								
Carpet	5%			2032	$224,000	3	$18,600	
Cast in Place Concrete	5%			LIFE	* *	5	$27,100	
Ceramic Tile	7%			2042	* *	5	$17,300	
Poured Epoxy/Resin	5%			2031	$709,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted.								
Quarry Tile	3%	0-2	$11,200	2046	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stairwell								
Sheet Vinyl/Rubber	5%			2038	* *	5	$18,600	
Terrazzo	10%	2-4	$118,400	LIFE	* *	5	$19,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	55%			2038	* *	3	$51,000	
Wood	5%			2061	* *	5	$23,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2042	* *	5	$148,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$19,800	
Gypsum Board	40%			LIFE	* *	5	$118,600	
Masonry: Brick	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	$98,800	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	* *	5	$186,200	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2038	* *			
Gypsum Board	5%			LIFE	* *	5	$14,500	
Metal Panel	5%			LIFE	* *	5	$14,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	75%			2046	* *			
Pavers/Stone	25%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	10%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Traffic Topping	80%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Athletic Field								
Explanation : This Is Actually Artificial Grass Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,000 Ampere Main Service Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	

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.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Under 600 Volts								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$400	
Molded Case Bkrs	90%			2049	* *	5	$3,900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$900	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$50,800	
Generators								
Diesel	100%			2042	* *	1	$64,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : 350 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,100	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure								
Explanation : 275 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$121,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	19%			2038	* *	10	$28,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor And Auditorium								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Lighting								
Exterior Lighting								
Fluorescent	8%			2038	* *	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
HID	2%			2038	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Alarm								
Security System								
Generic	50%			2038	* *	1	$30,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$30,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$101,800	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$81,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$8,100	
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$53,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby								
Explanation : Insufficient Heat								
Controls								
Digital	100%	Now	$243,000	2028	$4,860,000			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Software Expired								
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	98%			2033	$1,818,300	2	$9,900	
Split Unit	2%			2033	$80,400			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$215,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,100	
Exhaust Fans								
Roof	100%			2033	$328,300	2	$5,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$6,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 300 Gallons.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$46,300	
Fire Pump								
Generic	100%			2042	* *	1	$30,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 125 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK**
Address : **1186 CARROLL STREET @NOSTRAND AVE.**
Borough : **BROOKLYN**
Agency's Number : **K590**
Program / Asset # : **BOE1010.000 / 13403**
Yr Built/Renovated : **2000 /**
Area Sq Ft : **112,000**
Project Type : **EDUCATION**
Date of Survey : **26-Aug-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,Ph**
Block : **1289** **Lot** : **25** **BIN** : **3348092**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$260,100	$1,232,500
Interior Architecture	$230,300	$3,668,000
Electrical	$239,300	$1,707,800
Mechanical	$2,296,800	$7,362,300
Site Pavements	$81,600	
Total	**$3,108,100**	**$13,970,700**
Importance Code A	$260,100	$1,232,500
Importance Code B	$2,848,000	$12,738,200
Total	**$3,108,100**	**$13,970,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$120,800		$21,600	
Interior Architecture	$128,000		$57,800	$15,600
Electrical	$43,400	$18,200	$22,200	$20,300
Mechanical	$382,000	$43,600	$96,700	$43,100
Site Enclosure	$8,600			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$704,900**	**$84,200**	**$220,500**	**$101,300**
Importance Code A	$131,800	$11,100	$32,600	$11,100
Importance Code B	$519,100	$73,100	$187,900	$90,200
Importance Code C	$54,000			
Total	**$704,900**	**$84,200**	**$220,500**	**$101,300**

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.*

DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	* *	5	$267,100	
Masonry: Limestone	10%			LIFE	* *	5	$28,600	
Metal Panel	15%			2046	* *	5-10	$196,700	
Slate Panels	5%			LIFE	* *	5	$14,300	
Windows								
Aluminum	80%	Now	$43,400	2044	* *	5	$22,300	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : 5th Floor								
Aluminum w/ Guards	15%			2044	* *	5	$8,300	
Metal Louvers	5%			2039	* *	10	$17,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$38,800	LIFE	* *	5	$16,200	
Open Joints, Extent : Moderate, Area Affected : 10%								
Location : Various Parapets								
Masonry: Brick Cavity	55%			LIFE	* *	5-10	$78,500	
Metal Panel	25%			2046	* *	5	$20,200	
Metal Rail	10%			2041	* *	5-10	$37,700	
Roof								
Built-Up (BUR)	70%			2031	$711,700	10	$59,600	
Modified Bitumen	20%			2031	$190,400	10	$17,000	
Plaza Roof: Stone Panels	10%			2046	* *			
Soffits								
Exposed Struc: Steel	35%			LIFE	* *	5		
Stucco Cement	65%			2041	* *	5		
Interior								
Floors								
Carpet	2%			2029	$57,800	3	$6,400	
Mosaic Tile	5%			2041	* *	5	$19,900	
Granite Panels	10%	4+	$72,400	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And 1st Floor Corridor								
Explanation : Coated With Thick Paint								
Poured Epoxy/Resin	5%			2031	$457,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Six Science Laboratories On 3rd And 4th Floors								
Explanation : Location Noted								
Quarry Tile	5%			2041	* *	5	$12,000	
Vinyl Tile	70%	0-2	$157,900	2036	$3,158,500	3	$41,900	
Loose Units, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	3%			2051	* *	5	$9,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK
Asset # : 13403

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
Interior								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$34,200	
Glass: Single Pane	5%			LIFE	* *	5	$6,400	
Gypsum Board	20%			LIFE	* *	5-10	$29,000	
Mosaic Tile	5%	4+	$6,400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$8,500	
Ceilings								
AcousTile,Adhered	30%			2041	* *	5	$29,700	
AcousTileSusp.Lay-In	15%	Now	$12,700	2041	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$6,200	
Gypsum Board	42%	Now	$14,900	LIFE	* *	5	$52,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Weight Room And Girls Locker room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Weight Room And Girls Locker room In Basement								
Masonry: Vault Struct	5%	Now	$35,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Weight Room In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Weight Room In Basement								
Explanation : This Is Actually A Glass Block Sidewalk Light Assembly								
Metal Panel	3%			LIFE	* *	5	$7,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	8%	Now	$8,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Nostrand Avenue								
Cast in Place Concrete	92%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$81,600	2041	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Nostrand Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : Nostrand Avenue								
On-Site Walkways								
Asphalt	50%			2039	* *			
Cast in Place Concrete	50%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And Two 2,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2041	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 500 Kilovolt-ampere, One 225 Kilovolt-ampere, One 15 Kilovolt-ampere And Two 113 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$300	
Molded Case Bkrs	90%			2044	* *	5	$2,700	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	30%			2041	* *	5	$200	
Motor Control Center	70%			2041	* *	5	$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$34,500	
Generators								
Diesel	100%			2039	* *	1	$43,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : One 400 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,100	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : One 60 Gallon								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 2,500 Gallon								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Lighting								
Interior Lighting								
Fluorescent	50%	Now	$171,000	2036	$854,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%	Now	$68,400	2036	$341,900			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	49%			2036	$34,600	1		
Emergency, Battery	1%			2036	$1,900	10	$300	
Exit, Service	40%			2036	$19,800	1		
Exit, Battery	10%			2041	* *	10	$800	
Exterior Lighting								
Fluorescent	1%			2036	$4,600	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Fluorescent	1%			2036	$4,600	10	$100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
HID	7%	Now	$18,700	2041	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof And Building Perimeter								
Incandescent	1%	Now	$600	2036	$6,100	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$107,600	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2036	$107,600	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$295,800	1-3	$71,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$110,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$18,400	2036	$918,400			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Pressure Relief Valves								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Vacuum Pump								
Terminal Devices								
Air Handler	60%	Now	$25,900	2031	$1,294,900	1	$37,400	
Broken, Extent : Severe, Area Affected : 10%								
Location : Unit No.7 Which Serves The Kitchen On The 1st Floor								
Convector/Radiator	40%			2041	* *	1	$14,500	
Controls								
Pneumatic	100%	Now	$221,600	2030	$2,216,500			
Leaking, Extent : Moderate, Area Affected : 10%								
Location : In Classroom Walls								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%	Now	$80,400	2031	$1,607,300	1	$44,400	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 2 Compressors								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units - Penthouse								
Split Unit	5%			2036	$136,200			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$5,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$2,225,300	1	$69,300	
Heat Rejection								
Dry Cooler	100%			2031	$526,300	2	$78,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$98,900	

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DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Ventilation								
Exhaust Fans								
Interior	95%	Now	$9,700	2036	$483,200	2	$2,600	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Unit Serving The Electric Room In The Basement								
Roof	5%			2031	$11,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$23,000	4	$3,500	
Sewage Ejector(s)								
Electric	100%	Now	$12,000	2036	$60,000	4	$4,500	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement 1 Of 2 Pumps								
Backflow Preventer								
Generic	100%			2036	$51,200	1	$6,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Unit Located In The Penthouse Mechanical Room								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 175 Gallons								
Vertical Transport								
Elevators								
Geared Traction	85%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 85%								
Location : 1 Unit From Basement To Penthouse, 1 Unit From Basement To 5th Floor								
Explanation : 2 Units Malfunction Often								
Hydraulic	15%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Basement To 1st Floor								
Explanation : One Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$56,500	
Sprinkler								
Generic	100%			2046	* *	1-2	$31,400	

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DEPARTMENT OF EDUCATION - 040

MEDGAR EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

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
Fire Suppression								
Fire Pump								
Generic	100%	0-2	$11,000	2039	* *	1	$18,800	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement Pump								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **METROPOLITAN AVENUE CAMPUS - Q**		
Address	: **91-30 METROPOLITAN AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q686**
Program / Asset #	: **BOE1114.000 / 14570**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **323,106**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **3886** **Lot** : **800**	**BIN**	: **4447233**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$183,000	$315,500
Interior Architecture	$269,000	$805,900
Electrical	$296,300	
Mechanical		$1,978,900
Site Enclosure	$85,900	$55,600
Total	**$834,200**	**$3,155,800**
Importance Code A	$183,000	$315,500
Importance Code B	$482,500	$2,278,400
Importance Code C	$168,700	$562,000
Total	**$834,200**	**$3,155,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,100		$38,000	$20,600
Interior Architecture	$101,600	$12,100	$6,000	$147,400
Electrical	$60,900	$61,100	$54,000	$62,900
Mechanical	$57,300	$39,100	$98,700	$39,900
Site Enclosure	$15,200			
Elevators/Escalators	$38,400	$38,400	$38,400	$38,400
Total	**$287,300**	**$150,700**	**$235,200**	**$309,200**
Importance Code A	$30,700	$15,200	$55,400	$35,800
Importance Code B	$231,600	$135,500	$179,800	$262,500
Importance Code C	$25,000			$10,900
Total	**$287,300**	**$150,700**	**$235,200**	**$309,200**

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$8,600	
Masonry: Brick Cavity	80%			LIFE	* *	5	$219,400	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$25,700	
Metal Panel	7%			2054	* *	5-10	$132,000	
Pre-Cast Concrete	3%			LIFE	* *	5	$26,700	
Windows								
Aluminum	99%			2050	* *	5	$41,300	
Metal Louvers	1%	Now	$1,200	2043	* *			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Electric Room								
Explanation : Obstruction Prevent Louver From Operating								
Parapets								
Masonry: Brick Cavity	94%			LIFE	* *	5	$19,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Covered With Single-ply Roof Membrane								
Metal Rail	1%			2047	* *	5-10	$3,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,400	
Roof								
IRMA/Protected Membrane	7%	4+	$6,900	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Broken Paver Blocks, Extent : Moderate, Area Affected : 2%								
Location : Roof								
IRMA/Protected Membrane	90%			2039	* *	10	$183,000	
Metal Panel	1%			2047	* *	10	$3,700	
Single Ply Membrane	1%			2039	* *	10	$2,000	
Skylight, Metal/Glass	1%			2054	* *	10	$6,800	
Soffits								
Metal Panel	55%			2054	* *	5-10		
Stucco Cement	45%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Interior								
Floors								
Carpet	1%	Now	$4,400	2030	$87,600	3	$7,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$52,900	
Ceramic Tile	5%			2043	* *	5	$24,200	
Quarry Tile	5%			2047	* *	5	$36,300	
Traffic Topping	2%			2039	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratories								
Explanation : This Is Actually A Fluid Applied Epoxy Floor Finish								
Vinyl Tile	77%			2039	* *	3	$186,200	
Wood	5%			2062	* *	5	$45,300	
Interior Walls								
Ceramic Tile	1%	2-4	$9,800	2043	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Bathrooms								
Ceramic Tile	19%			2043	* *	5	$165,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$34,900	
Folding Partition	1%			2050	* *	5	$21,800	
Glass Block	5%			LIFE	* *			
Gypsum Board	61%			LIFE	* *	5	$319,000	
Wood	3%			LIFE	* *	5	$104,600	
Ceilings								
AcousTileSusp.Lay-In	77%			2047	* *	5	$372,400	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$60,500	
Metal Panel	3%			LIFE	* *	5	$18,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2047	* *	5-10	$141,500	
Chain Link	15%			2054	* *			
Iron Picket	15%	0-2	$15,200	2069	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Metropolitan Avenue								
Iron Picket	45%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2047	* *			
Pavers/Stone	40%			2043	* *			

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	15%			2043	* *			
Rubber Matting	35%			2039	* *			
Traffic Topping	10%			2039	* *			
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Field								
Explanation : Astroturf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 4,000 Amperes And 3,000 Amperes.								
Transformers								
Dry Type	100%			2047	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$1,400	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$700	
Molded Case Bkrs	90%			2050	* *	5	$7,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$1,100	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$99,400	

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$125,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 500 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$12,000	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$266,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2039	* *	10	$29,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Halllways, Gymnasium, Auditorium								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, LED	40%			2062	* *	1		
Exit, Service	10%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$2,100	
Alarm								
Security System								
Generic	100%			2039	* *	1	$120,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$205,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	85%			2039	* *	1	$135,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 13 Rooftop Package Units								
Hot Water Boiler	10%			2047	* *	1	$16,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof Penthouse								
Explanation : 2 New Gasoline Fired Units								
Radiant Heater	5%			2039	* *	2	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : Electrical Radiant Heaters								
Distribution								
Hot Wtr Piping/Pump	10%			2050	* *	4	$1,600	
No Component	90%							
Terminal Devices								
Convector/Radiator	10%			2047	* *	1	$10,400	
No Component	90%							
Controls								
Electrical	100%			2032	$1,839,300			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	0-2	$3,600	2039	* *	2	$800	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Control								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units Refrigerant R-410a								
Exterior Pkg Unit - Cooling	5%			2039	* *	2	$1,000	
Ext Pkg Unit - Heating/Cooling	85%			2039	* *	2	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : 13 Rooftop Units. Refrigerant R-410a								
Split Unit	2%	0-2	$3,100	2039	* *			
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Split Unit	3%			2039	* *			
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$180,200	
Exhaust Fans								
Roof	100%			2039	* *	2	$9,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$10,200	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$19,300	
Backflow Preventer								
Generic	100%			2039	* *	1	$19,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	95%			2029	$31,500	2	$1,200	
Gas Fired	5%	0-2	$300	2029	$1,700	2	$100	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : No.1 Circulation Pump								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units, 120 Gallons And 400 Gallons								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : 2 Units From Basement To 5th Floor, 2 Units From Basement To 4th Floor								
Explanation : 4 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement To 1st Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$90,500	
Fire Pump								
Generic	100%			2043	* *	1	$60,300	

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.*

DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : On Top Of Gasoline Stove, Covers 30 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MIDDLE COLLEGE CAMPUS - Q**		
Address	: **45-35 VAN DAM STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q520**
Program / Asset #	: **BOE1159.000 / 14905**	**Yr Built/Renovated**	:
Area Sq Ft	: **74,664**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **249** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$58,000
Interior Architecture	$225,500	$79,500
Electrical		$825,800
Mechanical	$203,100	
Total	**$428,600**	**$963,400**
Importance Code A	$203,100	$58,000
Importance Code B	$146,000	$825,800
Importance Code C	$79,500	$79,500
Total	**$428,600**	**$963,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,900	$36,500	$16,700	
Interior Architecture	$42,100		$10,900	
Electrical	$10,500	$7,200	$6,900	$6,600
Mechanical	$41,100	$17,800	$41,300	$8,000
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$146,900**	**$75,800**	**$90,100**	**$29,000**
Importance Code A	$38,900	$38,500	$18,500	$1,800
Importance Code B	$101,900	$37,300	$71,600	$27,100
Importance Code C	$6,100			
Total	**$146,900**	**$75,800**	**$90,100**	**$29,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$36,300	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$11,300	
Glass Block	3%			LIFE	* *	5	$1,400	
Masonry: Brick Cavity	80%			LIFE	* *	5	$58,000	
Metal Panel	2%			2059	* *	5-10	$10,000	
Granite Panels	3%			LIFE	* *	5	$1,600	
Windows								
Aluminum	88%			2049	* *	5	$18,800	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Exterior Facing First Level								
Explanation : Window Grilles								
Metal Louvers	12%			2042	* *	10	$16,000	
Parapets								
Cast Stone/Terra Cotta	9%			LIFE	* *	5	$14,500	
Masonry: Brick Cavity	90%			LIFE	* *	5	$18,800	
Metal Rail	1%	4+	$300	2046	* *	5	$1,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Metal Steps								
Roof								
Copper/Terne	2%			2068	* *	10	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Connection Between The Two Buildings And Courtyard Roof								
Explanation : Building Joint								
IRMA/Protected Membrane	70%	4+	$37,500	2038	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : At Drains								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : At Various Drains On Upper And Lower Roof Areas								
IRMA/Protected Membrane	28%			2038	* *	10	$30,900	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : West Building Roofs								
Soffits								
Alum/Vinyl Siding	100%	Now	$1,100	2053	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Courtyard Soffit								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$146,000	LIFE	* *	5	$12,200	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	10%			2042	* *	5	$11,200	
Granite Panels	2%			LIFE	* *	5	$1,700	
Quarry Tile	5%			2046	* *	5	$8,400	
Vinyl Tile	78%			2038	* *	3	$32,700	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Classrooms And Cafeteria Standard Wear And Tear From Chairs								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	65%			2042	* *	5	$159,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,800	
Gypsum Board	15%			LIFE	* *	5	$22,000	
Plaster	5%	4+	$6,100	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwell To Basement At Gasoline Meter Room								
Ceilings								
AcousTileSusp.Lay-In	80%	4+	$30,400	2046	* *	5	$44,600	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Classroom 121 And 221								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Classroom 222								
Exposed Struc: Concrete	5%			LIFE	* *	5	$900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$13,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inner Courtyard								
Explanation : This Is Actually A Painted Steel Tube Fence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Room								
Explanation : 1,600 And 2,500 Ampere Main Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$23,000	
Generators								
Diesel	100%			2036	$142,000	1	$28,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At The Roof								
Explanation : 156.5 Kilovolt Amperes, 125 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,800	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	40%			2033	$455,900	10	$27,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2033	$227,900	10	$13,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Staircases And Some Offices								
Explanation : LED Light								

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.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2033	$23,500	1		
Exit, LED	25%			2048	* *	1		
Exit, Battery	25%			2033	$27,100	10	$1,300	
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2033	$14,400	1	$2,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior Of The Building								
Explanation : Cameras Security System								
Generic	10%			2033	$14,400	1	$2,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2038	* *	1-3	$9,200	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	50%	0-2	$203,100	2046	* *	1	$16,600	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. One Boiler Is Not Working Due To Multiple Mechanical Defects								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,700	2049	* *	4	$3,700	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Pumps And Piping								
Terminal Devices								
Convector/Radiator	100%			2046	* *	1	$24,100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	96%	Now	$24,700	2038	* *	2	$3,500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Building Management System Is Not Functioning On All Floors								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof 1 Unit Of 8								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 8 Units R-410a								
Split Unit	4%			2038	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$97,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,600	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$7,700	2038	* *	4	$1,600	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$37,600	
Sprinkler								
Generic	100%			2053	* *	1-2	$20,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

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
Fire Suppression								
Chemical System								
No Component	99%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen Exhaust System								
Explanation : 1 Set 120 Square Feet								
Generic	1%			2031	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 120 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**MID-MANHT ADULT LEARNING CTR - M (P.S. 81)**			
Address	:	**212 W. 120TH ST BTWN: 7TH AVE - ST. NICHOLAS AVE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M081**
Program / Asset #	:	**BOE0048.000 / 1682**	**Yr Built/Renovated**	:	**1907 / 2011**
Area Sq Ft	:	**92,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**17-Nov-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4**			
Block	:	**1925** **Lot** : **19**	**BIN**	:	**1058447**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$191,500
Interior Architecture	$133,400	$478,400
Electrical	$80,200	$777,500
Mechanical	$1,157,500	$2,422,000
Site Pavements	$99,000	
Total	**$1,470,000**	**$3,869,400**
Importance Code A	$82,100	$191,500
Importance Code B	$1,288,900	$3,677,900
Importance Code C	$99,000	
Total	**$1,470,000**	**$3,869,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,000		$37,200	$22,500
Interior Architecture	$151,100		$34,200	$7,300
Electrical	$8,800	$11,300	$22,800	$9,000
Mechanical	$18,500	$13,200	$33,700	$14,400
Total	**$261,500**	**$24,500**	**$127,900**	**$53,100**
Importance Code A	$83,000	$9,100	$46,300	$31,800
Importance Code B	$148,900	$15,300	$81,600	$21,300
Importance Code C	$29,500			
Total	**$261,500**	**$24,500**	**$127,900**	**$53,100**

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.*

DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$60,300	
Masonry: Brick	85%			LIFE	* *	5	$131,200	
Masonry: Limestone	7%			LIFE	* *	5	$8,100	
Stucco Cement	3%			2047	* *	5	$11,600	
Windows								
Aluminum	100%			2050	* *	5	$44,900	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$15,500	
Metal Rail	15%			2047	* *	5-10	$55,900	
Metal: Cage/Fence	5%	Now	$5,100	2039	* *	5	$3,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Coping Stone								
Roof								
Built-Up (BUR)	60%			2039	* *	10	$37,200	
Metal Panel	5%			2047	* *	10	$5,700	
Paver: Asphalt	35%			2037	* *	10	$32,500	
Interior								
Floors								
Carpet	2%			2027	$58,400	3	$6,400	
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Mosaic Tile	4%	Now	$31,000	2039	* *	5	$8,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Area								
Traffic Topping	34%			2039	* *	5	$68,500	
Vinyl Tile	25%	Now	$22,800	2039	* *	3	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors, Principals Office And General Office								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Corridors								
Vinyl Tile 9" X 9"	3%	Now	$7,900	2034	$395,900	3	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Classroom 315								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classroom 315								
Wood	27%	Now	$53,100	2049	* *	5	$40,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Interior								
Interior Walls								
Ceramic Tile	15%	Now	$29,500	2037	* *	5	$13,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Glass: Single Pane	2%			LIFE	* *	5	$2,600	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	64%			LIFE	* *	5	$33,500	
Plaster	2%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Premium Plaster Moldings								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2051	* *	5	$8,100	
Masonry: Infill Arch	13%			LIFE	* *			
Plaster	80%	Now	$80,300	LIFE	* *	5	$80,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Plaster	2%			LIFE	* *	5	$2,000	
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2054	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard								
Explanation : Cast Stone Free Standing Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Masonry: Granite	50%	Now	$99,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Front Entrance Steps								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : There Is A 1,600 Ampere Main Disconnect Switch In Good Condition.								

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2064	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	70%			2033	$171,700	5	$1,700	
Molded Case Bkrs	20%			2056	* *	5	$500	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	60%			2047	* *	5	$400	
Variable Frequency Drive	40%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$80,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$11,100	
Exit, Battery	50%			2039	* *	10	$3,100	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$176,800	1	$34,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$243,000	1-3	$56,700	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Heating								
Energy Source								
Fuel Oil No 2	90%			2044	* *	5	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks For No. 2 Fuel								
Natural Gas	10%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$82,100	2039	* *	1	$82,000	
Damaged, Extent : Severe, Area Affected : 10%								
Location : Boiler Manhole Cover Is Not Sealed								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Condensate Return Pumps								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two No. 2 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%	4+	$226,300	2044	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	10%			2039	* *	1	$5,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : Heating And Cooling								
Convector/Radiator	90%	4+	$208,000	2039	* *	1	$24,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Radiators Are Leaking In 5 Rooms								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2032	$1,820,700			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2039	* *	1	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Packaged Rooftop Air Cooled Chiller								
Split Unit	5%	Now	$55,900	2039	* *			
Broken, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Roof								
Window/Wall Unit	25%	0-2	$4,500	2029	$89,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 5 Percent Window Air Conditioners Are Not Working								
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2054	* *	4	$500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof To Basement								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Roof	100%			2039	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	$12,100	2054	* *	1		
Booster Pump w/Tank, Extent : Severe, Area Affected : 100%								
Location : Basement Booster Pump Is Broken								
Galvanized Steel	50%			2032	$601,300	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$139,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 600 Gallons								
Sanitary Piping								
Cast Iron	100%	4+	$356,000	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Multi-Purpose Room								
Explanation : Black Iron Pipe Observed								

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Asset # : 1682

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2034	$18,900	4	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Duplex Unit								
Backflow Preventer								
No Component	70%							
Under Construction	10%							
Generic	20%			2039	* *	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Serves Boiler Only								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2044	* *	1-2	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**MIDTOWN EAST CAMPUS - M**			
Address	:	**231-249 EAST 56TH STREET**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M488**
Program / Asset #	:	**BOE1144.000 / 14890**	**Yr Built/Renovated**	:	**2012 /**
Area Sq Ft	:	**209,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**11-May-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,5,11,12,Ph**			
Block	:	**1330** **Lot** : **13**	**BIN**	:	**1088892**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,395,400	$622,400
Interior Architecture	$140,200	$570,400
Electrical	$191,700	
Mechanical	$174,300	$10,835,900
Total	**$1,901,600**	**$12,028,700**
Importance Code A	$1,395,400	$622,400
Importance Code B	$506,200	$11,218,700
Importance Code C		$187,600
Total	**$1,901,600**	**$12,028,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,900	$54,300	$1,000	$6,200
Interior Architecture	$51,200		$50,100	
Electrical	$40,400	$38,800	$40,700	$34,000
Mechanical	$110,900	$76,300	$100,400	$82,700
Elevators/Escalators	$45,600	$45,600	$45,600	$45,600
Total	**$287,000**	**$215,000**	**$237,800**	**$168,600**
Importance Code A	$49,200	$65,100	$11,300	$16,500
Importance Code B	$198,700	$149,900	$219,900	$152,000
Importance Code C	$39,100		$6,500	
Total	**$287,000**	**$215,000**	**$237,800**	**$168,600**

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	$38,900	LIFE	* *	5	$22,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 11th Floor Class 1122								
Metal Panel	75%			2059	* *	5-10	$1,827,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$57,600	
Window Wall	10%			2053	* *	5	$132,900	
Windows								
Aluminum	100%			2055	* *	5	$12,400	
Parapets								
Metal Panel	90%			2059	* *	5	$1,900	
Metal Rail	5%			2046	* *	5-10	$500	
Metal: Cage/Fence	5%			2046	* *	5-10	$200	
Roof								
IRMA/Protected Membrane	45%			2038	* *	10	$40,700	
Plaza Roof: Stone Panels	40%			2053	* *			
Play Surface	15%			2038	* *	10	$13,600	
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$105,900	
Cast in Place Concrete	1%			LIFE	* *	5	$10,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Polished Concrete								
Ceramic Tile	5%			2042	* *	5	$24,200	
Quarry Tile	4%			2046	* *	5	$29,100	
Sheet Vinyl/Rubber	3%			2041	* *	5	$21,800	
Vinyl Tile	72%			2038	* *	3	$130,700	
Wood	5%			2061	* *	5	$45,400	
Interior Walls								
Ceramic Tile	15%			2042	* *	5	$78,200	
Concrete Masonry Unit	22%			LIFE	* *	5	$45,800	
Folding Partition	1%			2049	* *	5	$13,000	
Gypsum Board	60%			LIFE	* *	5	$187,600	
Wood	2%			LIFE	* *	5	$41,700	
Ceilings								
AcousTileSusp.Lay-In	85%	4+	$140,200	2046	* *	5	$205,800	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$60,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Site Enclosure								
Fence/Gates								
Metal Panel	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Perforated Metal								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2046	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Mechanical Room								
Explanation : 150 Kilovolt Amperes 480/208/120 Volts, 45 Kilovolt Amperes 480/208/120 Volts, Two 30 Kilovolt Amperes 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$900	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$500	
Molded Case Bkrs	90%			2049	* *	5	$5,000	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	5%			2046	* *	5	$100	
Variable Frequency Drive	95%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$64,300	
Generators								
Diesel	100%			2042	* *	1	$80,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 900 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,700	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : No Available Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$182,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	20%			2038	* *	10	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front								
Explanation : Compact Fluorescent Lights								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2061	* *	5	$300	
Alarm								
Security System								
Generic	100%			2038	* *	1	$78,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$128,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$103,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 12th Floor Mechanical Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$10,300	
Terminal Devices								
Air Handler	10%	Now	$20,100	2038	* *	1	$11,600	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : 2 Coils, 12th Floor Mechanical Room And Basement.								
Air Handler	65%			2038	* *	1	$84,000	
Convector/Radiator	25%			2046	* *	1	$16,900	
Controls								
Digital	100%			2031	$6,146,400			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	0-2	$174,300	2034	$3,486,800	2	$10,200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : All Floors Mechanical Room								
Explanation : R-410a. Mechanical Defects Due To Distribution Piping Cloggage.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$34,600	2059	* *	4	$10,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Inside Piping								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Explanation : Clogged								

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Air Conditioning								
Heat Rejection								
Water Cooling Tower	10%	0-2	$10,800	2037	* *	2	$16,800	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Explanation : Auto Control Is Down Frequently								
Water Cooling Tower	90%			2034	$972,900	2	$189,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$116,500	
Exhaust Fans								
Interior	80%			2038	* *	2	$5,100	
Roof	20%			2038	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$5,500	2053	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Booster Pump, Basement Room 020								
Brass/Copper	90%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$122,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 12th Floor Machine Room								
Explanation : Two 250 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$4,400	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$8,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$12,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 Units From Sub-basement To 12th Floor, 2 Units From Sub-basement To Mezzanine 7th Floor								
Explanation : 5 Units. 1 Of Them Is Down.								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$105,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$58,500	

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.*

DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

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
Fire Suppression								
Fire Pump								
Generic	100%			2042	* *	1	$39,000	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 50 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**MIDWOOD HIGH SCHOOL - BK**			
Address	:	**2839 BEDFORD AVENUE BTWN: GLENWOOD RD., CAMPUS RD.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K405**
Program / Asset #	:	**BOE0622.000 / 1220**	**Yr Built/Renovated**	:	**1940 / 2007**
Area Sq Ft	:	**277,728**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**27-Oct-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,Att**			
Block	:	**7553** **Lot** : **41**	**BIN**	:	**3205788**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,107,200	$1,069,400
Interior Architecture	$2,085,400	$3,221,800
Electrical	$276,000	$879,400
Mechanical	$6,309,800	$7,115,400
Total	**$12,778,400**	**$12,286,000**
Importance Code A	$4,107,200	$1,069,400
Importance Code B	$8,198,400	$11,081,600
Importance Code C	$472,800	$135,000
Total	**$12,778,400**	**$12,286,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,100	$38,300	$10,400	
Interior Architecture	$95,100		$1,600	$11,400
Electrical	$14,700	$10,400	$12,100	$10,400
Mechanical	$46,800	$14,100	$40,800	$36,300
Site Enclosure	$13,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$189,800**	**$77,700**	**$79,800**	**$73,000**
Importance Code A	$14,300	$38,300	$11,000	
Importance Code B	$139,000	$39,400	$68,800	$73,000
Importance Code C	$36,600			
Total	**$189,800**	**$77,700**	**$79,800**	**$73,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$211,900	
Masonry: Limestone	25%			LIFE	* *	5	$53,000	
Windows								
Aluminum	5%	Now	$5,100	2050	* *	5	$2,600	
Air Infiltration, Extent : Light, Area Affected : 5%								
Location : Room 131								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Room 131								
Wood	95%	Now	$4,107,200	2059	* *	5	$499,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	15%			LIFE	* *	5	$400	
Masonry: Limestone	85%			LIFE	* *	5	$3,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout Cornice								
Roof								
Asphalt Shingle	70%			2043	* *	10	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloped Roof								
Explanation : Faux Slate, Rubber								
IRMA/Protected Membrane	5%			2039	* *	10	$10,400	
Roll Roofing	22%			2033	$305,200	5	$76,500	
Skylight, Metal/Glass	3%			2054	* *	10	$20,900	
Soffits								
Panel: Limestone	100%			LIFE	* *	5		
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$90,900	
Ceramic Tile	10%	Now	$48,000	2037	* *	5	$20,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Bathroom And Kitchen								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$16,200	
Vinyl Tile	22%	Now	$51,700	2034	$2,586,900	3	$34,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Hallways And Stairwell Landings								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	3%			2029	$1,021,200	3	$4,700	
Wood	35%			2049	* *	5	$272,800	
Wood	15%			2069	* *	5	$116,900	
Interior Walls								
Cast in Place Concrete	5%	Now	$134,800	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	3%	Now	$23,400	2037	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms And Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$13,900	
Marble Panels	2%	Now	$50,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entrance Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entrance Lobby								
Plaster	65%	Now	$224,300	LIFE	* *	5	$135,000	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Girls Basement Bathroom								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 4th Floor Bathroom And Auditorium								
SGFT/Glazed Masonry	15%			LIFE	* *			
SGFT/Glazed Masonry	5%	Now	$63,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Cafeteria								

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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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2047	* *	5	$30,000	
Exposed Struc: Concrete	10%	Now	$131,400	LIFE	* *	5	$6,700	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Metal Panel	3%	0-2	$8,700	LIFE	* *	5	$16,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	80%	Now	$213,300	LIFE	* *	5	$214,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Girls Basement Bathroom								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Room 209								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$13,200	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2039	* *			
Masonry: Granite	40%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room North								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	50%			2044	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room South								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								

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

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Under 600 Volts								
Transformers								
Dry Type	100%			2039	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : 40 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,200	
Raceway								
Conduit	70%			2034	$483,300	1		
Conduit	30%			2044	* *	1		
Panelboards								
Fused Disc Sw	20%			2042	* *	5	$1,300	
Molded Case Bkrs	80%			2042	* *	5	$5,900	
Wiring								
Braided Cloth	30%	2-4	$276,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	70%			2044	* *	1		
Motor Controllers								
Locally Mounted	85%			2047	* *	5	$1,600	
Variable Frequency Drive	15%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,100	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	5%			2034	$8,800	1		
Emergency, Battery	45%			2034	$214,800	10	$30,200	
Exit, Service	5%			2034	$6,100	1		
Exit, Battery	45%			2034	$181,300	10	$8,400	
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$103,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Halllways, Front Of The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

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

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement Steam Room								
Explanation : Steam Supplied From Nearby Brooklyn College								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	90%			2037	* *	5	$14,800	
Pres. Reducing Valve/LP Steam	10%	0-2	$1,700	2037	* *	5	$800	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Insulation Missing Or Damaged								
Distribution								
Steam Piping/Pump	95%			2034	$2,163,400			
Steam Piping/Pump	5%	Now	$2,300	2034	$113,900			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps, Basement								
Terminal Devices								
Air Handler	20%			2034	$1,070,300	1	$34,400	
Convector/Radiator	70%			2032	$1,627,800	1	$62,800	
Convector/Radiator	10%			2047	* *	1	$9,000	
Controls								
Pneumatic	100%			2028	$5,496,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2029	$754,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$154,900	
Exhaust Fans								
Interior	100%			2039	* *	2	$8,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$96,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four 50 Gallon Units								

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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2034	$1,375,100	4	$27,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$20,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Attic								
Sump Pump(s)								
Non-Submersible	100%			2034	$56,900	4	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Single Units								
Sewage Ejector(s)								
Electric	100%			2034	$148,900	4	$11,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Geared Traction	20%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Freight Unit Condemned For Many Years								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$393,300	1-2	$7,800	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 30 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE**
Address : **E. 17 STREET AND AVENUE L**
Borough : **BROOKLYN**
Program / Asset # : **BOE0622.010 / 13395**
Area Sq Ft : **8,000**
Date of Survey : **27-Oct-2022**
Areas Surveyed : **Basement, Floors 1**
Block : **7553** **Lot** : **41**
Agency's Number : **K405**
Yr Built/Renovated : **1940 / 2003**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3205788**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$100,400	$83,300
Total	**$100,400**	**$83,300**
Importance Code A	$100,400	$83,300
Total	**$100,400**	**$83,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,700			$10,800
Interior Architecture	$36,600			$100
Electrical	$900	$700	$700	$1,000
Mechanical	$12,400	$1,600	$1,300	$1,500
Site Enclosure	$29,600			
Site Pavements	$23,000			
Total	**$117,200**	**$2,300**	**$2,100**	**$13,400**
Importance Code A	$21,500	$400	$200	$11,300
Importance Code B	$43,400	$1,900	$1,900	$2,100
Importance Code C	$52,300			
Total	**$117,200**	**$2,300**	**$2,100**	**$13,400**

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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Asset # : 13395

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
Exterior								
Exterior Walls								
Cast in Place Concrete	77%			LIFE	* *	5	$83,300	
Glass Block	3%			LIFE	* *	5	$400	
Metal Panel	10%			2060	* *	5-10	$14,900	
Metal: Cage/Fence	10%	Now	$6,600	2051	* *	5	$4,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Lower And Upper Stands								
Windows								
Aluminum	100%			2056	* *	5	$2,400	
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	20%	Now	$8,100	LIFE	* *	5	$33,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint								
Exposed Struc: Steel	20%			LIFE	* *	5	$20,900	
Metal Panel	60%			2060	* *	5-10	$138,100	
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	* *	5	$13,400	
Quarry Tile	30%			2051	* *	5	$4,200	
Vinyl Tile	5%	Now	$1,300	2039	* *	3	$200	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Press Box								
Explanation : Substrate Dry Rot, Soft Floor								
Interior Walls								
Cast in Place Concrete	40%	Now	$20,700	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Center Of Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Corridor								
Ceramic Tile	10%			2047	* *	5	$1,300	
Concrete Masonry Unit	35%			LIFE	* *	5	$1,900	
Plaster	15%			LIFE	* *	5	$600	
Ceilings								
Exposed Struc: Concrete	45%	Now	$13,000	LIFE	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor								
Exposed Struc: Steel	50%			LIFE	* *			
Gypsum Board	5%	Now	$800	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Press Box								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Press Box								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Asset # : 13395

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$19,600	2054	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : East 17th Street								
Iron Picket	25%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Wall								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$10,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Property Perimeter								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Along Property Perimeter								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2051	* *			
Parking/Driveway								
Asphalt	100%	2-4	$11,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Driveway								
Activity Yard								
Asphalt	10%			2047	* *			
Rubber Matting	15%			2042	* *			
Traffic Topping	10%	Now	$9,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Tennis Court								
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Field								
Explanation : Artifical Turf								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Asset # : 13395

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2060	* *	5	$200	
Raceway								
Conduit	100%			2060	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$200	
Wiring								
Thermoplastic	100%			2060	* *	1		
Motor Controllers								
Locally Mounted	100%			2051	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$800	
Exit, Battery	50%			2042	* *	10	$200	
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2042	* *	1-3	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	50%			2060	* *	1		
Natural Gas	50%			2060	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Asset # : 13395

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%	Now	$6,800	2051	* *	1	$1,400	1
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Due To Flooding								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One New Unit								
Radiant Heater	50%			2042	* *	2	$1,500	
Distribution								
Hot Wtr Piping/Pump	50%			2056	* *	4	$200	
No Component	50%							
Terminal Devices								
Air Handler	20%			2042	* *	1	$800	
Unit Heater - Hot Water	30%			2042	* *			
No Component	50%							
Controls								
Electrical	100%			2033	$45,500			
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2038	* *	2	$100	
Split Unit	5%			2042	* *			
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2042	* *	1	$100	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2042	* *	2	$200	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$1,800	
No Component	50%							
Exhaust Fans								
Interior	50%			2042	* *	2	$100	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2060	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$200	4	$100	

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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Asset # : 13395

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
Plumbing								
Backflow Preventer								
Generic	100%			2042	* *	1	$400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	15%	Now	$5,000	2034	$5,000	2	$200	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Due To Flooding, Basement								
Gas Fired	85%			2034	$28,200	2	$1,100	
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Gallons Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2060	* *	1-2	$1,800	
Fire Pump								
Generic	100%			2043	* *	1	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MIDWOOD HIGH SCHOOL ADDITION- BK**		
Address	: **2886 BEDFORD AVENUE @ CAMPUS RD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K705**
Program / Asset #	: **BOE0622.020 / 14412**	**Yr Built/Renovated**	: **2008 /**
Area Sq Ft	: **51,068**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **7553** **Lot** : **41**	**BIN**	: **3205788**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$153,400	$266,000
Interior Architecture	$64,900	$90,700
Mechanical	$66,300	$1,501,800
Total	**$284,600**	**$1,858,600**
Importance Code A	$153,400	$266,000
Importance Code B	$131,200	$1,501,800
Importance Code C		$90,700
Total	**$284,600**	**$1,858,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,300		$66,400	$4,100
Interior Architecture	$101,900	$1,900	$9,600	$5,700
Electrical	$9,400	$11,800	$9,900	$9,900
Mechanical	$10,200	$6,000	$10,800	$6,000
Site Pavements	$13,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$176,100**	**$34,100**	**$111,100**	**$40,200**
Importance Code A	$28,900	$2,500	$69,000	$6,600
Importance Code B	$67,500	$31,600	$42,100	$33,600
Importance Code C	$79,700			
Total	**$176,100**	**$34,100**	**$111,100**	**$40,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$1,600	
Masonry: Brick Cavity	72%			LIFE	* *	5	$63,300	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$16,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Enclosed Pedestrian Walkway Over Bedford Avenue								
Explanation : Connecting Bridge								
Metal Panel	15%			2054	* *	5-10	$90,600	
Windows								
Fiberglass Panel	15%			2050	* *	5	$8,200	
Steel	85%			2050	* *	5	$155,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$5,900	
Masonry: Brick Cavity	60%			LIFE	* *	5	$4,600	
Metal Panel	3%			2054	* *	5	$900	
Metal Rail	27%			2047	* *	5-10	$37,200	
Roof								
IRMA/Protected Membrane	75%			2039	* *	10	$33,400	
Modified Bitumen	15%	Now	$3,700	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Connector Bridge								
Sloped Glazing	10%	Now	$75,800	LIFE	* *	5	$59,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Library								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library Sloped Glazing								
Explanation : Fiberglass Material								
Soffits								
Metal Panel	100%			2054	* *	5-10	$29,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,700	
Ceramic Tile	5%			2043	* *	5	$3,800	
Terrazzo	5%			LIFE	* *	5	$3,000	
Traffic Topping	20%			2039	* *	5	$19,100	
Vinyl Tile	60%	0-2	$64,900	2039	* *	3	$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	10%	4+	$36,400	LIFE	* *	5	$7,600	
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Roof Access Stair								
Gypsum Board	80%	Now	$43,300	LIFE	* *	5	$90,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : First Floor West Entry Hallway								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Library								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : First Floor West Entry Hallway								
Explanation : Insufficient Support For Wall Mounted Magnetic Door Hold.								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	$19,100	2047	* *	5	$28,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5	$1,600	
Gypsum Board	5%	Now	$3,100	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Connector Bridge And Library								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Connector Bridge And Library								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	5%			2043	* *			
Cast in Place Concrete	70%			2047	* *			
Pavers/Stone	25%			2043	* *			
Activity Yard								
Asphalt	95%	0-2	$13,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Recess Yard								
Explanation : Used By Neighboring Elementary School								
Rubber Matting	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Used By Neighboring Elementary School								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$15,700	
Generators								
Diesel	100%			2043	* *	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 275 Kilowatts.								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$1,900	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 150 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	10%			2039	* *	1		
Exit, Battery	40%			2039	* *	10	$1,400	
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								

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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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

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
Alarm								
Security System								
Generic	100%			2042	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$32,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	100%			2039	* *	1	$25,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Units								
Controls								
Digital	100%			2032	$1,501,800			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2039	* *	2	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units Refrigerant R410a								
Split Unit	5%			2039	* *			
Terminal Devices								
Fan Coil - 2 Pipe	5%			2039	* *	1	$800	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2039	* *	2	$1,800	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$28,500	
Exhaust Fans								
Roof	100%			2039	* *	2	$1,600	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,600	
Backflow Preventer								
Generic	100%			2039	* *	1	$3,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$3,300	2029	$66,300	2	$2,100	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Units, Penthouse								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Two 175 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Cellar To 3rd Floor, One Unit From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$14,300	
Fire Pump								
Generic	100%			2037	* *	1	$9,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX**		
Address	: **1780 DR. MARTIN LUTHER KING JR. BLVD. - BX**		
Borough	: **BRONX**	**Agency's Number**	: **X338**
Program / Asset #	: **BOE1118.000 / 14574**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **96,049**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **2866** **Lot** : **100**	**BIN**	: **2008470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$68,900	$107,700
Interior Architecture	$59,700	$325,500
Electrical		$1,777,400
Mechanical	$135,000	$458,800
Total	**$263,500**	**$2,669,400**
Importance Code A	$68,900	$107,700
Importance Code B	$194,600	$2,460,800
Importance Code C		$100,900
Total	**$263,500**	**$2,669,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,400		$11,200	$10,600
Interior Architecture	$25,600	$31,600	$2,200	$13,800
Electrical	$17,400	$19,900	$16,800	$18,700
Mechanical	$20,100	$9,000	$17,000	$9,000
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$101,900**	**$74,900**	**$61,600**	**$66,500**
Importance Code A	$25,300		$12,300	$10,600
Importance Code B	$76,600	$46,900	$49,200	$55,900
Importance Code C		$28,000		
Total	**$101,900**	**$74,900**	**$61,600**	**$66,500**

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$24,400	LIFE	* *	5	$46,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Front Facade								
Masonry: Brick Cavity	90%			LIFE	* *	5	$107,700	
Metal Panel	2%			2054	* *	5-10	$16,500	
Window Wall	3%			2054	* *	5	$13,500	
Windows								
Aluminum	100%			2050	* *	5	$21,300	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Explanation : Covered With Roof Membrane								
Masonry: Limestone	10%			LIFE	* *	5	$800	
Roof								
IRMA/Protected Membrane	100%			2039	* *	10	$68,900	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Carpet	2%	4+	$1,000	2033	$52,100	3	$4,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$15,700	
Ceramic Tile	5%			2043	* *	5	$7,200	
Poured Epoxy/Resin	2%			2032	$164,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Location Noted								
Quarry Tile	5%			2047	* *	5	$10,800	
Sheet Vinyl/Rubber	2%			2039	* *	5	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$5,600	
Vinyl Tile	69%			2039	* *	3	$49,600	
Wood	5%			2062	* *	5	$13,500	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Cast Stone/Terra Cotta	2%			LIFE	* *			
Ceramic Tile	20%			2043	* *	5	$56,000	
Concrete Masonry Unit	8%			LIFE	* *	5	$9,000	
Gypsum Board	60%			LIFE	* *	5	$100,900	

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2047	* *	5	$115,000	
AcousTileSusp.Lay-In	3%			2047	* *	5	$4,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,000	
Wood	2%			LIFE	* *	5	$25,200	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	50%			2043	* *			
Rubber Matting	50%			2039	* *			
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Play Yard								
Explanation : Edges Of Rubber Units Are Curling								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B14b								
Explanation : Main Service Disconnect Switches Rated At 3,000 Amperes, 1,600 Amperes, And 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B14b								
Explanation : Three Switchboards: Two With 2 Sections Each One, And One With One Section								
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$600	

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$29,600	
Generators								
Diesel	100%			2043	* *	1	$37,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Generator Enclosure By Parking Lot								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Generator Enclosure By Parking Lot								
Explanation : Rated Capacity: 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	96%			2034	$1,407,500	10	$84,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$29,300	10	$1,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Gymnasium								
HID	2%			2039	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : HID Lights								
Egress Lighting								
Emergency, Service	50%			2034	$30,300	1		
Exit, Battery	50%			2034	$69,700	10	$3,200	
Exterior Lighting								
HID	10%			2034	$45,900	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$700	
Alarm								

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

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
Alarm								
Security System								
Generic	50%			2034	$92,300	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And All Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2034	$92,300	1	$17,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exterior Wall - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$61,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, And Horns								

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
Heating								
Energy Source								
Electricity	10%			2054	* *	1		
Natural Gas	90%			2054	* *	1		
Conversion Equipment								
Radiant Heater	10%			2039	* *	2	$4,500	
No Component	90%							
Controls								
Digital	100%	Now	$56,500	2032	$282,500			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$78,500	2039	* *	2	$4,500	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : 2 Of 6 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Packaged Units								
Split Unit	5%	Now	$11,700	2034	$116,800			
Malfunctioning, Extent : Severe, Area Affected : 60%								
Location : Roof								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,600	
Exhaust Fans								
Roof	100%			2039	* *	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$5,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mer								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$26,900	
Fire Pump								
Generic	100%			2043	* *	1	$17,900	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**MORRIS HIGH SCHOOL - BX**			
Address	:	**1110 BOSTON ROAD BTWN: EAST 166 ST., EAST 167 ST.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X400**
Program / Asset #	:	**BOE0318.000 / 376**	**Yr Built/Renovated**	:	**1901 / 2015**
Area Sq Ft	:	**186,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**23-May-2023**	**Landmark Status**	:	**INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,3,5,6,8,Att**			
Block	:	**2634** **Lot** : **1**	**BIN**	:	**2004526**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,049,000	$4,646,000
Interior Architecture	$5,525,800	$251,700
Electrical	$3,285,400	$2,808,400
Mechanical	$2,907,200	$10,222,400
Site Enclosure	$1,094,700	
Site Pavements	$363,600	
Total	**$15,225,600**	**$17,928,500**
Importance Code A	$2,049,000	$6,554,000
Importance Code B	$11,892,300	$11,191,000
Importance Code C	$1,284,300	$183,500
Total	**$15,225,600**	**$17,928,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$37,200		
Interior Architecture	$60,600	$14,600	$32,200	$25,100
Electrical	$78,900	$36,200	$31,500	$30,300
Mechanical	$322,500	$53,700	$135,400	$45,300
Site Enclosure	$86,600			
Site Pavements	$8,400			
Elevators/Escalators	$16,300	$16,300	$16,300	$16,300
Total	**$573,300**	**$158,000**	**$215,500**	**$117,000**
Importance Code A	$18,200	$55,600	$18,600	$18,400
Importance Code B	$469,800	$87,800	$196,900	$98,600
Importance Code C	$85,200	$14,600		
Total	**$573,300**	**$158,000**	**$215,500**	**$117,000**

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$67,800	LIFE	* *	5	$95,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Jackson Avenue And Rear Of Building								
Repairs in Progress, Extent : N/A, Area Affected : 75%								
Location : Tower								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tower								
Explanation : Netting And Sidewalk Sheds In Place								
Masonry: Brick	10%	Now	$112,200	LIFE	* *	5	$24,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Custodian Restrooms In Basement And Vent Shaft								
Masonry: Brick Cavity	75%	0-2	$890,600	LIFE	* *	5	$182,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Along Newer Wing								
Masonry: Limestone	10%			LIFE	* *	5	$18,300	
Windows								
Aluminum	53%	0-2	$431,800	2033	$2,159,200	5	$20,200	
Air Infiltration, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Aluminum	35%			2033	$1,639,800	5	$26,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floor Windows								
Explanation : Exterior Window Guards								
Metal Louvers	2%			2043	* *	10	$9,500	
Steel	5%			2033	$369,400	5	$47,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Stained Glass								
Steel	5%	Now	$321,200	2059	* *	5	$23,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Stair hall								
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Stair halls								
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	* *	5	$67,100	
Masonry: Brick Cavity	35%			LIFE	* *	5	$8,700	
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Metal Rail	25%			2047	* *	5-10	$111,800	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Exterior								
Roof								
Built-Up (BUR)	5%			2034	$82,300	10	$6,300	
Copper/Terne	50%			2049	* *	10	$157,500	
Modified Bitumen	40%			2042	* *	10	$50,400	
Skylight, Metal/Glass	5%			2044	* *	10	$21,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$31,300	
Ceramic Tile	5%			2037	* *	5	$14,300	
Quarry Tile	5%			2039	* *	5	$21,500	
Terrazzo	5%			LIFE	* *	5	$11,200	
Vinyl Tile	70%	Now	$3,099,400	2039	* *	3	$75,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement And Other Areas Throughout School								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement And Other Areas Throughout School								
Wood	8%			2069	* *	5	$43,000	
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Gymnasium								
Wood	2%	Now	$382,400	2074	* *	5	$5,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Room 801								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$29,100	
Concrete Masonry Unit	2%	Now	$367,700	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Fan Room In Basement								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Fan Room In Basement								
Glass: Single Pane	2%			LIFE	* *	5	$8,700	
Gypsum Board	8%			LIFE	* *	5	$28,000	
Masonry: Brick	5%	Now	$620,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Room								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Spalled Stucco In Basement Mechanical Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room H3								
Plaster	2%			LIFE	* *	5	$3,500	
Plaster	63%			LIFE	* *	5	$110,100	
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	3%			LIFE	* *	5	$69,900	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Interior								
Ceilings								
AcousTileConcealSpLn	18%	Now	$842,200	2054	* *	5	$29,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 90%								
Location : Gymnasium								
AcousTileConcealSpLn	2%			2051	* *	5	$6,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Wood Shop								
AcousTileSusp.Lay-In	20%	0-2	$48,300	2039	* *	5	$26,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Several Areas Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	5%	Now	$5,100	LIFE	* *	5	$16,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement In Storage Room								
Masonry: Infill Arch	10%	Now	$213,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Metal Panel	3%			LIFE	* *	5	$9,700	
Plaster	42%			LIFE	* *	5	$68,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$49,700	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Parking Area And Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 80%								
Location : Throughout								
Iron Picket	50%	Now	$27,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along Jackson Avenue And Other Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			

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MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	10%	Now	$9,700	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Stairs Along Jackson Avenue								
Masonry: Fieldstone	90%	Now	$1,094,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Perimeter Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Along Jackson Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Along Home Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$67,700	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Public Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$3,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Site								
Parking/Driveway								
Asphalt	95%	Now	$295,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	5%	Now	$5,300	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramp To Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$57,500	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One Main Service Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$291,100	5	$600	
Molded Case Bkrs	20%			2034	$72,800	5	$1,000	
Raceway								
Conduit	100%			2034	$377,300	1		

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$38,000	5	$400	
Molded Case Bkrs	90%			2033	$341,800	5	$4,400	
Wiring								
Braided Cloth	20%	2-4	$100,600	2059	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2034	$402,200	1		
Motor Controllers								
Locally Mounted	95%			2032	$192,900	5	$1,200	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$30,000	1	$57,200	
Generators								
Diesel	100%	Now	$31,000	2037	* *	1	$64,800	
Suspect Water Damage, Extent : Moderate, Area Affected : 100%								
Location : Generator Exhaust System								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : Rated At 375 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2027	$2,700	5	$41,500	
Fuel Storage								
Day Tank	100%			2033	$28,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 50 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	$2,482,500	10	$136,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	12%			2029	$372,400	10	$20,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways, Kitchen								
Incandescent	3%			2029	$173,000	2	$100	
LED	5%			2042	* *			

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Lighting								
Egress Lighting								
Emergency, Service	45%			2034	$57,700	1		
Emergency, Battery	5%			2042	* *	10	$2,200	
Emergency, Battery	25%			2034	$87,400	10	$11,200	
Exit, Service	25%			2034	$22,400	1		
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2034	$390,800	1	$69,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$537,000	1-3	$114,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 201, 6th Floor Staff Toilet								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	99%			2034	$472,900	1		
Abandoned in Place, Extent : Light, Area Affected : 66%								
Location : Sub-basement - Oil Tank Room - 2 Of 3 Oil Tanks, 6,500 Gallons Each								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Oil Tank Room								
Explanation : One 10,000 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Heating								
Conversion Equipment								
Radiant Heater	1%			2034	$54,200	2	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 201, 6th Floor - Staff Toilet								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Steam Boiler	99%			2032	$1,796,300	1	$182,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%	Now	$33,300	2034	$1,667,000			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Auditorium - Behind Wall - 20 LF Approximately								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Terminal Devices								
Air Handler	35%	Now	$27,400	2034	$1,371,100	1	$36,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement - Mechanical Room Inside Switchboard Room - H3 Air Handler Coil								
Convector/Radiator	65%			2032	$1,106,500	1	$39,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	5%	Now	$29,900	2027	$298,900			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Attic Mechanical Room - System For Heating And Ventilating Units Serving Various Rooms On The 5th Floor								
Digital	1%			2029	$59,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Medical Center 015a								
Explanation : Location Noted								
Electrical	94%	Now	$54,400	2027	$1,087,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Various Locations - Defective Radiator Control Valves								
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasiums, Cafeteria, Other Locations								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2029	$307,100	1	$8,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof								
Split Unit	1%	Now	$49,400	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Telecom Rooms 101, 223, 512f - 3 Units								
Split Unit	1%			2034	$49,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Medical Center 015a, Telecom Room 128a								
Explanation : Location Noted								
Window/Wall Unit	67%			2032	$528,400	1		
Window/Wall Unit	6%	Now	$47,300	2034	$47,300	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various - 12 Units Approximately								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%	Now	$2,900	2044	* *	4	$900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Technology Laboratory 506, Other Locations								
No Component	90%							
Terminal Devices								
Fan Coil - 4 Pipe	10%	Now	$67,300	2029	$673,000	1	$5,400	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Library, Other Locations								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$103,700	
Exhaust Fans								
Interior	10%			2034	$92,300	2	$600	
Roof	90%			2034	$363,500	2	$5,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,673,600	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Plumbing								
Water Heater With Tanks								
Electric	1%			2029	$500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 422								
Explanation : 1 Unit, 15 Gallons Approx.								
Gas Fired	9%			2033	$3,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room By Kitchen								
Explanation : 1 Unit, 80 Gallons								
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$14,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement - Mechanical Room Inside Switchboard Room								
Sump Pump(s)								
Submersible	100%			2028	$6,400	4	$5,900	
Backflow Preventer								
Generic	100%			2029	$93,000	1	$11,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	90%			2029	$32,600	2	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
No Component	10%							
Hot Water Storage Tank								
Generic	50%	Now	$17,200	2044	* *	1	$2,400	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room (1 Of 2) - Leaking And Corroded - 257 Gallons								
Generic	50%			2029	$17,200	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit (1 Of 2), 257 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 5th Floor, One Unit From 1st To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$93,800	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

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
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2044	* *	1-2	$20,800	
Fire Pump								
Generic	100%			2030	$198,800	1	$34,700	
Chemical System								
Wet	100%			2027	$121,400	1-10	$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 150 Square Foot Hood							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MOTT HAVEN EDU.. CAMPUS - BX**		
Address	: **730 CONCOURSE VILLAGE WEST BTWN E.153 ST. - E.156 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X790**
Program / Asset #	: **BOE1122.000 / 14578**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **300,238**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **2443** **Lot** : **78**	**BIN**	: **2103486**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$662,000	$869,700
Interior Architecture	$278,000	$1,064,300
Electrical	$286,900	$5,293,200
Mechanical	$98,800	$10,842,600
Total	**$1,325,600**	**$18,069,900**
Importance Code A	$662,000	$2,339,200
Importance Code B	$511,500	$15,101,100
Importance Code C	$152,100	$629,600
Total	**$1,325,600**	**$18,069,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$87,300	$27,700	$4,700	
Interior Architecture	$152,700	$10,100	$27,000	$36,500
Electrical	$39,700	$26,500	$27,300	$27,600
Mechanical	$68,400	$99,700	$91,500	$103,300
Site Enclosure	$43,900			
Site Pavements	$37,200			
Elevators/Escalators	$67,000	$67,000	$67,000	$67,000
Total	**$496,200**	**$230,900**	**$217,400**	**$234,300**
Importance Code A	$100,700	$43,800	$18,100	$16,100
Importance Code B	$372,300	$187,000	$199,300	$218,200
Importance Code C	$23,300			
Total	**$496,200**	**$230,900**	**$217,400**	**$234,300**

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	20%			LIFE	* *	5	$65,600	
Metal Panel	20%			2057	* *	5-10	$450,700	
Pre-Cast Concrete	55%			LIFE	* *	5	$586,000	
Window Wall	5%			2057	* *	5	$61,500	
Windows								
Aluminum	90%	4+	$190,400	2047	* *	5	$39,000	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Classroom On 1st And 2nd Floor								
Glass Block	5%			LIFE	* *	5	$2,700	
Metal Louvers	5%			2044	* *	10	$27,100	
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,800	
Metal Panel	10%			2057	* *	5	$9,800	
Metal Rail	10%			2048	* *	5-10	$45,600	
Metal Security Bars	10%			2066	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Around Terraces								
Explanation : This Component Is Acually Iron Fence								
Pre-Cast Concrete	60%			LIFE	* *	5	$95,200	
Roof								
IRMA/Protected Membrane	55%			2039	* *	10	$86,200	
Metal Panel	20%			2048	* *	10	$57,500	
Modified Bitumen	3%			2039	* *	10	$4,700	
Plaza Roof: Stone Panels	20%	Now	$41,300	2051	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Planting Area Near Kipp Academy Entrance Leaking Into Closet Below								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Terraces								
Explanation : This Component Is Actually Concrete Pavers And Stone Screening At Plantings								
Skylight, Metal/Glass	2%			2057	* *	10	$10,500	
Interior								

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Interior								
Floors								
Carpet	5%			2032	$406,900	3	$33,700	
Cast in Place Concrete	5%			LIFE	* *	5	$49,200	
Ceramic Tile	7%			2044	* *	5	$31,500	
Quarry Tile	3%			2048	* *	5	$20,200	
Terrazzo	1%	0-2	$8,600	LIFE	* *	5	$3,500	
Uneven Surface, Extent : Light, Area Affected : 1%								
Location : Basement Reception Desk, Tile Movement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Lobby And Cellar Lobby								
Explanation : Terrazzo Tiles								
Terrazzo	9%			LIFE	* *	5	$31,600	
Vinyl Tile	65%			2039	* *	3	$146,000	
Wood	5%			2066	* *	5	$42,100	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	20%			2044	* *	5	$187,200	
Concrete Masonry Unit	3%			LIFE	* *	5	$11,200	
Folding Partition	5%			2053	* *	5	$117,000	
Glass: Single Pane	2%	Now	$23,300	LIFE	* *	5	$14,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Lunchroom								
Gypsum Board	65%			LIFE	* *	5	$365,100	
Wood	3%			LIFE	* *	5	$112,300	
Ceilings								
AcousTileSusp.Lay-In	11%	4+	$16,800	2048	* *	5	$24,700	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Basement								
AcousTileSusp.Lay-In	56%			2048	* *	5	$251,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%	Now	$32,200	LIFE	* *	5	$112,300	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : B69 Closet								
Metal Panel	3%	4+	$9,100	LIFE	* *	5	$16,900	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Wood	5%	4+	$26,100	LIFE	* *	5	$196,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Audtiorium								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2057	* *			
Iron Picket	35%			2075	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2075	* *			

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	35%			2075	* *			
Concrete Masonry Unit	65%	4+	$43,900	2057	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along Concourse Village West								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Cast in Place Concrete	15%			2048	* *			
Pavers/Stone	15%	2-4	$37,200	2044	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Kipp Academy Plaza And Terrace By Football Field								
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Football Field								
Explanation : Astroturf No Repair Needed								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room, Room C20								
Explanation : Five 1,200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2044	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Some Electrical Closet								
Explanation : Four 300 Kilovolt-ampere, 408/208/120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	* *	5	$7,900	
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	$700	
Molded Case Bkrs	90%			2047	* *	5	$7,100	
Wiring								
Thermoplastic	100%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2044	* *	5	$400	
Variable Frequency Drive	80%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	$92,400	
Generators								
Diesel	100%			2040	* *	1	$116,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 500 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,100	
Fuel Storage								
Main Tank	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	86%			2036	$3,941,300	10	$236,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2036	$458,300	10	$27,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Bathrooms								
Fluorescent	1%			2036	$45,800	10	$2,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Information Area First Floor								
Fluorescent	3%			2036	$137,500	10	$8,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Room Sub-basement								
Egress Lighting								
Emergency, Service	50%			2036	$94,700	1		
Exit, Service	50%			2036	$66,300	1		
Exterior Lighting								
HID	20%			2027	$286,900	10	$200	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2059	* *	5	$100	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Alarm								
Security System								
No Component	80%							
Generic	10%			2036	$57,700	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2036	$57,700	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Some Offices, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$158,600	1-3	$38,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Toilets, Basement, Some Classrooms, Mechanical And Electrical Room								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Heat Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	10%			2051	* *	1		
Natural Gas	90%			2051	* *	1		
Conversion Equipment								
Furnace	70%			2036	$669,400	1	$103,900	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Roof								
Explanation : 8 Packaged Rooftop Air Conditioning Units With Natural Gas Furnaces								
Hot Water Boiler	20%			2044	* *	1	$29,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Third Floor Mechanical Rooms								
Explanation : 4 Natural Gas Burning Hot Water Boilers								
Radiant Heater	10%			2036	$800,100	2	$13,900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various								
Explanation : 35 Electricity Units								
Distribution								
Hot Wtr Piping/Pump	20%			2047	* *	4	$4,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Service To Fin Tube Radiators								
Explanation : Dual Temperature System								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Heating								
Terminal Devices								
Air Handler	15%			2036	$867,800	1	$27,900	
Convector/Radiator	5%			2044	* *	1	$4,900	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Various								
Explanation : Hot Water Fin Tube Radiators								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2036	$907,100	1	$27,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : R-407a								
Ext Pkg Unit - Heating/Cooling	77%			2036	$3,977,200	2	$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof, Serves Classrooms, Offices And Corridors Throughout								
Explanation : 8 Packaged Rooftop Air Conditioning Units With Natural Gas Furnaces								
Split Unit	3%			2036	$219,000			
Other Observation, Extent : N/A, Area Affected : 3%								
Location : Roof								
Explanation : 2 Units. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2051	* *	4	$4,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Throughout								
Explanation : Dual Temperature Piping And Pumping								
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2036	$1,193,100	1	$37,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Cafeteria And Auditorium								
Explanation : Dual Temperature System								
Fan Coil - 2 Pipe	5%			2036	$468,900	1	$4,900	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$890,100	2	$209,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Packaged Rooftop Units. Air Cooled Chiller And Split Units								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$167,400	
Exhaust Fans								
Interior	20%			2039	* *	2	$1,800	
Roof	80%			2036	$477,200	2	$7,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Bulkhead Mechanical Room								
Explanation : 4 Natural Gas Burning Hot Water Heaters								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Galvanized Iron Piping								
Sewage Ejector(s)								
Electric	100%			2036	$161,000	4	$17,900	
Backflow Preventer								
Generic	100%			2036	$137,300	1	$18,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 8 Units From Basement To 3rd Floor, 1 Unit From Basement To Cellar								
Explanation : 9 Units								
Fire Suppression								
Standpipe								
Generic	100%			2057	* *	1-5	$157,000	
Sprinkler								
Generic	100%			2051	* *	1-2	$84,100	
Fire Pump								
Generic	100%	Now	$14,700	2040	* *	1	$50,500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Fire Pump Leaking Water At The Shaft/bearing End								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **MURRY BERGTRAUM H.S. - M**				
Address	: **411 PEARL ST @ MADISON ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M520**
Program / Asset #	: **BOE0138.000 / 165**			**Yr Built/Renovated**	: **1975 / 2009**
Area Sq Ft	: **306,780**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Jun-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,Mez**				
Block	: **113**	**Lot**	: **100**	**BIN**	: **1001388**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,219,100	$255,000
Interior Architecture	$1,361,400	$10,443,400
Electrical	$668,800	$9,009,300
Mechanical	$9,262,600	$20,147,300
Site Pavements	$463,800	
Total	**$12,975,700**	**$39,855,000**
Importance Code A	$1,219,100	$549,400
Importance Code B	$10,353,600	$38,969,000
Importance Code C	$1,403,000	$336,600
Total	**$12,975,700**	**$39,855,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,000	$26,600		
Interior Architecture	$54,000	$61,000		$42,500
Electrical	$55,600	$88,900	$50,000	$55,700
Mechanical	$758,000	$136,200	$129,600	$130,500
Site Enclosure	$2,800			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$921,700**	**$328,000**	**$194,900**	**$244,000**
Importance Code A	$36,000	$27,200		
Importance Code B	$882,800	$300,800	$194,900	$244,000
Importance Code C	$2,800			
Total	**$921,700**	**$328,000**	**$194,900**	**$244,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$1,137,400	LIFE	* *	5	$255,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Pre-Cast Concrete	5%			LIFE	* *	5	$46,100	
Window Wall	5%			2053	* *	5	$53,100	
Windows								
Aluminum	98%	Now	$81,700	2049	* *	5	$16,700	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Louvers	2%			2042	* *	10	$4,300	
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	$13,500	
Masonry: Brick Cavity	85%			LIFE	* *	5	$22,300	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$16,500	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Coping								
Roof								
IRMA/Protected Membrane	30%	Now	$17,300	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Into 4th Floor								
Modified Bitumen	70%	0-2	$18,700	2038	* *			
Ponding, Extent : Light, Area Affected : 1%								
Location : Main Roof								
Soffits								
Stucco Cement	100%			2046	* *	5	$43,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$100,400	
Ceramic Tile	5%			2042	* *	5	$23,000	
Quarry Tile	3%	0-2	$51,900	2046	* *	5	$10,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Terrazzo	3%			LIFE	* *	5	$10,800	
Vinyl Tile	74%			2033	$9,611,700	3	$169,900	
Wood	5%			2048	* *	5	$43,000	

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$124,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Sub-basement								
Concrete Masonry Unit	15%	Now	$462,800	LIFE	* *	5	$96,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Folding Partition	2%	Now	$227,300	2041	* *	5	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Unit Inoperable, Extent : Moderate, Area Affected : 75%								
Location : Gymnasium And Auditorium								
Gypsum Board	2%			LIFE	* *	5	$19,200	
Masonry: Brick	1%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$240,400	
SGFT/Glazed Masonry	23%			LIFE	* *			
SGFT/Glazed Masonry	2%	Now	$295,000	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Corridor Adjacent Elevator And Gymnasium								
Ceilings								
AcousTileSusp.Lay-In	17%			2038	* *	5	$78,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$3,600	
Gypsum Board	13%			LIFE	* *	5	$75,500	
Metal Panel	45%	Now	$141,700	LIFE	* *	5	$261,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridors And Basement								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Basement								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Corridors And Basement								
Plaster	20%	Now	$57,800	LIFE	* *	5	$58,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Locker Room								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	30%			2068	* *			
Masonry: Brick	20%	Now	$2,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Rear Service Entrance On Avenue Of The Finest								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$170,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Sidewalk Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$293,100	2046	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 75%								
Location : Rear Service Entrance On Avenue Of The Finest								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 5,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,300	
Raceway								
Conduit	90%			2033	$621,400	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$700	
Molded Case Bkrs	10%			2041	* *	5	$800	
Molded Case Bkrs	80%			2032	$523,200	5	$6,500	
Wiring								
Thermoplastic	90%			2033	$828,000	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$37,200	5	$200	
Motor Control Center	70%			2031	$1,042,300	5	$5,900	
Variable Frequency Drive	20%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$94,400	
Generators								
Diesel	100%	Now	$142,000	2048	* *	1	$106,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Penthouse								

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,400	
Fuel Storage								
Day Tank	20%			2032	$5,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 50 Gallons Rated Capacity								
Main Tank	80%			2036	$63,000	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$3,746,200	10	$225,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2033	$140,500	10	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Light								
HID	1%			2028	$37,200	10	$100	
Incandescent	1%			2028	$87,000	2	$100	
LED	15%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$96,800	1		
Exit, Service	50%			2033	$67,700	1		
Exterior Lighting								
HID	30%			2028	$439,700	10	$300	
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$114,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$810,300	1-3	$194,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$189,100	5	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Mezzanine								
Explanation : 4 Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	$6,900	2032	$68,700	4	$1,500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Circulating Pump, 6th Floor Mezzanine								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Expansion Tank And Water Piping On Sixth Floor								
Steam Piping/Pump	90%	Now	$45,300	2033	$2,264,000			
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Condensate Return Pumps, 6th Floor.								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Steam Room And 6th Floor								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Steam Room								
Terminal Devices								
Air Handler	90%	0-2	$1,596,100	2043	* *	1	$153,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coils, 6th Floor								
Not Energy Efficient, Extent : Moderate, Area Affected : 90%								
Location : All Units, 6th Floor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 6th Floor								
Convector/Radiator	5%			2031	$128,400	1	$5,000	
Unit Heater - Hot Water	5%	0-2	$18,600	2028	$93,100			
Not in Service, Extent : Moderate, Area Affected : 90%								
Location : Various Locations								
Controls								
Pneumatic	100%	0-2	$607,100	2027	$6,071,100			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Steam/HW System	100%			2043	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	85%			2036	$8,663,800	1	$282,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor								
Explanation : 2 Units								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2033	$431,800	4	$15,100	
Terminal Devices								
Air Handler/Cool/Ht	85%			2033	$4,403,900	1	$161,300	
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2034	$1,146,400	2	$262,400	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$69,000	LIFE	* *	2-5	$17,100	
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Mixing Boxes For Hot And Cold Deck System, Various Locations.								
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Damper Actuators, 6th Floor.								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$154,000	
Exhaust Fans								
Interior	100%			2028	$1,393,200	2	$9,400	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$20,200	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 6th Floor								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Booster Pump In Subcellar								
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Hot Water Circulating Pumps, 6th Floor Mezzanine								
Brass/Copper	90%			2043	* *	1		
Water Heater With Tanks								
Electric	10%			2033	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 40 Gallon Unit, One 30 Gallon Unit.								
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2033	$1,519,000	4	$30,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$164,500	4	$12,200	
Backflow Preventer								
Generic	100%			2033	$140,300	1	$18,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One From Sub-basement To Sixth Floor, One From Basement To Sixth Floor								
Explanation : 2 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To First Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$154,700	
Sprinkler								
No Component	85%							
Generic	15%			2033	$651,600	1-2	$12,900	
Fire Pump								
Generic	100%			2036	$299,900	1	$57,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEW DORP HIGH SCHOOL - SI**		
Address	: **465 NEW DORP LANE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R435**
Program / Asset #	: **BOE0947.000 / 1423**	**Yr Built/Renovated**	: **1982 / 2006**
Area Sq Ft	: **460,116**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3930** **Lot** : **10**	**BIN**	: **5055367**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,835,000	$329,900
Interior Architecture	$2,517,600	$12,326,200
Electrical	$1,286,100	$9,724,000
Mechanical	$8,308,000	$26,164,100
Site Pavements	$411,400	
Total	**$15,358,100**	**$48,544,200**
Importance Code A	$3,348,400	$487,700
Importance Code B	$10,884,800	$47,928,800
Importance Code C	$1,124,900	$127,600
Total	**$15,358,100**	**$48,544,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$26,400	$28,000	
Interior Architecture	$29,300		$76,000	$51,700
Electrical	$70,300	$94,100	$74,900	$83,500
Mechanical	$169,400	$140,600	$244,400	$132,600
Site Enclosure	$10,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$293,900**	**$275,500**	**$437,800**	**$282,200**
Importance Code A	$34,200	$73,000	$73,600	$45,600
Importance Code B	$237,100	$202,600	$344,100	$236,600
Importance Code C	$22,700		$20,100	
Total	**$293,900**	**$275,500**	**$437,800**	**$282,200**

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$329,900	
Repairs in Progress, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Main Entrance Area								
Windows								
Aluminum	100%			2049	* *	5	$56,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$30,000	
Metal Rail	5%			2046	* *	5-10	$28,500	
Roof								
Built-Up (BUR)	93%	4+	$2,519,000	2038	* *			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 2%								
Location : Over Classrooms								
Built-Up (BUR)	7%			2028	$316,000	10	$26,400	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Carpet	5%			2032	$623,600	3	$51,700	
Cast in Place Concrete	5%	4+	$60,000	LIFE	* *	5	$75,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Boiler Room								
Ceramic Tile	5%			2042	* *	5	$34,400	
Panel/Paver: Cer/Brk	5%			2049	* *	5	$77,500	
Quarry Tile	5%			2046	* *	5	$51,700	
Terrazzo	5%			LIFE	* *	5	$26,900	
Vinyl Tile	60%	Now	$1,168,900	2033	$11,688,500	3	$155,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Corridors								
Wood	10%			2061	* *	5	$129,100	

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$24,100	
Concrete Masonry Unit	5%	0-2	$77,300	LIFE	* *	5	$16,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Folding Partition	2%			2049	* *	5	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	2%			LIFE	* *			
Metal Panel	5%	0-2	$106,300	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	53%	0-2	$530,000	LIFE	* *	5	$127,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	45%	Now	$510,600	2046	* *	5	$155,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
AcousTileConcealSpLn	15%			2038	* *	5	$129,100	
Exposed Struc: Concrete	5%			LIFE	* *	5	$5,400	
Exposed Struc: Steel	15%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$86,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$10,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Front Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	25%			2042	* *			
Cast in Place Concrete	55%			2046	* *			
Pavers/Stone	20%			2042	* *			

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$411,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	25%			2046	* *			
Rubber Matting	75%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$157,900	5	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,600 Ampere, Two 3,000 Ampere Main Service Switches								
Transformers								
Dry Type	50%			2031	$13,700	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,000 Kilovolt Amperes And Two 750 Kilovolt Amperes, 208 Volts Primary, 265/480 Volts Secondary								
Dry Type	50%			2031	$13,700	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room No.2								
Explanation : T-5 500 Kilovolt Amperes, T-6 75 Kilovolt Amperes, T-7 30 Kilovolt Amperes, T-10 45 Kilovolt Amperes, T-11 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$998,700	5	$2,000	
Raceway								
Conduit	100%			2033	$1,035,700	1		
Panelboards								
Fused Disc Sw	10%			2032	$100,100	5	$1,100	
Molded Case Bkrs	90%			2032	$901,200	5	$10,900	
Wiring								
Thermoplastic	100%			2033	$1,380,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$557,400	5	$3,100	
Ground								

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$141,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Zenith Control Transfer Switch								
Generators								
Diesel	100%			2029	$142,000	1	$178,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Kilowatt, 312.5 Kilovolt Amperes Consolidated Power Generator Set								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$102,500	
Fuel Storage								
Day Tank	100%			2032	$26,300	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	54%			2033	$3,792,600	10	$227,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms And Basement								
Explanation : T-8 Lamps								
Fluorescent	2%			2028	$140,500	10	$8,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement Some Areas								
Fluorescent	2%			2028	$140,500	10	$8,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
HID	2%			2028	$111,600	10	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : High Intensity Discharge Light Fixtures								
LED	40%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Stage And Hallways								

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Lighting								
Egress Lighting								
Emergency, Service	40%			2028	$116,100	1		
Emergency, Battery	10%			2033	$79,100	10	$11,100	
Exit, LED	10%			2068	* *	1		
Exit, Service	40%			2028	$81,300	1		
Exterior Lighting								
LED	5%	0-2	$12,600	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Athletic Field								
Explanation : Section Of Flood Lighting For Athletic Field Is Not Working								
LED	15%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$442,200	1	$85,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2028	$442,200	1	$85,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$60,800	2038	* *	1-3	$257,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallway								
Explanation : Fire Alarm Control Panel								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$142,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 15,000 Gallon Tanks								

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Heating								
Conversion Equipment								
Steam Boiler	25%	Now	$513,300	2038	* *	1	$102,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking At Metering Valve								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Pressure Vessel Leaking On 1 Of 4 Boilers								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Steam Boilers								
Steam Boiler	75%			2038	* *	1	$341,800	
Distribution								
Hot Wtr Piping/Pump	40%	0-2	$206,100	2041	* *	4	$9,100	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Leaking Vacuum And Condensate Pump At The Seal								
Steam Piping/Pump	60%			2043	* *			
Terminal Devices								
Air Handler	50%	0-2	$2,216,500	2033	$4,433,100	1	$128,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Locker Room. One Unit Malfunctioning At Locker Room								
Convector/Radiator	25%			2038	* *	1	$37,200	
Fan Coil Unit/Heat	25%			2033	$2,920,300	1	$37,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : Dual Temperature Unit Ventilators								
Air Conditioning								
Energy Source								
Electricity	40%			2049	* *	1		
Steam/HW System	60%			2043	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	60%	0-2	$4,586,200	2036	$9,172,300	1	$268,900	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Leaking Pump At Absorber Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Lithium Bromide Refrigerant								
Split Unit	10%			2033	$1,118,800			
Window/Wall Unit	30%			2028	$535,500	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2043	* *	4	$20,400	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2033	$5,485,100	1	$170,700	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Air Conditioning								
Heat Rejection								
Water Cooling Tower	60%			2031	$1,427,900	2	$277,800	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Rooftop								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$256,600	
Exhaust Fans								
Interior	30%			2033	$626,900	2	$4,200	
Roof	70%			2033	$639,900	2	$9,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$68,200	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : Two 500 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$94,300	4	$9,700	
Backflow Preventer								
No Component	80%							
Generic	20%			2033	$42,100	1	$5,600	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Boilers Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$232,000	
Sprinkler								
No Component	50%							
Generic	50%			2053	* *	1-2	$64,400	

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 150 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)**
Address : **111 COLUMBIA STREET BTWN: STANTON ST - E.HOUSTON ST**
Borough : **MANHATTAN** | **Agency's Number** : **M022**
Program / Asset # : **BOE0014.000 / 440** | **Yr Built/Renovated** : **1959 / 2010**
Area Sq Ft : **151,000** | **Project Type** : **EDUCATION**
Date of Survey : **27-Apr-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **335** **Lot** : **1** **BIN** : **1004070**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$378,100	$529,900
Interior Architecture	$1,316,600	$1,319,700
Electrical	$496,700	$1,257,300
Mechanical	$1,419,600	$1,120,800
Site Pavements	$223,900	$1,542,100
Total	**$3,835,000**	**$5,769,800**
Importance Code A	$573,400	$566,800
Importance Code B	$3,107,400	$3,096,400
Importance Code C	$154,200	$2,106,600
Total	**$3,835,000**	**$5,769,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$63,700	$3,600	
Interior Architecture	$85,100	$31,900	$28,400	
Electrical	$19,000	$45,200	$14,200	$16,900
Mechanical	$57,300	$17,500	$28,400	$15,300
Site Enclosure	$5,800			
Total	**$167,100**	**$158,200**	**$74,600**	**$32,200**
Importance Code A	$3,700	$67,600	$7,400	$3,700
Importance Code B	$115,500	$90,600	$62,200	$28,500
Importance Code C	$47,900		$5,000	
Total	**$167,100**	**$158,200**	**$74,600**	**$32,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$27,000	
Ceramic Tile	20%			2053	* *	10	$10,100	
Masonry: Brick	25%			LIFE	* *	5	$13,500	
Metal/Glass Curt Wall	45%			LIFE	* *	5	$45,500	
Windows								
Aluminum	98%			2049	* *	5	$7,100	
Metal Louvers	2%			2042	* *	10	$900	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$2,200	
Metal Rail	80%			2050	* *	5-10	$322,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,000	
Roof								
Built-Up (BUR)	25%			2038	* *	10	$42,400	
Copper/Terne	5%			2048	* *	10	$21,200	
IRMA/Protected Membrane	60%			2041	* *	10	$101,800	
Single Ply Membrane	10%			2041	* *	10	$17,000	
Soffits								
Cast in Place Concrete	100%	4+	$182,500	LIFE	* *	5	$301,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	3%			2032	$132,100	3	$10,900	
Cast in Place Concrete	10%			LIFE	* *	5	$53,200	
Ceramic Tile	5%			2036	$702,000	5	$12,200	
Quarry Tile	2%			2046	* *	5	$7,300	
Terrazzo	5%			LIFE	* *	5	$9,500	
Vinyl Tile	65%			2041	* *	3	$59,300	
Vinyl Tile 9" X 9"	5%			2028	$995,700	3	$4,600	
Wood	5%	0-2	$37,100	2048	* *	5	$11,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2036	$564,500	5	$10,000	
Concrete Masonry Unit	25%			LIFE	* *	5	$20,000	
Folding Partition	2%			2049	* *	5	$10,000	
Plaster	48%	Now	$47,900	LIFE	* *	5	$28,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Music C69								
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Interior								
Ceilings								
AcousTile,Adhered	30%			2046	* *	5	$73,000	
AcousTileConcealSpLn	20%			2038	* *	5	$60,800	
Exposed Struc: Concrete	43%	Now	$320,900	LIFE	* *	5	$16,300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Basement Music Room C69								
Metal Panel	2%			LIFE	* *	5	$6,100	
Plaster	5%			LIFE	* *	5	$7,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$5,800	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp At Rear Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%	0-2	$154,200	2036	$1,542,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Activity Yard								
Asphalt	30%			2042	* *			
Cast in Place Concrete	65%	4+	$69,700	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Various								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$36,800	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes								
Fused Disc Sw	30%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes. Used For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Vertical Section								
Molded Case Bkrs	70%			2033	$209,700	5	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	80%			2033	$236,600	1		
Conduit	20%			2053	* *	1		
Panelboards								
Molded Case Bkrs	80%			2032	$245,200	5	$3,200	
Molded Case Bkrs	2%	2-4	$6,100	2058	* *	5		
Enclosure Corroded, Extent : Light, Area Affected : 100%								
Location : Basement Corridor								
Molded Case Bkrs	18%			2041	* *	5	$700	
Wiring								
Braided Cloth	20%	2-4	$81,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$130,100	5	$700	
Locally Mounted	30%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$124,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Gymnasium And Auditorium								
Explanation : LED Light								
Egress Lighting								
Emergency, Service	10%			2028	$9,500	1		
Emergency, Battery	40%			2038	* *	10	$14,600	
Exit, Battery	50%			2038	* *	10	$5,100	
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%	2-4	$290,300	2043	* *	1	$50,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$398,800	1-3	$95,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Horns And Smoke Detectors								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2029	$195,200	1	$37,300	
Pres. Reducing Valve/LP Steam	50%			2036	$46,500	5	$4,500	

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

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Heating								
Distribution								
Hot Wtr Piping/Pump	60%			2032	$202,900	4	$6,700	
Hot Wtr Piping/Pump	10%	Now	$3,400	2041	* *	4	$700	
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Circulation Pumps, Basement								
Steam Piping/Pump	30%			2033	$371,400			
Terminal Devices								
Air Handler	30%	Now	$17,500	2028	$872,900	1	$25,200	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : The Coil Of Auditorium Unit								
Convector/Radiator	70%			2038	* *	1	$34,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Roof								
Window/Wall Unit	50%			2028	$292,900	1		
Window/Wall Unit	10%	0-2	$58,600	2033	$58,600	1		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2038	* *	1	$9,800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2038	* *	2	$21,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,200	
Exhaust Fans								
Roof	100%			2033	$300,000	2	$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$9,900	2043	* *	1		
Corroded, Extent : Severe, Area Affected : 80%								
Location : The Water Main Valve In Basement Steam Room								
Brass/Copper	90%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$22,400	

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.*

DEPARTMENT OF EDUCATION - 040

NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$9,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking To Music Classroom C69.								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$31,000	4	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Duplex Sets								
Sewage Ejector(s)								
Electric	100%			2033	$81,000	4	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$106,900	1-2	$2,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX**			
Address	:	**965 LONGWOOD AVENUE @ BECK ST**			
Borough	:	**BRONX**	**Agency's Number**	:	**X039**
Program / Asset #	:	**BOE1021.000 / 13463**	**Yr Built/Renovated**	:	**1905 / 2009**
Area Sq Ft	:	**85,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**02-May-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,3**			
Block	:	**2710** **Lot** : **1**	**BIN**	:	**2005616**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$129,700	$247,100
Interior Architecture	$254,900	$1,942,400
Electrical	$76,400	$362,900
Mechanical	$2,034,100	$3,138,000
Total	**$2,495,100**	**$5,690,300**
Importance Code A	$129,700	$929,800
Importance Code B	$2,202,000	$4,760,500
Importance Code C	$163,400	
Total	**$2,495,100**	**$5,690,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,900			
Interior Architecture	$72,500	$11,700	$12,500	$9,400
Electrical	$19,200	$8,200	$24,600	$10,300
Mechanical	$11,200	$11,500	$25,700	$16,600
Site Pavements	$35,200			
Total	**$162,000**	**$31,400**	**$62,800**	**$36,200**
Importance Code A	$31,500	$7,600	$7,800	$7,600
Importance Code B	$108,200	$23,800	$55,000	$28,700
Importance Code C	$22,300			
Total	**$162,000**	**$31,400**	**$62,800**	**$36,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX

Asset # : 13463

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$31,500	
Masonry: Brick	88%			LIFE	* *	5	$70,900	
Masonry: Limestone	5%			LIFE	* *	5	$3,000	
Metal Coiling Doors	2%			2032	$176,200	5	$5,000	
Windows								
Aluminum	50%	0-2	$50,000	2042	* *	5	$5,100	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Aluminum	50%			2042	* *	5	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Windows On Lower Floors								
Explanation : Exterior Window Guards								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,700	
Masonry: Brick Cavity	70%			LIFE	* *	5	$6,000	
Metal Rail	5%			2047	* *	5-10	$7,800	
Metal: Cage/Fence	10%			2047	* *	5-10	$6,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,700	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$79,600	
Metal Panel	5%			2047	* *	10	$7,700	
Interior								
Floors								
Carpet	10%			2033	$226,100	3	$25,000	
Cast in Place Concrete	5%			LIFE	* *	5	$13,700	
Ceramic Tile	5%			2043	* *	5	$6,200	
Traffic Topping	5%	Now	$91,500	2044	* *	5	$3,900	
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Uneven Substrate, Extent : Severe, Area Affected : 25%								
Location : Stair A								
Vinyl Tile	55%			2034	$1,942,400	3	$25,700	
Vinyl Tile	15%			2039	* *	3	$9,400	
Vinyl Tile 9" X 9"	5%	Now	$25,600	2044	* *	3	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 1st And 2nd Floor Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : 1st And 2nd Floor Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX

Asset # : 13463

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$68,500	2037	* *	5	$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Stairs								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Stairs								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,900	
Gypsum Board	10%			LIFE	* *	5	$14,600	
Masonry: Brick	10%	Now	$94,900	LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : Sub-basement								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Room Next To Electrical Room In Basement And Lobby								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Storage Room Adjacent To Boiler Room								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Room Next To Electrical Room In Basement								
Plaster	65%			LIFE	* *	5	$47,400	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2039	* *	5	$25,000	
Exposed Struc: Concrete	10%	Now	$38,300	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Sub-basement Area								
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$46,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$13,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	99%	Now	$12,800	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkways								
Ponding, Extent : Light, Area Affected : 10%								
Location : Rear Walkway								
Cast Iron	1%	Now	$9,500	2044	* *	5	$600	
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Delivery Ramp								

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DEPARTMENT OF EDUCATION - 040

NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX

Asset # : 13463

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two Main Service Switches One Rated At 1,200 Amperes And One Rated At 800 Amperes.								
Fused Disc Sw	25%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2044	* *	5	$300	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	50%			2034	$103,300	1		
Conduit	50%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Disc Sw	5%			2042	* *	5	$100	
Molded Case Bkrs	20%			2033	$49,000	5	$400	
Molded Case Bkrs	70%			2050	* *	5	$1,600	
Wiring								
Thermoplastic	50%			2034	$149,400	1		
Thermoplastic	50%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$61,100	5	$300	
Locally Mounted	50%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$600	
Generic	50%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	93%			2039	* *	10	$72,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$3,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Room 101								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$10,300	
Exit, Service	10%			2029	$3,800	1		
Exit, Battery	40%			2039	* *	10	$2,300	

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DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

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
Lighting								
Exterior Lighting								
LED	10%	Now	$9,300	2042	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Building Perimeter								
Explanation : Malfunctioning								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$54,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 4	90%			2034	$163,900	5	$23,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 10,000 Gallons								
Natural Gas	10%			2044	* *	1		
Conversion Equipment								
Steam Boiler	90%			2032	$682,800	1	$75,800	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
No Component	10%							
Distribution								
Steam Piping/Pump	100%			2034	$627,300			
Terminal Devices								
Convector/Radiator	90%			2032	$576,500	1	$24,700	
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : An Abandoned Air Handler Remains In Place								

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DEPARTMENT OF EDUCATION - 040

NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX

Asset # : 13463

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
Heating								
Controls								
Pneumatic	100%			2028	$1,513,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2029	$146,200	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Cafeteria Roof								
Window/Wall Unit	90%			2029	$296,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$9,500	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$9,500	
No Component	60%							
Exhaust Fans								
Interior	20%			2029	$77,200	2	$500	
Roof	20%			2034	$33,800	2	$500	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2044	* *	1		
Galvanized Steel	60%			2032	$666,700	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$420,900	4	$8,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$17,400	4	$1,800	
Backflow Preventer								
Generic	100%			2039	* *	1	$5,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$6,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEW SETTLEMENT COMMUNITY CAMPUS**		
Address	: **1501 JEROME AVE. @ W.172 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X240**
Program / Asset #	: **BOE1086.000 / 14432**	**Yr Built/Renovated**	: **2011 /**
Area Sq Ft	: **173,628**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **2859** **Lot** : **77**	**BIN**	: **2008334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$750,200	$143,900
Interior Architecture	$477,100	$636,400
Electrical	$143,300	$246,300
Mechanical	$5,389,900	$468,600
Site Enclosure	$57,500	
Total	**$6,818,000**	**$1,495,200**
Importance Code A	$750,200	$143,900
Importance Code B	$6,067,800	$1,258,300
Importance Code C		$93,000
Total	**$6,818,000**	**$1,495,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$80,400		$40,000	
Interior Architecture	$18,300	$8,000	$19,200	$8,400
Electrical	$95,600	$29,300	$28,300	$31,500
Mechanical	$28,400	$25,300	$109,000	$25,700
Elevators/Escalators	$28,800	$28,800	$28,800	$28,800
Total	**$251,600**	**$91,400**	**$225,300**	**$94,500**
Importance Code A	$89,000	$9,000	$48,600	$8,600
Importance Code B	$156,000	$74,500	$176,700	$85,900
Importance Code C	$6,600	$8,000		
Total	**$251,600**	**$91,400**	**$225,300**	**$94,500**

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	$606,700	LIFE	* *	5	$143,900	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$15,000	
Metal Panel	5%			2059	* *	5-10	$55,000	
Windows								
Aluminum	95%	2-4	$31,500	2055	* *	5	$16,100	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Hardware Sticks - Units Are Difficult To Open								
Metal/Detention Type	5%	4+	$31,300	2059	* *	5	$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Jerome Avenue Side								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Explanation : Window Screens - Security Screens								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$5,000	LIFE	* *	5	$10,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Roof Garden Coping								
Masonry: Brick	15%			LIFE	* *	5	$2,000	
Stucco Cement	75%	2-4	$12,700	2046	* *	5	$12,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	85%	Now	$143,500	2041	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 1%								
Location : Mid Level Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : Upper Roof, Mid Level Roof								
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Roof Leaks Into Spaces Below								
Plaza Roof: Stone Panels	15%			2059	* *			
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Interior								
Floors								
Carpet	5%	Now	$11,800	2032	$235,300	3	$19,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$28,400	
Ceramic Tile	5%			2046	* *	5	$13,000	
Poured Epoxy/Resin	3%			2032	$447,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratory Classrooms								
Explanation : Location Noted								
Quarry Tile	1%			2050	* *	5	$3,900	
Sheet Vinyl/Rubber	5%			2041	* *	5	$19,500	
Terrazzo	5%			LIFE	* *	5	$10,200	
Vinyl Tile	59%			2041	* *	3	$57,500	
Wood	12%	0-2	$380,900	2068	* *	5	$29,200	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Basement Dance Room								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	15%			2046	* *	5	$34,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,600	
Gypsum Board	68%			LIFE	* *	5	$93,000	
Repairs in Progress, Extent : N/A, Area Affected : 2%								
Location : Hallway								
Operable Wall	2%			2053	* *	5	$16,000	
Wood	5%	Now	$6,600	LIFE	* *	5	$45,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, Missing Battens								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, First Floor Community Center								
Ceilings								
AcousTileSusp.Lay-In	74%			2050	* *	5	$192,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor Hallway								
Embossed Metal	1%			LIFE	* *	5	$1,200	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$32,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Metal Panel	10%			LIFE	* *	5	$32,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2077	* *			

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2077	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : At Planters								
Retaining Walls								
Cast in Place Concrete	100%	4+	$57,500	2077	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Impact Damage At Grade - Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	70%			2046	* *			
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Multiple Main Services Rated At 1,600 And 2,000 Amperes								
Transformers								
Dry Type	100%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt-ampere Step Up Transformer One 45 Kilovolt-ampere For Fire Alarm One 15 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%	4+	$17,400	2049	* *	5	$2,300	
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen, 3rd Floor And Basement								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Kitchen, 3rd Floor And Basement								
Explanation : Circuit Breaker For Hot Water Heaters Trips, Gas Booster Trips During Heavy Storms, 3rd Floor Lighting Panel Malfunctions								
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	Now	$3,700	2046	* *	5	$600	
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Overhead Door In Gymnasium								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$53,400	
Generators								
Diesel	100%			2042	* *	1	$67,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 500 Kilovolt-ampere And Load Bank Is Present								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,400	
Fuel Storage								
Day Tank	30%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons								
Main Tank	70%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$143,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 20%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout								
HID	5%			2038	* *	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Low Bay Light Fixtures								
Incandescent	5%			2033	$246,300	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Lighting								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Lighting								
Exterior Lighting								
Fluorescent	2%	Now	$14,200	2043	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Roof Terrace Canopy								
HID	8%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : High Pressures Sodium Lighting With Timer Control								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,500	
Alarm								
Security System								
Generic	100%	Now	$33,400	2038	* *	1	$58,400	
Cameras Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$9,200	2038	* *	1-3	$97,300	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Trouble Alarms								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : No Central Station Connection								

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
Heating								
Energy Source								
Electricity	1%			2053	* *	1		
Natural Gas	99%	2-4	$900	2053	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outdoors								
Explanation : Booster Pump Trips During Heavy Downpours.								
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$85,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse And Pool Equipment Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$8,600	

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Heating								
Terminal Devices								
Convector/Radiator	99%			2046	* *	1	$55,500	
Fan Coil Unit/Heat	1%			2038	* *	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Unit Heaters								
Controls								
Digital	100%			2028	$5,106,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$283,800	2038	* *	2	$8,100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Rooftop Unit Numbers 7 And 8								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 11 Units.								
Split Unit	5%			2033	$211,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room, Intermediate Distribution Frame Room, Electrical Room And Throughout The Building								
Explanation : 12 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$225,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,800	
Exhaust Fans								
Roof	100%			2038	* *	2	$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop - Penthouse And Basement - Swimming Pool Equipment Room.								
Explanation : Two 250 Gallon Units For Domestic Hot Water								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$35,600	4	$3,700	
Pool Filter/Treatment								
Sand	100%			2046	* *	4	$900	

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS
Asset # : 14432

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$93,100	4	$6,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$10,600	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Natural Gas	50%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool Equipment Room								
Explanation : 1 Unit Dedicated To The Pool And Showers.								
No Component	50%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 1st Floor, 1 Unit From Basement To 2nd Floor, 2 Units From Basement To 4th Floor								
Explanation : 4 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$48,600	
Fire Pump								
Generic	100%			2042	* *	1	$32,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square-foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEW UTRECHT HIGH SCHOOL - BK**		
Address	: **1601 80TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K445**
Program / Asset #	: **BOE0629.000 / 1226**	**Yr Built/Renovated**	: **1924 / 2009**
Area Sq Ft	: **261,702**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **6271** **Lot** : **1**	**BIN**	: **3162711**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$93,300	$385,200
Interior Architecture	$2,642,500	$4,228,300
Electrical	$879,200	$2,142,400
Mechanical	$1,224,500	$3,101,900
Site Pavements	$199,400	
Total	**$5,039,000**	**$9,857,900**
Importance Code A	$93,300	$448,400
Importance Code B	$3,077,200	$9,244,200
Importance Code C	$1,868,400	$165,300
Total	**$5,039,000**	**$9,857,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$49,400		
Interior Architecture	$42,200			$16,600
Electrical	$126,100	$44,200	$48,500	$42,600
Mechanical	$104,700	$80,200	$73,200	$58,300
Site Enclosure	$15,200			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$311,300**	**$196,900**	**$144,700**	**$140,600**
Importance Code A	$49,200	$74,600	$24,600	$24,600
Importance Code B	$246,900	$122,300	$120,100	$116,000
Importance Code C	$15,200			
Total	**$311,300**	**$196,900**	**$144,700**	**$140,600**

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$95,300	
Masonry: Brick	75%			LIFE	* *	5	$183,000	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Above Windows								
Masonry: Granite	5%			LIFE	* *	5	$9,100	
Masonry: Limestone	15%			LIFE	* *	5	$27,400	
Windows								
Aluminum	100%	Now	$93,300	2049	* *	5	$47,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Boys Gymnasium								
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$30,800	
Masonry: Brick	80%			LIFE	* *	5	$23,900	
Recent Repair Evident, Extent : N/A, Area Affected : 66%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$18,800	
Roof								
Copper/Terne	5%			2061	* *	10	$20,600	
IRMA/Protected Membrane	30%			2038	* *	10	$49,400	
Modified Bitumen	65%			2041	* *	10	$107,000	
Interior								
Floors								
Cast in Place Concrete	24%			LIFE	* *	5	$205,600	
Ceramic Tile	4%	0-2	$180,900	2036	$904,600	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Panel/Paver: Cer/Brk	4%			2041	* *	5	$35,300	
Terrazzo	4%	Now	$30,000	LIFE	* *	5	$12,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Between Library And Gymnasium								
Vinyl Tile	25%			2033	$2,770,100	3	$49,000	
Vinyl Tile 9" X 9"	9%	Now	$288,700	2043	* *	3	$13,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	25%			2048	* *	5	$183,600	
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Swimming Pool, Weight Room And Locker Rooms								
Explanation : Under Construction								

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$247,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Gasoline Meter, Boiler And Under Main Stairs								
Ceramic Tile	5%	2-4	$716,500	2042	* *	5	$15,900	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Throughout								
Concrete Masonry Unit	5%	Now	$153,000	LIFE	* *	5	$12,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Stairs								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	3%	Now	$172,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Basement And 1st Floor								
Plaster	60%	Now	$475,300	LIFE	* *	5	$114,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Classrooms And Room 612a								
Wood	2%			LIFE	* *	5	$50,900	
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Swimming Pool, Weight Room And Locker Rooms								
Explanation : Under Construction								
Ceilings								
AcousTile,Adhered	15%	Now	$89,900	2038	* *	5	$27,300	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	25%			2046	* *	5	$90,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,800	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	40%	Now	$226,500	LIFE	* *	5	$90,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Classrooms								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Swimming Pool, Weight Room And Locker Rooms								
Explanation : Under Construction								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Site Enclosure								
Fence/Gates								
Chain Link	80%			2053	* *			
Iron Picket	20%	Now	$15,200	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	5%	2-4	$95,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	95%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$103,700	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2033	$63,100	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Main Service Disconnect Switches Rated At 4,000 Amperes, 1,600 Amperes And 1,200 Amperes.								
Fused Disc Sw	40%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Transformers								
Dry Type	100%			2038	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 120 Volts Secondary.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2033	$399,500	5	$700	
Fused Disc Sw	40%			2053	* *	5	$400	
Raceway								
Conduit	70%			2033	$483,300	1		
Conduit	30%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$600	
Fused Knife Sw	5%	2-4	$32,700	2058	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	30%			2049	* *	5	$2,100	
Molded Case Bkrs	55%			2032	$359,700	5	$3,800	
Wiring								
Braided Cloth	70%	2-4	$644,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2046	* *	5	$200	
Locally Mounted	80%			2031	$297,300	5	$1,400	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$80,500	
Generators								
Diesel	100%			2042	* *	1	$101,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$9,700	
Fuel Storage								
Day Tank	20%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 55 Gallons Rated Capacity								
Main Tank	80%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	95%			2038	* *	10	$228,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2038	* *	10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool								
Explanation : T-5 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2033	$41,300	1		
Emergency, Service	25%	Now	$41,300	2043	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Staircases								
Exit, Service	50%			2033	$57,800	1		
Exterior Lighting								
HID	30%			2033	$375,100	10	$200	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$97,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircases And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$161,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	10%			2053	* *	1		
Interruptible Gas/Dual Fuel	90%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Heating								
Conversion Equipment								
Furnace	10%			2038	* *	1	$12,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 5 Rooftop Package Units								
Steam Boiler	27%	0-2	$31,500	2046	* *	1	$63,000	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Defective Unit No.1, It Has Been Out Of Service For 2 Years.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	63%			2046	* *	1	$163,300	
Distribution								
Steam Piping/Pump	18%	Now	$231,800	2043	* *			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump And Piping, Basement								
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Basement And Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor, Float And Thermostatic Steam Traps In Basement.								
Steam Piping/Pump	72%			2043	* *			
No Component	10%							
Terminal Devices								
Air Handler	20%	0-2	$302,600	2043	* *	1	$29,100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Coil Of Air Handler For Girl And Boy Locker Rooms.								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Air Handler	10%			2041	* *	1	$16,200	
Convector/Radiator	60%			2031	$1,314,800	1	$50,700	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2038	* *	1	$18,200	
Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Multistacks Unit, R-407c Refrigerant								
Exterior Pkg Unit - Cooling	5%			2033	$146,900	2	$800	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Auditorium Roof								
Ext Pkg Unit - Heating/Cooling	10%			2038	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : New Wing Roof Explanation : 3 Package Units. R-410a								
Ext Pkg Unit - Heating/Cooling	5%			2038	* *	2	$800	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : New Wing Roof								
Window/Wall Unit	50%			2028	$507,600	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2053	* *	4	$1,900	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2041	* *	1		
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2038	* *	2	$27,300	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	9%	0-2	$53,000	LIFE	* *	2-5	$13,100	
Broken, Extent : Moderate, Area Affected : 5% Location : Basement								
Ductwork/Diffusers	91%			LIFE	* *	2-5	$132,800	

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Ventilation								
Exhaust Fans								
Interior	10%	0-2	$59,400	2033	$118,800	2	$600	
Controller Not Working, Extent : Moderate, Area Affected : 70%								
Location : Basement And Various Locations								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement And Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Various Locations								
Interior	75%			2038	* *	2	$6,000	
Roof	15%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	Now	$13,700	2031	$684,200	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Water Main								
Water Heater With Tanks								
Gas Fired	30%			2033	$10,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Brand New Tankless Unit For The Swimming Pool.								
Gas Fired	30%			2028	$10,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tankless Unit With One 150 Gallon Tank For Domestic And Kitchen								
Gas Fired	40%	0-2	$2,800	2028	$14,000	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 400 Gallon Unit, It Is Out Of Service For 1 Year.								
Sanitary Piping								
Cast Iron	5%	0-2	$8,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Bathroom And Basement								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%	0-2	$9,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : The Gutter At 5th Floor Perimeter								
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2033	$26,800	4	$2,800	
Non-Submersible	50%			2041	* *	4	$2,800	
Pool Filter/Treatment								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

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
Plumbing								
Sewage Ejector(s)								
Electric	50%	0-2	$70,200	2043	* *	4	$5,200	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Electric	50%			2038	* *	4	$5,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$16,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Passenger Units. They Are Out Of Service Frequently								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Freight Unit. It Is Making Noisy And Out Of Service Frequently								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$370,600	1-2	$7,300	
Fire Pump								
Generic	100%			2036	$255,900	1	$48,900	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, It Covers 120 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEW YORK HARBOR SCHOOL - M**				
Address	: **550 SHORT AVENUE GOVERNORS ISLAND**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M877**	
Program / Asset #	: **BOE1110.000 / 14566**		**Yr Built/Renovated**	: **1900 / 2009**	
Area Sq Ft	: **58,102**		**Project Type**	: **EDUCATION**	
Date of Survey	: **23-May-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,3,Att**				
Block	: **1**	**Lot** : **10**	**BIN**	: **1086340**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$388,400	$207,900
Interior Architecture	$58,300	$93,700
Electrical		$1,107,400
Mechanical		$390,300
Total	**$446,700**	**$1,799,200**
Importance Code A	$388,400	$207,900
Importance Code B	$58,300	$1,497,600
Importance Code C		$93,700
Total	**$446,700**	**$1,799,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,300		$17,300	$31,600
Interior Architecture	$81,300	$6,000	$7,100	
Electrical	$9,500	$11,300	$13,000	$9,900
Mechanical	$20,300	$25,000	$21,900	$58,200
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$128,700**	**$56,700**	**$73,700**	**$114,100**
Importance Code A	$6,100	$2,900	$20,200	$34,600
Importance Code B	$77,900	$53,900	$48,700	$79,500
Importance Code C	$44,700		$4,900	
Total	**$128,700**	**$56,700**	**$73,700**	**$114,100**

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.*

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$20,500	
Masonry: Brick	80%	Now	$110,400	LIFE	* *	5	$65,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 120, Lobby, Electric Room								
Masonry: Limestone	5%	Now	$66,000	LIFE	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corners Of Decorative Canopies, North Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Window Wall	5%			2055	* *	5	$15,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : South West Corner								
Explanation : Water House. Enclosure								
Wood	5%			2040	* *	5	$20,500	
Windows								
Aluminum	85%	Now	$59,900	2051	* *	5	$12,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Corridor								
Metal Louvers	3%			2044	* *	10	$5,400	
Wood	12%			2034	$142,500	5	$34,600	
Parapets								
Masonry: Brick	20%			LIFE	* *	5		
Masonry: Limestone	3%			LIFE	* *	5		
Metal Rail	7%			2048	* *	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance Facade								
Explanation : 2nd Floor Wrap Around Balcony								
No Component	70%							

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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DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Exterior								
Roof								
Built-Up (BUR)	10%	Now	$3,300	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor								
Paver: Asphalt	10%			2044	* *	10	$8,200	
Slate	65%	Now	$152,200	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Roofs								
Explanation : Ice Shields Not Installed, Falling Sheets Of Ice Endangering Passerbys								
Traffic Topping	15%			2040	* *	10	$13,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Balcony								
Explanation : This Is Actually A Fluid Applied Membrane								
Soffits								
Stucco Cement	50%			2040	* *	5		
Wood	50%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Elevation								
Explanation : This Is Actually A Wood Pergola Structure In The Main Entry Courtyard								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$19,000	
Ceramic Tile	5%			2044	* *	5	$4,300	
Quarry Tile	5%			2048	* *	5	$6,500	
Sheet Vinyl/Rubber	50%	Now	$58,300	2040	* *	5	$32,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : 1st Floor Corridor								
Uneven Substrate, Extent : Moderate, Area Affected : 1%								
Location : 1st Floor Corridor								
Steel Grating	5%			2055	* *	1		
Vinyl Tile	25%			2040	* *	3	$8,200	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$9,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,900	
Fiberglass Panel	4%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby And Corridors								
Explanation : Wood Pattern And Wave Textured Vinyl Panel								
Glass: Single Pane	1%			LIFE	* *	5	$1,500	
Gypsum Board	80%	Now	$44,700	LIFE	* *	5	$93,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room, Corridors								
Plaster	5%			LIFE	* *	5	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	$4,400	2048	* *	5	$6,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 120 And 2nd Floor Weight Room								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%	Now	$7,800	LIFE	* *	5	$27,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room								
Plaster	45%	Now	$24,400	LIFE	* *	5	$24,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling								
Explanation : Popcorn Textured Ceiling								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2040	* *			
Panel/Paver: Cer/Brk	60%			2043	* *	5		
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room 113								
Explanation : Rated At 2,000 Amperes								
Room Is Hot								
Transformers								
Dry Type	100%			2040	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 113								
Explanation : 2x75, 2x45, 1x150 Kilovolt Ampere And 1x400 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$300	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$200	
Variable Frequency Drive	50%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$17,900	
Generators								
Diesel	100%			2044	* *	1	$22,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room 110 A								
Explanation : 200 Kilowatts, 250 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,200	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room 110 A								
Explanation : 275 Gallon Day Tank								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$798,200	10	$48,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2035	$88,700	10	$5,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
Egress Lighting								
Emergency, Service	50%			2035	$18,300	1		
Exit, Service	50%			2035	$12,800	1		
Exterior Lighting								
HID	20%			2035	$55,500	10		
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Alarm								
Security System								
Generic	50%			2035	$55,800	1	$10,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System, The Screen Showing The Exterior Cameras Is Not Working								
Generic	50%			2035	$55,800	1	$10,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$35,800	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	* *	1	$28,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 2 Gasoline Fired Hot Water Condensing Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2051	* *	4	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : Dual Temperature Pumps								
Terminal Devices								
Air Handler	50%			2040	* *	1	$18,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : For Hot And Cold Both.								
Fan Coil Unit/Heat	50%			2040	* *	1	$9,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Cooling.								
Controls								
Electrical	100%			2033	$330,700			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2040	* *	1	$27,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : School Yard								
Explanation : Packaged Scroll Chiller Utilizing R410 Refrigerant Observed								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2055	* *	4	$4,300	
Terminal Devices								
Air Handler/Cool/Ht	50%			2040	* *	1	$18,000	
Fan Coil - 4 Pipe	50%			2040	* *	1	$9,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$40,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,400	
Exhaust Fans								
Interior	100%			2040	* *	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2040	* *	1	$3,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : One 270 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2055	* *	1-2	$16,300	
Fire Pump								
Generic	100%			2038	* *	1	$10,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

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
Fire Suppression								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 15 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEWCOMERS HIGH SCHOOL - Q**		
Address	: **28-01 41ST AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q450**
Program / Asset #	: **BOE0878.000 / 1471**	**Yr Built/Renovated**	: **1905 / 2009**
Area Sq Ft	: **153,300**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4**		
Block	: **404** **Lot** : **1**	**BIN**	: **4004874**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$244,800	$1,519,200
Interior Architecture	$1,171,100	$3,621,000
Electrical	$1,422,000	$701,500
Mechanical	$1,521,200	$4,141,200
Total	**$4,359,100**	**$9,982,900**
Importance Code A	$367,900	$2,787,200
Importance Code B	$3,717,500	$6,413,900
Importance Code C	$273,700	$781,900
Total	**$4,359,100**	**$9,982,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,100	$5,200		
Interior Architecture	$3,100	$25,800	$5,400	$12,600
Electrical	$21,700	$35,500	$15,000	$14,300
Mechanical	$35,100	$93,000	$42,800	$25,400
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$76,200**	**$166,600**	**$70,400**	**$59,600**
Importance Code A	$9,100	$19,200	$13,700	$13,700
Importance Code B	$67,100	$147,400	$56,800	$45,900
Importance Code C				
Total	**$76,200**	**$166,600**	**$70,400**	**$59,600**

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.*

DEPARTMENT OF EDUCATION - 040
NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$151,100	
Copper/Terne	2%			2053	* *	10	$9,100	
Masonry: Brick	10%			LIFE	* *	5	$19,300	
Masonry: Brick	70%			LIFE	* *	5	$135,300	
Masonry: Limestone	5%			LIFE	* *	5	$7,300	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Stucco Cement	3%	2-4	$6,700	2038	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%	4+	$244,800	2049	* *	5	$25,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Windows								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Masonry: Brick	90%			LIFE	* *	5	$10,400	
Roof								
Built-Up (BUR)	90%			2033	$1,119,800	10	$93,700	
Copper/Terne	2%			2048	* *	10	$5,200	
Slate	8%	4+	$2,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,600	
Ceramic Tile	3%			2042	* *	5	$6,200	
Marble Panels	2%			LIFE	* *	5	$3,100	
Terrazzo	2%			LIFE	* *	5	$3,200	
Traffic Topping	8%	Now	$201,800	2038	* *	5	$10,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Third Floor Corridor								
Vinyl Tile	21%			2041	* *	3	$16,300	
Vinyl Tile	47%	Now	$137,200	2033	$2,744,900	3	$36,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : First Floor, Third Floor, Fourth Floor, Classroom 210								
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Third Floor								
Vinyl Tile 9" X 9"	2%	Now	$338,100	2043	* *	3	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	10%	Now	$63,000	2048	* *	5	$19,400	
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Gymnasium								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%	Now	$145,200	2036	$726,200	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lockers, Stairs								
Masonry: Brick	8%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	10%	Now	$128,500	LIFE	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Plaster	62%			LIFE	* *	5	$48,000	
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$51,600	
Exposed Struc: Concrete	2%	Now	$63,400	LIFE	* *	5	$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Second Floor Gymnasium Balcony								
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Second Floor Gymnasium Balcony								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Second Floor Gymnasium Balcony								
Plaster	73%	Now	$93,900	LIFE	* *	5	$94,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair 2 And 3, Both Gymnasiums								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair 2 And 3, Both Gymnasiums								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Iron Picket	70%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	80%			2053	* *			
Masonry: Brick	20%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	70%			2033	$36,800	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches With No Available Nameplate Rating Capacity								

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NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2053	* *	5	$300	
Molded Case Bkrs	50%			2033	$149,800	5	$2,000	
Raceway								
Conduit	70%			2033	$207,000	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$200	
Fused Disc Sw	5%			2032	$15,300	5	$200	
Fused Knife Sw	2%	2-4	$6,100	2058	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	58%			2032	$177,800	5	$2,300	
Molded Case Bkrs	30%			2049	* *	5	$1,200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$130,100	5	$700	
Locally Mounted	30%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$121,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$94,800	10	$13,300	
Emergency, Battery	10%			2038	* *	10	$3,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$219,700	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$294,700	1	$57,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								

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NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$404,900	1-3	$94,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Manual Pull Box, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$328,400	5	$42,700	
Conversion Equipment								
Steam Boiler	100%	Now	$123,100	2031	$1,231,100	1	$122,900	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : No. 3 Boiler, Due To Leaking								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Excess Returns Have To Be Dumped Into Sewer								
Explanation : 3 Units. Boiler Feed Tank Too Small For 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$397,200	2043	* *	4	$6,800	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Corroded Boiler Shell								
Leak Evident, Extent : Moderate, Area Affected : 40%								
Location : Traps Are Not Holding. Leaking Valve Of Return Piping, Seven Leaks Observed.								
Terminal Devices								
Air Handler	25%			2033	$664,500	1	$21,300	
Convector/Radiator	75%			2038	* *	1	$33,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2033	$309,700	2	$1,700	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Roof								
Window/Wall Unit	60%			2028	$321,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$620,300	LIFE	* *	2-5	$76,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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NEWCOMERS HIGH SCHOOL - Q
Asset # : 1471

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
Ventilation								
Exhaust Fans								
Interior	90%			2033	$563,800	2	$3,800	
Roof	10%			2028	$27,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$360,600	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2033	$683,000	4	$13,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$24,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Drain Piping At Basement								
Sump Pump(s)								
Non-Submersible	100%			2033	$28,300	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$5,500	
Backflow Preventer								
Generic	100%			2043	* *	1	$8,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement, Basement, 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2059	* *	1-2	$1,900	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 96 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **NEWTOWN HIGH SCHOOL - Q**		
Address	: **48-01 90TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q455**
Program / Asset #	: **BOE0879.000 / 1472**	**Yr Built/Renovated**	: **1922 / 2010**
Area Sq Ft	: **221,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1849** **Lot** : **1**	**BIN**	: **4045629**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,829,400	$152,800
Interior Architecture	$9,599,400	$232,100
Electrical	$3,658,000	$2,454,000
Mechanical	$8,943,600	$11,422,300
Site Enclosure	$57,300	
Site Pavements	$612,200	
Total	**$25,699,800**	**$14,261,200**
Importance Code A	$3,026,600	$152,800
Importance Code B	$21,788,000	$14,108,400
Importance Code C	$885,200	
Total	**$25,699,800**	**$14,261,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,900		$26,500	
Interior Architecture	$70,900	$5,200	$12,200	$20,300
Electrical	$55,400	$22,600	$40,400	$25,700
Mechanical	$87,700	$36,900	$63,300	$43,700
Site Pavements	$27,900			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$279,700**	**$79,600**	**$157,200**	**$104,500**
Importance Code A	$22,900	$21,900	$48,400	$22,400
Importance Code B	$228,900	$52,500	$108,800	$82,200
Importance Code C	$27,900	$5,200		
Total	**$279,700**	**$79,600**	**$157,200**	**$104,500**

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$64,800	LIFE	* *	5	$49,700	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Above Entrance At 48th Avenue								
Copper/Terne	3%			2054	* *	10	$9,000	
Masonry: Brick	70%			LIFE	* *	5	$89,100	
Sidewalk Shed in Use, Extent : Light, Area Affected : 5%								
Location : Entrance At 48th Avenue								
Masonry: Granite	5%			LIFE	* *	5	$4,800	
Masonry: Limestone	7%			LIFE	* *	5	$6,700	
Metal Panel	10%			2044	* *	5-10	$87,500	
Windows								
Aluminum	80%	Now	$297,100	2050	* *	5	$7,600	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Windows Of The 1950s Building								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Windows Of The 1950s Building								
Aluminum	20%	4+	$64,100	2050	* *	5	$1,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Window Guards - Throughout								
Parapets								
Masonry: Brick	82%	Now	$221,900	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Above Boys Locker Room								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Above Boys Locker Room								
Masonry: Granite	3%			LIFE	* *	5	$800	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Metal Rail	10%			2047	* *	5-10	$37,700	

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Exterior								
Roof								
Built-Up (BUR)	67%	Now	$394,700	2039	* *			
Drains Clogged, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium Roof, Boys Locker Room, Auditorium Low Roof, Dance Studio								
Copper/Terne	15%	2-4	$298,500	2049	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
Location : At Bottom Edge Of Sloped Roofs								
Skylight, Metal/Glass	3%	Now	$1,418,200	2064	* *			
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : All Skylights								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Open Joints, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Slate	15%	Now	$70,200	LIFE	* *			
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Main Roofs								
Soffits								
Stucco Cement	100%			2039	* *	5	$5,200	
Interior								

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NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Interior								
Floors								
Ceramic Tile	5%	4+	$18,700	2037	* *	5	$8,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Quarry Tile	5%			2039	* *	5	$24,300	
Terrazzo	5%	4+	$31,100	LIFE	* *	5	$12,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby Area								
Vinyl Tile	40%			2039	* *	3	$64,900	
Vinyl Tile 9" X 9"	10%	Now	$2,656,300	2044	* *	3	$12,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Rooms And 4th Floor Corridors In 1922 And 1950 Wings								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Rooms And Corridors In 1922 And 1930 Wing								
Wood	35%	Now	$4,160,200	2069	* *	5	$106,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Rooms In 1922/30 Wings, Room B1,								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Music Room, 1922/30 Wings, Gymnasium, B1, 101, 244								
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : 4th Floor Dance Studio, Girls Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	Now	$163,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Service Tunnel Entrance In Basement								
Ceramic Tile	5%			2043	* *	5	$10,500	
Gypsum Board	2%			LIFE	* *	5	$2,500	
Masonry: Brick	5%			LIFE	* *			
Plaster	53%	Now	$553,700	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairway G, Rooms 519, 538, Stair K								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Stairway G								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 353, Stair G								
SGFT/Glazed Masonry	25%			LIFE	* *			

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NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$962,100	2051	* *	5	$24,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Corridor At 1958 Wing								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridor At 1958 Wing								
AcousTileSusp.Lay-In	3%			2047	* *	5	$9,700	
Exposed Struc: Concrete	20%	Now	$497,700	LIFE	* *	5	$10,100	
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Sub-basement Paint Room, Gas Meter Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Paint Room, Gas Meter Room								
Plaster	60%	Now	$606,100	LIFE	* *	5	$121,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Staircase C, Auditorium, Rooms 253, 353								
Plaster	2%			LIFE	* *	5	$4,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$57,300	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gates								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$501,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Along Perimeter								
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : At Tree Pits								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : 48th Avenue, 91st, 90th Streets								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$27,900	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

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NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$111,000	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parking Lot								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Parking Lot								
Explanation : Water Penetration To Rooms Below Parking Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Sub-basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Sub-basement								
Explanation : Two Main Disconnect Switches Rated At 3,000 And 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Sub-basement								
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$500	
Fused Knife Sw	30%			2033	$196,200	5	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2033	$261,600	5	$2,300	
Molded Case Bkrs	20%			2042	* *	5	$1,200	
Wiring								
Braided Cloth	60%			2033	$552,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	30%			2034	$276,000	1		
Motor Controllers								
Locally Mounted	90%			2032	$334,400	5	$1,300	
Locally Mounted	10%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Lighting								
Interior Lighting								
Fluorescent	97%			2029	$3,272,200	10	$196,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2029	$33,700	10	$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2029	$13,900	1		
Emergency, Battery	40%	Now	$45,600	2039	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	5%			2029	$4,900	1		
Exit, Service	45%			2039	* *	1		
Exterior Lighting								
HID	9%			2029	$95,000	10	$100	
LED	1%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$1,700	
Alarm								
Security System								
Generic	50%			2039	* *	1	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$212,400	1	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$58,400	2039	* *	1-3	$123,800	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Main Entrance Lobby								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$197,200	2039	* *	1	$197,000	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Boiler 2 Not In Use Due To Malfunction								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$181,200	2034	$1,812,100			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement At Vacuum Pumps								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump 2								
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2034	$851,700	1	$27,300	
Convector/Radiator	60%	0-2	$22,200	2032	$1,110,300	1	$38,500	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Control Valves, Classrooms; Hallways And Various Areas								
Fan Coil Unit/Heat	20%			2029	$1,122,100	1	$14,300	
Controls								
Pneumatic	100%	Now	$2,624,100	2035	$4,373,500			
Leaking, Extent : Severe, Area Affected : 60%								
Location : Multiple Locations								
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : 1 Motor On 1 Of 2 Air Compressors								
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Medical Office.								
Explanation : R-410a Refrigerant								
Window/Wall Unit	80%	0-2	$34,300	2027	$685,800	1		
Broken, Extent : Moderate, Area Affected : 30%								
Location : Room 356 And Throughout								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$2,981,700	LIFE	* *	2-5	$123,200	
Damaged, Extent : Severe, Area Affected : 80%								
Location : 1920 Wing								

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Ventilation								
Exhaust Fans								
Interior	80%			2029	$802,900	2	$5,400	
Roof	20%			2029	$87,800	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	$11,600	2034	$581,300	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve And Hot Water Control Valves, Basement								
Brass/Copper	80%			2034	$2,325,100	1		
Water Heater With Tanks								
Electric	10%			2033	$21,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Medical Office 3rd Floor								
Explanation : 50 Gallons								
Gas Fired	90%	Now	$2,800	2029	$141,700	2		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Bottom Of Tank								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room In Sub-basement								
Explanation : 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%	0-2	$4,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 50th Avenue Side Roof								
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$45,300	4	$4,700	
Sewage Ejector(s)								
Electric	100%			2034	$118,500	4	$8,800	
Backflow Preventer								
Generic	100%			2034	$101,100	1	$13,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 60%								
Location : Rest Rooms At Various Floors.								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 5th Floor, One Unit From Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$93,900	1-2	$1,900	
Chemical System								
Generic	100%			2029	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size 150 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **NEWTOWN HIGH SCHOOL - Q FIELDHOUSE**
Address : **90-20 56 AVENUE**
Borough : **QUEENS**
Agency's Number : **Q455**
Program / Asset # : **BOE0879.010 / 13511**
Yr Built/Renovated : **1922 / 2003**
Area Sq Ft : **5,000**
Project Type : **EDUCATION**
Date of Survey : **08-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1**
Block : **1858** **Lot** : **1** **BIN** : **4855698**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$171,600	
Electrical		$126,800
Site Pavements	$497,000	$1,005,600
Total	**$668,600**	**$1,132,400**
Importance Code A	$171,600	
Importance Code B	$497,000	$1,132,400
Total	**$668,600**	**$1,132,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,900			
Interior Architecture	$51,300			
Electrical	$9,700	$200	$44,900	$200
Mechanical	$84,600	$700	$3,500	$700
Site Enclosure	$23,600			
Site Pavements	$18,900			
Total	**$198,000**	**$800**	**$48,400**	**$800**
Importance Code A	$10,400	$500	$600	$500
Importance Code B	$148,400	$300	$47,800	$300
Importance Code C	$39,200			
Total	**$198,000**	**$800**	**$48,400**	**$800**

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$16,700	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades - Recent Repair								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Windows								
Wood	100%	Now	$110,700	2059	* *	5	$9,300	1
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Window Guards - Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$1,500	
Masonry: Limestone	10%			LIFE	* *	5	$200	
Roof								
Modified Bitumen	100%	4+	$6,100	2029	$60,900			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%	Now	$3,800	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exterior Of Custodian Entrance Canopy								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	$15,100	
Mosaic Tile	15%	Now	$11,700	2039	* *	5	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilet								
Interior Walls								
Cast in Place Concrete	20%	4+	$10,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement, Corridor Space								
Ceramic Tile	48%			2037	* *	5	$6,500	
Glass: Single Pane	2%	Now	$800	LIFE	* *	5	$200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Showers At Mens Lockers								
Gypsum Board	5%			LIFE	* *	5	$400	
Masonry: Brick	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

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
Interior								
Ceilings								
Exposed Struc: Concrete	90%	4+	$22,500	LIFE	* *	5	$1,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms								
Plaster	10%	4+	$2,500	LIFE	* *	5	$500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Locker Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$5,800	2044	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$17,800	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Volley Ball Court								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$125,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 57th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 92nd Street And 56th Avenue								
On-Site Walkways								
Asphalt	50%	0-2	$500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	50%			2039	* *			
Parking/Driveway								
Asphalt	100%	0-2	$18,400	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	50%	Now	$170,200	2037	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Tennis Courts								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	50%	Now	$201,100	2034	$1,005,600			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Track								

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 125 Amperes Main Disconnect								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2034	$16,600	1		
Panelboards								
Fused Knife Sw	2%			2033	$600	5		
Molded Case Bkrs	98%			2042	* *	5	$100	
Wiring								
Thermoplastic	100%			2034	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$53,400	10	$3,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	30%			2029	$42,600	2		
Egress Lighting								
Exit, Service	90%			2029	$2,000	1		
Exit, Battery	10%			2034	$700	10		
Exterior Lighting								
HID	10%			2034	$2,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$9,600	2044	* *	1	$1,700	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$11,700	5	$1,600	

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2032	$44,600	1	$5,000	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%	Now	$8,200	2034	$41,000			
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : In Basement At Various Locations And At Heat Exchanger								
Terminal Devices								
Convector/Radiator	100%	Now	$2,100	2039	* *	1	$1,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Boys Locker								
Controls								
Electrical	100%	Now	$8,500	2027	$28,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Unit Run Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	$1,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$300	
No Component	90%							
Exhaust Fans								
Roof	10%			2029	$1,000	2		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%	0-2	$1,000	2034	$19,700	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve And Basement								
Galvanized Steel	70%	Now	$9,200	2032	$45,800	1		
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Basement Multiple Locations								

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.*

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%	Now	$24,800	2064	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$1,000	4	$100	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**NORMAN THOMAS HIGH SCHOOL - M**			
Address	:	**111 E. 33 ST. PARK AVE. AND 33 ST.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M620**
Program / Asset #	:	**BOE0144.000 / 539**	**Yr Built/Renovated**	:	**1975 / 2001**
Area Sq Ft	:	**314,752**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**03-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,5,7,6,9,10**			
Block	:	**889** **Lot** : **1**	**BIN**	:	**1018491**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,524,900	$731,300
Interior Architecture	$5,211,500	$349,500
Electrical	$2,006,800	$4,411,000
Mechanical	$11,706,300	$17,446,900
Total	**$21,449,400**	**$22,938,700**
Importance Code A	$2,524,900	$1,325,000
Importance Code B	$17,187,600	$21,519,900
Importance Code C	$1,736,800	$93,800
Total	**$21,449,400**	**$22,938,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,700	$100		
Interior Architecture	$124,800	$12,100		$39,300
Electrical	$53,600	$58,700	$51,500	$51,300
Mechanical	$106,800	$161,300	$131,300	$161,700
Elevators/Escalators	$228,500	$228,500	$228,500	$228,500
Total	**$582,400**	**$460,600**	**$411,200**	**$480,800**
Importance Code A	$78,000	$10,100	$9,300	$9,300
Importance Code B	$504,300	$450,600	$401,900	$471,500
Importance Code C				
Total	**$582,400**	**$460,600**	**$411,200**	**$480,800**

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.*

DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	$149,400	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Entry								
Masonry: Brick	92%			LIFE	* *	5	$326,000	
Metal Coiling Doors	1%	0-2	$19,400	2031	$387,600	5	$5,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Granite Panels	2%	0-2	$44,700	LIFE	* *	5	$5,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$182,000	2049	* *	5	$6,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$1,000	LIFE	* *	5	$400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%	Now	$3,600	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2053	* *	5	$100	
Metal Rail	35%			2046	* *	5-10	$3,500	
Roof								
IRMA/Protected Membrane	100%	Now	$2,193,500	2043	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs A And B, 10th Floor								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Interior								
Floors								
Cast in Place Concrete	15%	2-4	$632,700	LIFE	* *	5	$158,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%	2-4	$41,900	2042	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Panel/Paver: Cer/Brk	3%	2-4	$70,800	2049	* *	5	$16,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	2%	2-4	$36,500	2046	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	2%	0-2	$46,400	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Near Room 121								
Vinyl Tile	65%	2-4	$890,400	2038	* *	3	$118,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	10%	Now	$887,300	2061	* *	5	$45,400	
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : 10th Floor Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : 10th Floor Gymnasium								
Interior Walls								
Ceramic Tile	5%	2-4	$146,800	2042	* *	5	$13,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	$501,500	LIFE	* *	5	$20,800	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Auditorium Projection Room Window								
Explanation : Lintel Failure Suspected								
Folding Partition	2%	Now	$147,800	2049	* *	5	$13,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Plaster	60%	0-2	$389,400	LIFE	* *	5	$93,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	23%	Now	$551,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$319,200	2038	* *	5	$48,400	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor, 2nd Floor And 9th Floor								
AcousTileSusp.Lay-In	5%			2038	* *	5	$24,200	
AcousTileSusp.Lay-In	40%			2050	* *	5	$193,700	
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : 8th Floor, 5th Floor, 7th Floor, 6th Floor, 4th Floor, 3rd Floor, Partial 1st Floor								
Exposed Struc: Concrete	15%			LIFE	* *	5	$11,400	
Exposed Struc: Concrete	5%	Now	$464,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Electrical Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room								
Plaster	15%	0-2	$113,100	LIFE	* *	5	$45,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches With No Available Nameplate Ratings								
Transformers								
Dry Type	100%			2031	$27,400	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 440 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,300	

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$690,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$700	
Molded Case Bkrs	85%			2032	$555,900	5	$7,000	
Molded Case Bkrs	5%			2049	* *	5	$400	
Wiring								
Thermoplastic	95%			2033	$874,000	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	15%			2031	$55,700	5	$300	
Motor Control Center	85%			2031	$1,265,600	5	$7,300	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$4,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$96,800	
Generators								
Diesel	100%	Now	$142,000	2048	* *	1	$109,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Not Functional								
Fuel Storage								
Main Tank	100%			2036	$78,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$271,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Incandescent	1%			2028	$89,300	2	$100	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2033	$54,100	10	$7,600	
Exit, Service	50%			2028	$69,500	1		
Exterior Lighting								
HID	20%			2028	$300,800	10	$200	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$58,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Staircases								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$302,500	1	$58,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors And Hallways								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$831,300	1-3	$194,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2036	$488,400	1	$93,400	
Pres. Reducing Valve/LP Steam	40%			2046	* *	5	$7,500	
Distribution								
Hot Wtr Piping/Pump	60%	Now	$21,100	2041	* *	4	$9,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Hot Water Piping								
Steam Piping/Pump	40%	0-2	$20,600	2043	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Basement Steam Room								
Terminal Devices								
Air Handler	45%			2028	$2,729,300	1	$87,600	
Convector/Radiator	10%			2038	* *	1	$10,200	
Fan Coil Unit/Heat	45%			2033	$3,595,900	1	$45,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : In Ductwork Reheat Coils								
Air Conditioning								
Energy Source								
Steam/HW System	100%			2043	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	100%	0-2	$1,045,800	2036	$10,457,600	1	$306,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of No.1 Unit. 10th Floor Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 10th Floor Mechanical Equipment Room								
Explanation : 2 Units. Lithium Bromide Refrigerant.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$23,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	$6,253,700	1	$194,600	
Heat Rejection								
Water Cooling Tower	100%			2034	$1,627,900	2	$316,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$175,500	
Exhaust Fans								
Interior	100%			2028	$1,429,400	2	$9,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$207,000	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Booster Pump								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$31,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$12,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 10th Floor, Basement To 10th Floor								
Explanation : 2 Units. 1 Passenger, 1 Freight								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

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
Vertical Transport								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 For Each Floor								
Explanation : 22 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$158,700	
Sprinkler								
No Component	80%							
Generic	20%			2033	$891,400	1-2	$17,600	
Fire Pump								
Generic	100%			2036	$307,700	1	$58,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **OFFSITE EDUCATIONAL SERVICES -BX**
Address : **2007 MAPES AVE. @E. 178 ST.**
Borough : **BRONX**
Agency's Number : **X989**
Program / Asset # : **BOE1053.000 / 14268**
Yr Built/Renovated : **1997 /**
Area Sq Ft : **8,526**
Project Type : **EDUCATION**
Date of Survey : **19-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3106** **Lot** : **28** **BIN** : **2012934**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$99,000	
Electrical		$74,500
Mechanical		$58,700
Total	**$99,000**	**$133,200**
Importance Code B		$133,200
Importance Code C	$99,000	
Total	**$99,000**	**$133,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$134,200			
Interior Architecture	$41,400		$2,600	$900
Electrical	$5,000	$800	$900	$1,000
Mechanical	$24,900	$1,000	$1,300	$900
Site Enclosure	$14,600			
Site Pavements	$24,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$251,900**	**$9,000**	**$12,000**	**$9,900**
Importance Code A	$151,200	$400	$400	$400
Importance Code B	$86,900	$8,600	$11,500	$8,900
Importance Code C	$13,900			$600
Total	**$251,900**	**$9,000**	**$12,000**	**$9,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$500	
Masonry: Brick Cavity	85%			LIFE	* *	5	$31,200	
Metal/Glass Curt Wall	3%			LIFE	* *	5	$2,100	
Metal Panel	5%			2056	* *	5-10	$6,300	
Window Wall	5%	4+	$28,500	2056	* *	5	$1,700	
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Main Entrance Window Wall Area								
Windows								
Aluminum	100%	Now	$33,900	2058	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 75%								
Location : Various Locations Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$2,400	
Metal Panel	10%			2056	* *	5	$100	
Roof								
Metal Panel	70%	Now	$7,000	2049	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Lobby Area								
Modified Bitumen	30%	Now	$45,400	2046	* *			
Blisters, Extent : Severe, Area Affected : 25%								
Location : Over Office								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over Office								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Over Office								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Metal Canopy								
Interior								
Floors								
Carpet	5%			2035	$11,600	3	$1,000	
Cast in Place Concrete	20%			LIFE	* *	5	$11,200	
Ceramic Tile	5%			2045	* *	5	$600	
Terrazzo	10%			LIFE	* *	5	$2,000	
Vinyl Tile	60%			2041	* *	3	$2,900	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

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
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$1,200	
Folding Partition	5%	Now	$99,000	2058	* *	5	$1,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Hall								
Glass: Single Pane	5%			LIFE	* *	5	$1,700	
Gypsum Board	35%			LIFE	* *	5-10	$13,900	
Masonry: Brick	35%			LIFE	* *	10	$2,400	
Metal Panel	15%			LIFE	* *	10	$1,600	
Ceilings								
AcousTileSusp.Lay-In	20%			2049	* *	5	$2,600	
Exposed Struc: Steel	60%			LIFE	* *	10	$15,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Office, Lobby								
Gypsum Board	20%			LIFE	* *	5-10	$8,800	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	30%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Rear Of Property								
Explanation : Murals On Walls								
Chain Link	70%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$14,600	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Buildings								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$4,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East 178th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East 178th Street								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : East 178th Street And Pedestrian Handicapped Ramp								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	75%			2045	* *			
Asphalt	20%	Now	$20,300	2051	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Rear Yard								
Rubber Matting	5%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5		
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5		
Molded Case Bkrs	95%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	45%			2031	$67,000	10	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	$7,400	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Light Fixtures								
LED	50%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$1,000	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2031	$4,700			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$16,400	1	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm And Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$22,500	1-3	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Stations								

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.*

DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

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
Heating								
Energy Source								
Electricity	40%			2056	* *	1		
Natural Gas	60%			2046	* *	1		
Conversion Equipment								
Furnace	40%			2031	$10,900	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Part Of The Air Conditioning System. Main Floor								
Explanation : 2 Units								
Hot Water Boiler	30%	0-2	$16,700	2056	* *	1	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 1 Old Unit								
Hot Water Boiler	30%			2053	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	60%			2044	* *	4	$400	
No Component	40%							
Terminal Devices								
Convector/Radiator	60%			2041	* *	1	$1,700	
No Component	40%							
Controls								
Electrical	100%			2031	$48,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2036	$58,700	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Split Unit	10%	Now	$2,100	2036	$20,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
No Component	50%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2036	$8,400	1		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2036	$1,300	2	$600	
No Component	90%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$800	LIFE	* *	2-5	$500	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$6,800	
Exhaust Fans								
Roof	100%			2036	$16,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 30 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$2,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Basement And Back Yard								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%	Now	$200	2036	$3,900	1	$500	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Water Supply Room								
Explanation : Leaking								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar, 1st, Mezzanine								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. - 208 M TANDEM M185**
Address : **21 WEST 111 STREET @ 5TH AVE.**
Borough : **MANHATTAN**
Agency's Number : **M208**
Program / Asset # : **BOE0109.000 / 1660**
Yr Built/Renovated : **1968 /**
Area Sq Ft : **135,000**
Project Type : **EDUCATION**
Date of Survey : **18-Jan-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1595** **Lot** : **15** **BIN** : **1051410**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$127,600	$251,000
Interior Architecture	$324,600	$52,000
Electrical	$774,000	$3,001,200
Mechanical	$1,823,800	$8,919,100
Site Enclosure	$90,400	
Total	**$3,140,400**	**$12,223,300**
Importance Code A	$127,600	$1,508,500
Importance Code B	$2,922,400	$10,714,800
Importance Code C	$90,400	
Total	**$3,140,400**	**$12,223,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,700	$7,200		
Interior Architecture	$88,000	$44,700		$5,000
Electrical	$10,200	$13,100	$11,800	$37,700
Mechanical	$68,800	$35,500	$30,000	$46,300
Site Pavements	$50,200			
Total	**$244,800**	**$100,500**	**$41,700**	**$89,000**
Importance Code A	$41,100	$20,600	$13,400	$13,700
Importance Code B	$203,700	$66,200	$28,300	$75,300
Importance Code C		$13,700		
Total	**$244,800**	**$100,500**	**$41,700**	**$89,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	* *	5	$104,900	
Pre-Cast Concrete	30%			LIFE	* *	5	$146,100	
Windows								
Aluminum	100%	Now	$27,700	2051	* *	5	$14,200	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Lower Floors								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$5,200	
Pre-Cast Concrete	60%			LIFE	* *	5	$49,500	
Roof								
Metal Panel	3%			2048	* *	10	$7,200	
Modified Bitumen	97%			2040	* *	10	$127,600	
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								
Floors								
Carpet	10%			2034	$358,900	3	$29,700	
Cast in Place Concrete	10%			LIFE	* *	5	$43,400	
Ceramic Tile	5%	Now	$28,600	2038	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Slate	5%			LIFE	* *	5	$10,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Stone Stair Treads								
Terrazzo	5%			LIFE	* *	5	$7,700	
Vinyl Tile	45%			2040	* *	3	$33,400	
Vinyl Tile 9" X 9"	20%	Now	$324,600	2045	* *	3	$14,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 2nd And 3rd Floor								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$7,800	
Folding Partition	3%			2043	* *	5	$19,600	
Masonry: Brick	5%			LIFE	* *			
Plaster	44%			LIFE	* *	5	$34,400	
SGFT/Glazed Masonry	45%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. - 208 M TANDEM M185
Asset # : 1660

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
Interior								
Ceilings								
AcousTile,Adhered	30%	0-2	$39,200	2040	* *	5	$29,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
AcousTileSusp.Lay-In	10%			2048	* *	5	$19,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,600	
Metal Panel	3%	4+	$20,200	LIFE	* *	5	$7,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	42%			LIFE	* *	5	$52,000	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : 3rd And 4th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2055	* *			
Iron Picket	30%	Now	$90,400	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Front Entrance								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$44,100	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	60%			2040	* *			
Masonry: Granite	40%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	85%	0-2	$6,100	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2035	$21,200			
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various Areas In East And West Play Yards								
Explanation : These Are Actually Grass Or Planting Soil Areas								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	85%			2034	$260,600	5	$3,000	
Molded Case Bkrs	5%			2057	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$327,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,854,600	10	$111,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2030	$103,000	10	$6,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Kitchen								
LED	5%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2030	$116,000	10	$16,300	
Exit, Battery	50%			2030	$97,900	10	$4,600	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Indoor And Outdoor								
Explanation : Cameras Security System								
Generic	50%			2030	$129,700	1	$25,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$83,200	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$321,400	5	$41,800	
Conversion Equipment								
Steam Boiler	100%			2033	$1,204,900	1	$133,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two No.4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$66,400	2065	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Crawl Space At Basement. Steam Leaking At About 7 Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Leaking Steam Traps At First Floor Room 177								
Steam Piping/Pump	90%			2035	$996,300			
Terminal Devices								
Air Handler	30%			2030	$780,400	1	$25,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Fan Rooms								
Convector/Radiator	5%	0-2	$33,900	2055	* *	1	$2,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout Building, Defective Thermostats								
Convector/Radiator	65%			2033	$734,700	1	$28,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	0-2	$534,300	2033	$2,671,600			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
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.*

DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

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
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	5%			2035	$164,100			
Window/Wall Unit	75%			2033	$392,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,300	
Exhaust Fans								
Interior	25%	0-2	$7,700	2030	$153,300	2	$800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Classroom Exhaust Is Not Working								
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Basement Fan Room								
Roof	75%			2030	$201,200	2	$3,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$88,200	2033	$1,764,800	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Custodian Office. Leaking Domestic Water Piping								
Water Heater With Tanks								
Electric	10%			2030	$2,400	4		
Gas Fired	90%			2028	$15,700	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2035	$668,400	4	$20,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$27,700	4	$4,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To First Floor								
Explanation : One Obsolete Unit. Inoperable								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,900	
Chemical System								
No Component	95%							
Generic	5%			2030	$3,000	1-10	$1,500	
Other Observation, Extent : Moderate, Area Affected : 10% *Location : Kitchen* *Explanation : 1 Set Kitchen Fire Suppression Unit On Hood 5 Feet X 20 Feet Which Equals 100 Sqaure Feet*								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 1 - BK**
Address : **309 47 STREET @THIRD AVE.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0342.000 / 2682**
Area Sq Ft : **90,000**
Date of Survey : **26-Oct-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **755** **Lot** : **22**

Agency's Number : **K001**
Yr Built/Renovated : **1965 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3011821**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$349,000	$148,700
Interior Architecture	$69,400	$5,182,800
Electrical	$144,500	$436,100
Mechanical	$1,693,300	$213,400
Total	**$2,256,200**	**$5,981,000**
Importance Code A	$349,000	$148,700
Importance Code B	$1,837,800	$5,832,300
Importance Code C	$69,400	
Total	**$2,256,200**	**$5,981,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,800			$48,300
Interior Architecture	$22,200	$18,100	$7,600	$2,000
Electrical	$68,900	$10,600	$8,400	$11,400
Mechanical	$32,300	$18,400	$30,200	$21,500
Site Enclosure				$1,700
Site Pavements	$7,400			
Total	**$208,600**	**$47,100**	**$46,200**	**$84,900**
Importance Code A	$85,000	$7,100	$7,100	$55,400
Importance Code B	$123,600	$36,100	$39,100	$27,800
Importance Code C		$3,900		$1,700
Total	**$208,600**	**$47,100**	**$46,200**	**$84,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	$157,300	LIFE	* *	5	$93,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Electric Room								
Metal Coiling Doors	3%	Now	$37,300	2055	* *	5	$5,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : North Elevation								
Pre-Cast Concrete	15%			LIFE	* *	5	$55,500	
Windows								
Aluminum	98%	Now	$34,700	2051	* *	5	$17,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 1%								
Location : Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Around Window Air Conditioning								
Metal Louvers	2%			2044	* *	10	$4,500	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5	$7,600	
Metal Security Bars	5%			2050	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$9,600	
Stucco Cement	2%	Now	$5,800	2040	* *	5	$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Vestibule Parapet								
No Component	33%							
Roof								
Built-Up (BUR)	30%			2030	$191,700	10	$16,000	
Fluid Applied Roofing	10%			2050	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Cafe								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Courtyard								
Explanation : Rubber Pavers Over Fluid Applied Membrane								
Modified Bitumen	60%			2040	* *	10	$32,100	
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Soffits								
Pre-Cast Concrete	2%	Now	$100	LIFE	* *	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Entrance								
Stucco Cement	98%			2040	* *	5	$400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,700	
Ceramic Tile	3%			2038	* *	5	$4,000	
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Various Bathrooms								
Sheet Vinyl/Rubber	2%			2040	* *	5	$4,000	
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	35%			2040	* *	3	$17,700	
Vinyl Tile 9" X 9"	45%			2035	$4,960,300	3	$22,700	
Wood	5%			2063	* *	5	$12,600	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	3%			2038	* *	5	$7,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Fiberglass Panel	2%			LIFE	* *			
Mosaic Tile	3%			LIFE	* *			
Plaster	54%	Now	$69,400	LIFE	* *	5	$41,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Art Room								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	4+	$22,200	2040	* *	5	$16,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	8%			2035	$172,000			
Metal Panel	5%			LIFE	* *	5	$8,400	
Plaster	60%			LIFE	* *	5	$50,500	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2040	* *	5-10	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	45%			2045	* *			
Iron Picket	45%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$7,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Sidewalk								
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Site Pavements								
Activity Yard								
Asphalt	80%			2048	* *			
Cast in Place Concrete	10%			2040	* *			
Rubber Matting	10%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2061	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Main Electrical Romm								
Explanation : One 2,000 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2061	* *	5	$2,400	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	10%			2045	* *	1		
Conduit	10%			2061	* *	1		
Panelboards								
Fused Disc Sw	15%			2057	* *	5	$300	
Molded Case Bkrs	85%			2057	* *	5	$2,000	
Wiring								
Thermoplastic	20%			2055	* *	1		
Thermoplastic	50%			2045	* *	1		
Thermoplastic	30%			2061	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%	0-2	$14,700	2055	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$79,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	4%	Now	$10,200	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Explanation : LEDs Out In Some Fixtures								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$10,900	
Inadequate Lighting Level, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Exit, Battery	50%			2030	$65,300	10	$3,000	
Exterior Lighting								
HID	20%	0-2	$34,400	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior								
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : Chimney Stack Has Air Terminals And Download								
Alarm								
Security System								
Generic	50%			2035	$86,500	1	$16,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$86,500	1	$16,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$55,500	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2044	* *			
Steam Boiler	80%			2048	* *	1	$71,300	
Distribution								
Hot Wtr Piping/Pump	20%			2051	* *	4	$1,300	
Steam Piping/Pump	80%			2045	* *			
Terminal Devices								
Air Handler	25%			2030	$433,600	1	$13,900	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Basement Fan Room								
Convector/Radiator	50%	0-2	$18,800	2040	* *	1	$13,100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Thermostat Batteries At Various Locations								
Convector/Radiator	20%			2048	* *	1	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Radiators								
Fan Coil Unit/Heat	5%			2030	$114,200	1	$1,500	
Controls								
Electrical	100%			2030	$512,300			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Evaporator Coil Installed In Auditorium Blower								
Window/Wall Unit	80%			2030	$279,300	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	$35,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	$160,900	1	$5,600	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	$12,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

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
Ventilation								
Exhaust Fans								
Interior	25%			2030	$102,200	2	$700	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Basement Fan Room								
Roof	75%			2030	$134,100	2	$2,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%	0-2	$58,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Backup At Basement During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,900	
Backflow Preventer								
Generic	100%			2040	* *	1	$5,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,300	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System 5 Feet X 20 Feet Which Equals 100 Square Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 1 - M ALFRED E. SMITH**		
Address	: **8 HENRY STREET @CATHERINE ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M001**
Program / Asset #	: **BOE0001.000 / 456**	**Yr Built/Renovated**	: **1898 / 2012**
Area Sq Ft	: **73,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **279** **Lot** : **40**	**BIN**	: **1003375**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$638,200	$1,014,200
Interior Architecture	$104,900	$59,900
Electrical		$1,686,500
Mechanical		$3,600,600
Total	**$743,100**	**$6,361,200**
Importance Code A	$638,200	$1,014,200
Importance Code B	$104,900	$5,347,000
Total	**$743,100**	**$6,361,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,500	$9,500		$300
Interior Architecture	$113,400		$14,100	
Electrical	$42,700	$6,800	$8,400	$7,000
Mechanical	$66,100	$12,900	$16,000	$12,900
Total	**$256,600**	**$29,200**	**$38,500**	**$20,200**
Importance Code A	$41,700	$16,700	$7,200	$7,500
Importance Code B	$124,400	$12,500	$31,300	$12,700
Importance Code C	$90,500			
Total	**$256,600**	**$29,200**	**$38,500**	**$20,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$518,300	
Masonry: Brick	80%			LIFE	* *	5	$758,200	
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : Various Locations								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Corner Of Henry And Oliver Street								
Masonry: Limestone	3%			LIFE	* *	5	$21,300	
Metal Panel	10%			2056	* *	5-10	$325,800	
Windows								
Aluminum	100%			2058	* *	5	$19,000	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$26,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,600	
Roof								
Copper/Terne	30%			2064	* *	10	$50,100	
Modified Bitumen	70%			2044	* *	10	$46,800	
Soffits								
Copper/Terne	100%			2080	* *	10	$300	
Interior								
Floors								
Ceramic Tile	5%			2039	* *	5	$5,600	
Terrazzo	5%			LIFE	* *	5	$8,800	
Vinyl Tile	80%			2041	* *	3	$33,800	
Wood	10%			2051	* *	5	$21,200	
Interior Walls								
Ceramic Tile	5%	0-2	$13,500	2039	* *	5	$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : 5th Floor Teachers Bathrooms								
Masonry: Brick	5%			LIFE	* *	10	$1,400	
Marble Panels	5%			LIFE	* *	10	$1,900	
Plaster	70%			LIFE	* *	5-10	$57,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Around Various Window Locations								
SGFT/Glazed Masonry	10%	Now	$17,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Around Various Window Locations								
Wood	5%			LIFE	* *	5	$38,300	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$21,200	
Plaster	85%			LIFE	* *	5-10	$164,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2062	* *			
Retaining Walls								
Masonry: Brick	100%			2046	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	100%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Disc Sw	3%			2052	* *	5	$100	
Molded Case Bkrs	10%			2035	$18,400	5	$200	
Molded Case Bkrs	80%			2052	* *	5	$1,500	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$300	
Locally Mounted	30%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

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
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$1,069,700	10	$64,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	49%			2031	$61,500	10	$8,600	
Exit/Emergency Light Combo	2%			2041	* *			
Exit, LED	49%			2064	* *	1		
Exterior Lighting								
LED	5%			2046	* *			
No Component	80%							
Under Construction	15%							
Alarm								
Security System								
Generic	100%	0-2	$28,100	2036	$140,300	1	$24,500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Communication Line Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$45,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank No.2 Oil								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$72,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%			2036	$478,900			
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Beyond The Boiler Room, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit								
Steam Piping/Pump	20%	0-2	$12,000	2056	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Feed Water Piping Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Vacuum Pump Leaking								
Terminal Devices								
Air Handler	10%			2036	$140,700	1	$4,500	
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Fan Room Adjacent To The Cafeteria, The Auditorium Blower Is Beyond Its Useful Life Cycle Limit								
Convector/Radiator	80%			2034	$489,000	1	$18,900	
Fan Coil Unit/Heat	10%			2036	$185,300	1	$2,400	
Controls								
Pneumatic	100%			2034	$1,444,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : 1 Unit. R-410a								
Window/Wall Unit	60%	Now	$17,000	2031	$169,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms And Offices, 60 Percent Are Not Working Due To Multiple Mechanical And Or Electrical Deficiencies								
No Component	35%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2041	* *	1	$1,200	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2041	* *	2	$2,500	
No Component	95%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

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
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$19,300	
No Component	70%							
Exhaust Fans								
Interior	25%	0-2	$16,600	2031	$82,900	2	$400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Exhaust Fan								
Roof	5%			2031	$7,300	2	$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$477,100	1		
Water Heater With Tanks								
Electric	100%			2031	$72,600	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 73 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Sanitary Piping Is Beyond Their Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2046	* *	1	$4,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$31,000	1-2	$600	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System 6 Feet X 10 Feet Which Equals 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 1 - SI**		
Address	: **58 SUMMIT STREET @ YETMAN AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R001**
Program / Asset #	: **BOE0898.000 / 1464**	**Yr Built/Renovated**	: **1907 / 2006**
Area Sq Ft	: **43,230**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7898** **Lot** : **1**	**BIN**	: **5107854**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$88,200
Interior Architecture		$1,446,500
Electrical		$329,600
Mechanical	$844,900	$1,710,200
Site Pavements	$78,700	
Total	**$923,600**	**$3,574,400**
Importance Code A	$77,200	$88,200
Importance Code B	$846,500	$3,486,200
Total	**$923,600**	**$3,574,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$26,700		$3,600
Interior Architecture	$81,800	$12,100	$1,800	$12,800
Electrical	$4,000	$5,000	$4,600	$4,000
Mechanical	$43,300	$9,000	$12,300	$46,500
Site Enclosure	$600			
Site Pavements	$28,900			
Total	**$158,700**	**$52,800**	**$18,700**	**$67,000**
Importance Code A		$31,000	$4,300	$7,900
Importance Code B	$158,000	$21,800	$12,600	$59,100
Importance Code C	$600		$1,800	
Total	**$158,700**	**$52,800**	**$18,700**	**$67,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$88,200	
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	100%			2051	* *	5	$22,800	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$13,000	
Metal Rail	15%			2048	* *	5-10	$44,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,100	
Roof								
Copper/Terne	3%			2070	* *	10	$3,600	
Modified Bitumen	97%			2043	* *	10	$47,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$8,000	
Ceramic Tile	5%			2038	* *	5	$3,700	
Mosaic Tile	2%	Now	$28,100	2040	* *	5	$1,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Main Entry								
Terrazzo	3%			LIFE	* *	5	$1,700	
Vinyl Tile	70%	Now	$28,900	2035	$1,446,500	3	$19,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, 1st Floor Corridor								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Corridor Near Room 103 And 101								
Wood	15%			2063	* *	5	$20,500	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$3,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,900	
Masonry: Brick	15%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$13,100	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	14%			2040	* *	5	$12,800	
Exposed Struc: Concrete	5%			LIFE	* *	5	$600	
Metal Panel	1%	Now	$24,800	LIFE	* *	5	$900	
Bent/Warped Elements, Extent : Severe, Area Affected : 80%								
Location : Kitchen								
Plaster	80%			LIFE	* *	5	$36,500	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	$600	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Summit Street								
Chain Link	35%			2055	* *			
Iron Picket	55%			2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$78,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			
Activity Yard								
Asphalt	50%	Now	$28,900	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Yetman Avenue								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : West Of Public School 1								
Explanation : Asphalt Removed For Addition To The Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$200	
Raceway								
Conduit	95%			2035	$78,800	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	95%			2034	$135,900	5	$1,100	
Wiring								
Thermoplastic	70%			2045	* *	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Room B105								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$37,200	10	$5,200	
Exit, Battery	50%			2035	$31,400	10	$1,500	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$41,500	1	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm								
Generic	50%			2043	* *	1	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$26,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Station, Smoke Detectors, Horns And Strobe Lights								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%	2-4	$77,200	2040	* *	1	$38,500	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. 1 Unit Is Overflowing								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Low Water Cut Off Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$17,700	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Main Steam Header Leaking In Basement								
Terminal Devices								
Air Handler	10%			2030	$83,300	1	$2,700	
Convector/Radiator	80%			2033	$289,600	1	$11,200	
Fan Coil Unit/Heat	10%			2030	$109,800	1	$1,400	
Controls								
Pneumatic	100%	2-4	$427,800	2033	$855,500			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Malfunction Control System								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : 4 Units In Auditorium								
Window/Wall Unit	20%	0-2	$3,400	2030	$33,500	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Location. 5 % Not Working								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,100	
Exhaust Fans								
Roof	7%	Now	$6,000	2040	* *	2	$100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Exhaust At Roof								
Roof	93%			2040	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$565,100	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 350 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$11,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Slop Sink At Rooms 101A, 213 And 301A.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$8,900	4	$1,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$2,400	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 1 Set Abaondoned Fire Supression 10 Feet x 5 Feet Which Equals 50 Square Feet At The Kitchen								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 1 - SI ANNEX**		
Address	: **58 SUMMIT STREET @YETMAN AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R802**
Program / Asset #	: **BOE0898.010 / 2946**	**Yr Built/Renovated**	: **1878 / 2002**
Area Sq Ft	: **23,300**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Att**		
Block	: **7898** **Lot** : **1**	**BIN**	: **5107854**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$487,100	$179,500
Interior Architecture	$256,400	$337,500
Electrical		$56,400
Mechanical	$59,500	$568,900
Total	**$803,000**	**$1,142,400**
Importance Code A	$487,100	$179,500
Importance Code B	$122,500	$868,600
Importance Code C	$193,400	$94,300
Total	**$803,000**	**$1,142,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,400	$3,700		
Interior Architecture		$17,100	$1,900	
Electrical	$2,200	$2,600	$2,200	$2,200
Mechanical	$5,100	$4,300	$3,300	$11,800
Site Enclosure				
Site Pavements	$33,000			
Total	**$118,700**	**$27,700**	**$7,400**	**$14,000**
Importance Code A	$78,400	$3,700		$100
Importance Code B	$39,200	$24,000	$7,400	$14,000
Importance Code C	$1,000			
Total	**$118,700**	**$27,700**	**$7,400**	**$14,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	$332,100	LIFE	* *	5	$25,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$59,500	
Masonry: Brick	87%			LIFE	* *	5	$94,600	
Masonry: Sandstone	2%	Now	$155,000	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Masonry: Sandstone	1%			LIFE	* *	5	$800	
Windows								
Aluminum	100%	Now	$45,500	2043	* *	5	$4,700	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Wood Cornice	100%	Now	$32,900	2055	* *	5	$38,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Asphalt Shingle	100%			2038	* *	10	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$7,500	
Ceramic Tile	5%			2044	* *	5	$1,700	
Panel/Paver: Cer/Brk	15%			2043	* *	5	$11,600	
Vinyl Tile	25%			2035	$243,200	3	$3,200	
Wood	10%	Now	$63,000	2063	* *	5	$3,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Room 1 And 3								
Wood	35%			2063	* *	5	$22,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

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
Interior								
Interior Walls								
Masonry: Brick	5%	2-4	$57,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Masonry: Brick	15%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$7,100	
Wood	40%	Now	$135,900	LIFE	* *	5	$94,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Room 1 And 3								
Ceilings								
Embossed Metal	15%			LIFE	* *	5	$2,300	
Embossed Metal	85%			LIFE	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	90%			2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Yetman Avenue								
Masonry: Brick	10%			2035	$31,000			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$25,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$1,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Entrance								
Steel Grating	10%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Rear Yard								
Explanation : Metal Fire Escape Structure								
Activity Yard								
Asphalt	90%			2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rubber Matting	10%	4+	$6,600	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 800 Amperes Main Service Switch Capacity								
Raceway								
Conduit	90%			2035	$56,400	1		
Conduit	10%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$600	
Wiring								
Thermoplastic	100%			2055	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$20,000	10	$2,800	
Exit, Battery	50%			2035	$16,900	10	$800	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$22,400	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Generic	50%			2043	* *	1	$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$14,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Station, Smoke Detectors, Horns And Strobe Lights								

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
Heating								
Distribution								
Steam Piping/Pump	100%			2035	$191,100			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2033	$195,100	1	$7,500	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	5%	0-2	$100	2030	$4,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Various Locations. 2 Percent Of Units Not Working								
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2045	* *	1		
Galvanized Steel	60%			2033	$182,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$1,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Backs Up When It Rains Hard								
Sump Pump(s)								
Submersible	100%			2028	$700	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$300	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Extinguishers								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 2 - M**		
Address	: **122 HENRY STREET @ PIKE ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M002**
Program / Asset #	: **BOE0002.000 / 457**	**Yr Built/Renovated**	: **1958 / 2008**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **273** **Lot** : **1**	**BIN**	: **1003248**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$80,300	$205,900
Interior Architecture	$4,914,200	$3,076,600
Electrical	$275,700	$2,135,800
Mechanical	$1,271,400	$2,402,300
Site Pavements		$75,000
Total	**$6,541,600**	**$7,895,600**
Importance Code A	$80,300	$205,900
Importance Code B	$6,461,300	$7,689,700
Total	**$6,541,600**	**$7,895,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$30,000		$4,100
Interior Architecture	$50,800	$18,400	$4,200	$24,200
Electrical	$55,500	$8,800	$11,100	$31,000
Mechanical	$89,900	$5,200	$14,300	$4,200
Site Pavements	$34,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$237,500**	**$69,600**	**$36,800**	**$70,700**
Importance Code A		$30,000	$2,700	$4,300
Importance Code B	$233,300	$39,500	$32,100	$66,400
Importance Code C	$4,100		$2,000	
Total	**$237,500**	**$69,600**	**$36,800**	**$70,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$64,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Masonry: Brick Cavity	57%			LIFE	* *	5	$77,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Facades								
Metal/Glass Curt Wall	25%			LIFE	* *	5	$64,000	
Pre-Cast Concrete	3%			LIFE	* *	5	$13,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Stucco Cement	5%			2048	* *	5	$17,100	
Windows								
Aluminum	70%			2051	* *	5	$15,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Fiberglass Panel	30%			2043	* *	5	$25,300	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$16,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Metal: Cage/Fence	10%			2048	* *	5-10	$15,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Roof								
Built-Up (BUR)	98%			2040	* *	10	$80,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Entire Roof								
Copper/Terne	2%			2050	* *	10	$4,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof Area								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Staircase C								
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$12,800	LIFE	* *	5	$16,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Corridors								
Ceramic Tile	3%			2044	* *	5	$4,400	
Terrazzo	5%			LIFE	* *	5	$5,700	
Vinyl Tile	42%	Now	$34,900	2035	$1,747,400	3	$23,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Staircase A At 3rd Floor								
Vinyl Tile 9" X 9"	40%	Now	$96,400	2030	$4,817,800	3	$22,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Corridor, Classrooms Throughout								
Wood	5%			2050	* *	5	$13,800	
Interior Walls								
Ceramic Tile	3%			2044	* *	5	$4,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,400	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$24,100	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2033	$1,211,700	5	$36,800	
AcousTileSusp.Lay-In	3%			2040	* *	5	$4,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,300	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2035	$117,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : This Is Actually Tectum Panels								
Metal Panel	3%	4+	$3,000	LIFE	* *	5	$5,500	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	52%			LIFE	* *	5	$47,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	20%	Now	$4,100	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Site Pavements								
Activity Yard								
Asphalt	85%			2038	* *			
Rubber Matting	15%	Now	$30,000	2035	$75,000			
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Prekindergarten Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	80%	4+	$8,300	2035	$165,300	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	65%			2034	$159,400	5	$1,600	
Molded Case Bkrs	25%			2051	* *	5	$600	
Wiring								
Braided Cloth	75%	2-4	$224,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,180,700	10	$70,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2030	$22,100	10	$100	
Incandescent	3%	4+	$38,700	2045	* *	2		
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	10%	Now	$51,600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Explanation : Light Fixtures Failed								
Egress Lighting								
Emergency, Battery	50%			2035	$78,200	10	$11,000	
Exit, Battery	50%			2035	$66,000	10	$3,100	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%			2035	$174,900	1	$34,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Entries								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$240,400	1-3	$56,100	

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
Heating								
Energy Source								
Utility Steam	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Supplied By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2044	* *	5	$5,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	10%	2-4	$26,200	2055	* *	4	$400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Gate Valve								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Faulty Steam Traps								
Steam Piping/Pump	90%			2035	$671,600			
Terminal Devices								
Air Handler	20%			2030	$350,700	1	$11,300	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Convector/Radiator	80%	0-2	$30,500	2040	* *	1	$21,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 105. Leaking Radiator								
Controls								
Electrical	100%	2-4	$518,000	2035	$518,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%	2-4	$55,300	2035	$110,600			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Kitchen.								
Window/Wall Unit	75%	0-2	$26,500	2030	$264,700	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Interior	20%			2030	$82,700	2	$600	
Roof	80%			2035	$144,600	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$957,400	1		
Galvanized Steel	20%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2055	* *	4	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : Instantaneous Steam To Hot Water Plate Heat Exchanger								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,900	
Backflow Preventer								
Generic	100%			2040	* *	1	$5,600	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Natural Gas	100%			2040	* *			
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement To 1st Floor							
	Explanation : One Unit							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 2 - Q**		
Address	: **21-15 75TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q002**
Program / Asset #	: **BOE0670.000 / 313**	**Yr Built/Renovated**	: **1936 / 2021**
Area Sq Ft	: **88,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,Ph**		
Block	: **971** **Lot** : **1**	**BIN**	: **4021375**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$267,300	$166,600
Interior Architecture	$880,700	$3,251,600
Electrical		$1,465,700
Mechanical		$2,804,300
Total	**$1,148,000**	**$7,688,200**
Importance Code A	$267,300	$166,600
Importance Code B	$376,200	$7,521,600
Importance Code C	$504,500	
Total	**$1,148,000**	**$7,688,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,000	$7,700	$14,400	
Interior Architecture	$289,600		$26,100	$8,200
Electrical	$27,300	$8,900	$9,200	$9,500
Mechanical	$43,800	$16,900	$24,400	$15,100
Site Enclosure	$26,900			
Site Pavements	$13,600			
Total	**$422,200**	**$33,600**	**$74,100**	**$32,800**
Importance Code A	$28,100	$14,700	$21,300	$7,000
Importance Code B	$281,900	$18,900	$31,900	$25,900
Importance Code C	$112,200		$20,900	
Total	**$422,200**	**$33,600**	**$74,100**	**$32,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$107,000	LIFE	* *	5	$63,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Basement Locations								
Masonry: Granite	5%			LIFE	* *	5	$7,900	
Masonry: Limestone	5%			LIFE	* *	5	$7,900	
Pre-Cast Concrete	30%			LIFE	* *	5	$206,300	
Windows								
Aluminum	45%			2044	* *	5	$19,900	
Aluminum	25%			2058	* *	5	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition								
Explanation : Location Noted								
Aluminum w/ Guards	20%			2044	* *	5	$8,800	
Aluminum w/ Guards	10%			2058	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition								
Explanation : Location Noted								
Parapets								
Masonry: Brick	90%	2-4	$8,900	LIFE	* *	5	$3,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Original Building								
Masonry: Limestone	10%			LIFE	* *	5-10	$4,700	
Roof								
Built-Up (BUR)	65%	Now	$57,200	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Corridor And Room 307								
Copper/Terne	5%			2064	* *	10	$9,200	
IRMA/Protected Membrane	30%			2041	* *	10	$22,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$85,800	
Ceramic Tile	3%			2049	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition Toilet Rooms								
Explanation : Location Noted								
Mosaic Tile	5%	0-2	$188,500	2041	* *	5	$8,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Exit Vestibules								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Original Building Toilet Rooms And Kitchen Area								
Terrazzo	2%			LIFE	* *	5	$4,100	
Vinyl Tile	30%			2036	$1,109,800	3	$19,600	
Vinyl Tile	20%			2044	* *	3	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition								
Explanation : Location Noted								
Vinyl Tile 9" X 9"	20%	0-2	$107,100	2036	$2,141,800	3	$9,800	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Original Building Corridors And Classrooms								
Wood	5%	0-2	$39,900	2051	* *	5	$6,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Gymnasium								

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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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Interior								
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *	10	$55,700	
Ceramic Tile	5%	2-4	$78,400	2039	* *	5	$7,000	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Original Building Toilet Rooms And Kitchen Area								
Ceramic Tile	15%			2049	* *	5	$41,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition Corridors And Toilet Rooms								
Explanation : Location Noted								
Concrete Masonry Unit	12%			LIFE	* *	5	$26,700	
Gypsum Board	10%			LIFE	* *	5-10	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition								
Explanation : Location Noted								
Marble Panels	5%	2-4	$50,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Original Building Lobby								
Plaster	20%	Now	$27,700	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor, Room 307 And Stair C Bulkhead								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Corridor, Room 307 And Stair C Bulkhead								
SGFT/Glazed Masonry	25%	Now	$320,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Original Building Corridors And Stairwells								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Original Building Corridors And Stairwells								
Ceilings								
AcousTile,Adhered	20%	0-2	$80,600	2041	* *	5	$12,200	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$38,200	
Gypsum Board	15%			LIFE	* *	5-10	$63,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2021 Addition								
Explanation : Location Noted								
Metal Panel	5%			LIFE	* *	5	$15,300	
Plaster	35%			LIFE	* *	5-10	$73,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	50%	2-4	$26,900	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2049	* *			
Pavers/Stone	20%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	65%	2-4	$2,300	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Courtyard Ramps								
Masonry: Granite	35%	0-2	$11,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Exit Stairs								
Activity Yard								
Asphalt	90%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Recent Installation								
Pavers/Stone	2%			2049	* *			
Rubber Matting	8%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2036	$27,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Building Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	40%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch And One 200 Ampere Fire Pump Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$139,800	5	$200	
Fused Disc Sw	40%			2062	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Under 600 Volts								
Raceway								
Conduit	50%			2036	$103,300	1		
Conduit	50%			2062	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$17,200	5	$100	
Fused Toggle Switch	3%			2035	$7,400	5	$100	
Molded Case Bkrs	35%			2035	$85,800	5	$800	
Molded Case Bkrs	55%			2058	* *	5	$1,300	
Wiring								
Thermoplastic	42%			2036	$125,500	1		
Thermoplastic	58%			2062	* *	1		
Motor Controllers								
Locally Mounted	60%			2034	$73,400	5	$400	
Locally Mounted	30%			2053	* *	5	$200	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	60%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Boiler Room								
Explanation : Old Boiler Room								
Generic	40%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C53								
Explanation : Room C53								
Lighting								
Interior Lighting								
Fluorescent	45%			2036	$604,500	10	$36,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2036	$67,200	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Old Building Hallways								
LED	10%			2041	* *			
LED	40%			2044	* *			
Egress Lighting								
Emergency, Service	12%			2036	$6,700	1		
Emergency, Battery	18%			2036	$27,200	10	$3,800	
Emergency, Battery	20%			2044	* *	10	$4,200	
Exit, Battery	30%			2036	$38,300	10	$1,800	
Exit, Battery	20%			2044	* *	10	$1,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Lighting								
Exterior Lighting								
HID	4%	Now	$16,800	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Old Building Perimeter								
LED	6%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$800	
Alarm								
Security System								
Generic	50%			2036	$84,600	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2044	* *	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	50%			2031	$116,200	1-3	$27,900	
Generic, Digital	50%			2044	* *	1-3	$27,100	

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
Heating								
Energy Source								
Natural Gas	40%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : For New Wing								
Interruptible Gas/Dual Fuel	60%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Hot Water Boiler	40%			2049	* *	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse New Wing								
Explanation : 2 Units								
Steam Boiler	60%			2041	* *	1	$52,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$2,600	
Steam Piping/Pump	60%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$339,100	1	$10,900	
Convector/Radiator	40%			2041	* *	1	$11,400	
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Under Air Conditioning								
Controls								
Digital	40%			2034	$1,035,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facility Office								
Explanation : New Wing								
Pneumatic	60%			2034	$1,044,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2041	* *	2	$2,200	
Split Unit	15%			2041	* *			
Window/Wall Unit	35%			2034	$119,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,700	
Exhaust Fans								
Interior	45%			2031	$179,800	2	$1,200	
Roof	15%			2036	$26,200	2	$400	
Roof	40%			2041	* *	2	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof New Wing								
Explanation : New Wing								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	* *	1		
Brass/Copper	20%			2056	* *	1		
Galvanized Steel	50%			2049	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 116 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

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
Plumbing								
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$18,000	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,500	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,400	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	100%			2041	* *			
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2056	* *	1-5	$17,700	
Sprinkler								
No Component	55%							
Generic	45%			2056	* *	1-2	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Storage/ Equipment Room In Old Wing And Entire New Wing								
Fire Pump								
No Component	60%							
Generic	40%			2045	* *	1	$6,600	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 3 - BK**
Address : **50 JEFFERSON AVE. BTWN: FRANKLIN AVE., BEDFORD AVE**
Borough : **BROOKLYN**
Agency's Number : **K003**
Program / Asset # : **BOE0343.000 / 2521**
Yr Built/Renovated : **1950 / 2013**
Area Sq Ft : **84,000**
Project Type : **EDUCATION**
Date of Survey : **13-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1998** **Lot** : **1** **BIN** : **3057406**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$957,300	$98,500
Interior Architecture	$561,500	$614,200
Electrical	$501,500	$365,200
Mechanical	$195,500	$1,585,400
Total	**$2,215,800**	**$2,663,200**
Importance Code A	$957,300	$98,500
Importance Code B	$1,011,600	$1,950,600
Importance Code C	$246,900	$614,200
Total	**$2,215,800**	**$2,663,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$11,400	$18,900
Interior Architecture	$140,100		$11,600	
Electrical	$20,800	$33,200	$9,700	$7,800
Mechanical	$20,000	$12,300	$19,400	$14,900
Site Pavements	$12,200			
Total	**$193,100**	**$45,500**	**$52,100**	**$41,700**
Importance Code A	$8,300	$8,500	$19,700	$27,300
Importance Code B	$140,300	$37,000	$32,400	$14,400
Importance Code C	$44,500			
Total	**$193,100**	**$45,500**	**$52,100**	**$41,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$830,400	LIFE	* *	5	$98,500	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Windows Rooms 100, 103, And 228								
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	37%	Now	$65,100	2049	* *	5	$6,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Aluminum	63%			2049	* *	5	$22,700	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$6,100	
Masonry: Limestone	10%			LIFE	* *	5	$800	
Roof								
Copper/Terne	5%			2061	* *	10	$8,600	
Metal Panel	15%			2050	* *	10	$18,900	
Modified Bitumen	80%	Now	$61,700	2038	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Upper And Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior								
Floors								
Cast in Place Concrete	15%	2-4	$173,100	LIFE	* *	5	$43,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$38,300	2042	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%	Now	$63,400	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor								
Vinyl Tile	70%			2038	* *	3	$34,800	
Wood	5%	Now	$20,200	2048	* *	5	$6,200	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Gymnasium Near Water Fountain								

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$10,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Terracotta Blocks								
Folding Partition	2%	Now	$61,400	2032	$614,200	5	$5,400	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Marble Panels	5%	2-4	$39,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	50%	Now	$54,000	LIFE	* *	5	$32,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rooms 100, 103 And 228								
SGFT/Glazed Masonry	33%	Now	$131,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceilings								
AcousTile,Adhered	50%	0-2	$78,000	2038	* *	5	$23,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Classrooms								
AcousTileConcealSpLn	20%	0-2	$31,200	2038	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,000	
Plaster	10%	0-2	$5,900	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	40%			2053	* *			
Iron Picket	40%			2077	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Roof Barrier								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Jefferson Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Jefferson Avenue								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

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
Site Pavements								
On-Site Walkways								
Asphalt	60%			2042	* *			
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	30%			2053	* *	1		
Conduit	70%			2033	$144,600	1		
Panelboards								
Fused Knife Sw	5%	0-2	$12,300	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	65%			2032	$159,400	5	$1,400	
Molded Case Bkrs	30%			2049	* *	5	$700	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	50%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$73,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

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
Lighting								
Egress Lighting								
Emergency, Battery	40%			2028	$57,800	10	$8,100	
Emergency, Battery	10%			2038	* *	10	$2,000	
Exit, Service	40%			2028	$14,800	1		
Exit, Service	10%			2038	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2048	* *	5	$100	
Alarm								
Security System								
Generic	100%			2028	$161,500	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Gymnasium								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$83,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%			2059	* *			
Steam Piping/Pump	5%	0-2	$1,700	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump, Basement								
Steam Piping/Pump	85%			2043	* *			
Terminal Devices								
Air Handler	50%			2033	$809,300	1	$26,000	
Convector/Radiator	50%			2038	* *	1	$13,600	
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2028	$130,300	1		
Window/Wall Unit	20%	2-4	$65,200	2033	$65,200	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	100%			2033	$381,500	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$329,400	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Tankless Unit With One 120 Gallons Storage Tank.								
Sanitary Piping								
Cast Iron	10%	0-2	$5,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement And 1st Floor								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$35,700	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 3 - M**
Address : **490 HUDSON STREET BTWN: GROVE ST., CHRISTOPHER S**
Borough : **MANHATTAN**
Agency's Number : **M003**
Program / Asset # : **BOE0003.000 / 458**
Yr Built/Renovated : **1905 / 2011**
Area Sq Ft : **101,000**
Project Type : **EDUCATION**
Date of Survey : **17-May-2022**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **585** **Lot** : **41** **BIN** : **1009872**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$249,200	$371,500
Interior Architecture	$222,400	$2,209,500
Electrical	$505,200	$957,300
Mechanical	$413,700	$4,350,400
Total	**$1,390,500**	**$7,888,700**
Importance Code A	$249,200	$385,900
Importance Code B	$1,053,800	$5,385,100
Importance Code C	$87,400	$2,117,700
Total	**$1,390,500**	**$7,888,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$84,300		
Interior Architecture	$5,000		$19,700	$7,600
Electrical	$10,400	$9,900	$11,700	$9,400
Mechanical	$15,800	$41,600	$24,300	$17,900
Total	**$31,200**	**$135,800**	**$55,700**	**$34,900**
Importance Code A	$10,000	$94,500	$10,000	$10,000
Importance Code B	$21,200	$41,300	$42,900	$24,900
Importance Code C			$2,900	
Total	**$31,200**	**$135,800**	**$55,700**	**$34,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2068	* *	10	$19,100	
Masonry: Brick	75%			LIFE	* *	5	$122,300	
Masonry: Limestone	15%			LIFE	* *	5	$18,300	
Granite Panels	5%			LIFE	* *	5	$6,100	
Windows								
Wood	100%			2049	* *	5	$498,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Copper/Terne	5%			2068	* *	5	$5,300	
Masonry: Brick	40%			LIFE	* *	5	$8,800	
Metal Panel	40%			2043	* *	5	$34,200	
Metal: Cage/Fence	5%			2046	* *	5-10	$8,500	
Roof								
Built-Up (BUR)	57%			2038	* *	10	$40,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Copper/Terne	3%			2068	* *	10	$5,300	
Panel/Paver: Cer/Brk	30%			2053	* *	10	$28,100	
Slate	10%			LIFE	* *			
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	5%			2042	* *	5	$10,100	
Quarry Tile	5%			2050	* *	5	$15,100	
Terrazzo	3%			LIFE	* *	5	$4,700	
Vinyl Tile	67%			2038	* *	3	$50,600	
Wood	10%			2061	* *	5	$37,800	
Interior Walls								
Ceramic Tile	15%			2036	$2,117,700	5	$34,400	
Folding Partition	1%			2049	* *	5	$5,700	
Glass: Single Pane	2%			LIFE	* *	5	$3,400	
Masonry: Brick	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : Repairs In Progress								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	70%	2-4	$87,400	LIFE	* *	5	$48,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

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
Interior								
Ceilings								
Exposed Struc: Concrete	20%	Now	$134,900	LIFE	* *	5	$6,300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Gypsum Board	5%			LIFE	* *	5	$12,600	
Metal Panel	2%			LIFE	* *	5	$5,000	
Plaster	73%			LIFE	* *	5	$91,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Play Roof								
Explanation : Rubber Matting								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2033	$14,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	75%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$203,800	5	$300	
Fused Disc Sw	30%			2053	* *	5	$100	
Raceway								
Conduit	80%			2033	$218,200	1		
Conduit	20%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$13,400	5	$100	
Molded Case Bkrs	65%			2032	$174,200	5	$1,700	
Molded Case Bkrs	30%			2049	* *	5	$800	
Wiring								
Thermoplastic	80%			2033	$306,100	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$500	
Locally Mounted	20%			2031	$40,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$90,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	50%	Now	$94,900	2043	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$105,500	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$212,200	1	$37,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$62,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$100,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2033	$905,200			
Terminal Devices								
Air Handler	10%	0-2	$63,800	2043	* *	1	$5,600	
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Auditorium Unit In The Basement								
Convector/Radiator	90%			2031	$831,900	1	$29,400	
Controls								
Pneumatic	100%			2031	$2,184,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	70%			2028	$299,800	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	* *	1	$3,300	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$7,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,300	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Throughout Out								
Explanation : It Has Not Been Used For Long Time.								
Exhaust Fans								
Interior	10%			2028	$50,100	2	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Unit In The Basement								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Abandoned Units Remain In Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$288,600	1		
Water Heater With Tanks								
Electric	100%			2032	$79,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two New 75 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$22,600	4	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$31,300	1-2	$600	
Chemical System								
Wet	100%			2031	$60,700	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 3 - SI**
Address : **80 SOUTH GOFF AVENUE @ LATOURETTE ST.**
Borough : **STATEN ISLAND** | **Agency's Number** : **R003**
Program / Asset # : **BOE0900.000 / 1466** | **Yr Built/Renovated** : **1959 / 2013**
Area Sq Ft : **69,808** | **Project Type** : **EDUCATION**
Date of Survey : **12-Jan-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **6796** **Lot** : **44** **BIN** : **5083311**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$211,400	$424,500
Interior Architecture	$2,675,500	$1,246,800
Electrical	$66,700	$1,632,600
Mechanical		$967,300
Site Pavements		$50,600
Total	**$2,953,600**	**$4,321,800**
Importance Code A	$211,400	$424,500
Importance Code B	$2,223,200	$3,897,400
Importance Code C	$519,100	
Total	**$2,953,600**	**$4,321,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,800	$31,700		
Interior Architecture	$70,700	$8,600		$9,300
Electrical	$6,600	$30,500	$7,800	$6,500
Mechanical	$18,000	$21,600	$23,100	$12,100
Site Pavements	$86,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$232,800**	**$99,600**	**$38,100**	**$35,200**
Importance Code A	$50,700	$38,800	$6,900	$6,900
Importance Code B	$127,400	$60,800	$31,200	$28,300
Importance Code C	$54,700			
Total	**$232,800**	**$99,600**	**$38,100**	**$35,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	$74,000	
Metal Panel	33%			2043	* *	5-10	$258,400	
Marble Panels	2%			LIFE	* *	5	$1,700	
Windows								
Aluminum	98%	Now	$40,600	2049	* *	5	$8,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : All Elevations								
Metal Louvers	2%			2042	* *	10	$2,100	
Parapets								
Masonry: Brick	15%			LIFE	* *	5	$1,600	
Metal Rail	85%			2046	* *	5-10	$162,500	
Roof								
Built-Up (BUR)	80%			2038	* *	10	$140,900	
Modified Bitumen	2%			2033	$39,400	10	$3,500	
Single Ply Membrane	18%			2038	* *	10	$31,700	
Soffits								
Fiberglass Panel	100%			2042	* *	5	$6,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,300	
Ceramic Tile	7%	Now	$123,500	2048	* *	5	$3,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Sheet Vinyl/Rubber	5%			2038	* *	5	$7,600	
Vinyl Tile	60%	Now	$86,500	2028	$1,729,500	3	$22,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	13%	0-2	$217,000	2033	$1,084,800	3	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2048	* *	5	$9,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$13,500	
Concrete Masonry Unit	15%	2-4	$194,500	LIFE	* *	5	$16,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	45%	0-2	$151,000	LIFE	* *	5	$36,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	35%	Now	$173,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$20,900	2038	* *	5	$15,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	20%	0-2	$17,300	2050	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Fiber Board	10%			2033	$162,000			
Metal Panel	15%	4+	$25,800	LIFE	* *	5	$19,000	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	30%			LIFE	* *	5	$19,000	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	5%			2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$47,900	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Steps								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Rear Steps								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Rear Steps								
Activity Yard								
Asphalt	90%	2-4	$38,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rubber Matting	10%			2033	$50,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2033	$16,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 800 Ampere And Two 300 Ampere Main Disconnect Switches								
Fused Disc Sw	35%			2033	$16,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere And One 400 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	80%			2041	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2031	$73,400	5	$300	
Locally Mounted	40%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	89%			2033	$948,300	10	$57,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	$106,600	10	$6,400	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Incandescent	1%			2028	$19,800	2		
Egress Lighting								
Emergency, Service	5%			2028	$2,200	1		
Emergency, Battery	45%			2033	$54,000	10	$7,600	
Emergency, Battery	45%			2033	$54,000	10	$7,600	
Exit, Service	5%			2028	$1,500	1		
Exterior Lighting								
HID	20%			2028	$66,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$26,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$43,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$21,600	
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$69,100	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Steam Piping/Pump	100%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Heating								
Terminal Devices								
Air Handler	30%			2033	$403,500	1	$13,000	
Convector/Radiator	70%			2038	* *	1	$15,800	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%			2033	$195,900	2	$1,100	
Split Unit	5%			2033	$84,900			
Window/Wall Unit	50%	Now	$6,800	2031	$135,400	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Classroom								
No Component	20%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$22,700	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,900	
Exhaust Fans								
Interior	30%			2033	$95,100	2	$600	
Roof	70%			2038	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 225 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$14,300	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,800	
Backflow Preventer								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Water Main								
Explanation : For Sprinkler Only								
Generic	50%			2033	$16,000	1	$2,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	65%							
Generic	35%			2053	* *	1-2	$6,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 4 - M**		
Address	: **500 WEST 160 STREET @ AMSTERDAM AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M004**
Program / Asset #	: **BOE0961.000 / 4467**	**Yr Built/Renovated**	: **1995 /**
Area Sq Ft	: **70,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2118** **Lot** : **22**	**BIN**	: **1062792**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$60,800
Electrical	$338,200	$218,300
Mechanical	$273,100	$2,241,300
Total	**$611,300**	**$2,520,400**
Importance Code A	$62,500	$60,800
Importance Code B	$548,800	$2,459,600
Total	**$611,300**	**$2,520,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,100		$29,100	
Interior Architecture	$38,800	$2,000		$7,800
Electrical	$93,100	$12,700	$11,900	$11,400
Mechanical	$68,800	$13,700	$61,100	$15,000
Site Enclosure	$6,300			
Site Pavements	$22,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$272,600**	**$35,600**	**$109,300**	**$41,400**
Importance Code A	$36,100	$6,900	$36,200	$6,900
Importance Code B	$234,600	$28,600	$73,100	$34,500
Importance Code C	$2,000			
Total	**$272,600**	**$35,600**	**$109,300**	**$41,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$900	
Masonry: Brick	80%			LIFE	* *	5	$60,800	
Metal Panel	5%			2054	* *	5-10	$26,100	
Stucco Cement	13%			2047	* *	5	$24,700	
Windows								
Aluminum	95%	Now	$9,600	2059	* *	5	$100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%								
Location : Gymnasium								
Metal Louvers	5%			2043	* *	10	$100	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$3,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$900	
Stucco Cement	12%			2047	* *	5	$1,400	
Roof								
Metal Panel	25%			2047	* *	10	$13,400	
Modified Bitumen	75%			2039	* *	10	$22,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$17,300	
Ceramic Tile	5%			2043	* *	5	$4,000	
Panel/Paver: Concrete	3%			2060	* *			
Quarry Tile	3%			2051	* *	5	$3,600	
Vinyl Tile	79%			2039	* *	3	$31,300	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Auditorium, Cafeteria								
Interior Walls								
Ceramic Tile	4%			2047	* *	5	$1,100	
Concrete Masonry Unit	36%			LIFE	* *	5	$4,100	
Glass Block	2%			LIFE	* *			
Gypsum Board	10%	Now	$800	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Auditorium								
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	38%			LIFE	* *			
Wood	5%			LIFE	* *	5	$5,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2047	* *	5	$19,800	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Hallway								
AcousTileConcealSpLn	10%			2047	* *	5	$9,900	
AcousTileSusp.Lay-In	10%			2047	* *	5	$7,900	
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	5%			2039	* *			
Gypsum Board	38%	Now	$10,800	LIFE	* *	5	$37,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	2%			LIFE	* *	5	$2,000	
Loose Units, Extent : Moderate, Area Affected : 1%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2047	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : Metal Guard Railing								
Chain Link	70%			2060	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Southeast Fence								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Peeling Paint								
Iron Picket	20%			2078	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Dumpster Area								
Free Standing Walls								
Cast in Place Concrete	100%			2078	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$6,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Southeast School Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southeast School Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2051	* *			
Pavers/Stone	23%			2047	* *			
Steel Grating	2%	Now	$600	2054	* *	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Dumpster Area								
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	40%	Now	$1,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : West School Yard								
Pavers/Stone	40%	Now	$10,900	2043	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Southeast School Yard								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$1,700	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$400	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								

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

DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$21,500	
Generators								
Diesel	100%	Now	$142,000	2049	* *	1	$24,400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 251 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$15,600	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse. Generator Room								
Explanation : One 40 Gallons								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallons Shared With Boiler								
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$61,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	2%			2034	$17,000	10		
Incandescent	2%	Now	$39,700	2044	* *	2		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Stage Auditorium								
Explanation : Track Lights Are Keep On Tripping The Circuit Breaker According To The Custodian								
Egress Lighting								
Emergency, Service	50%			2034	$22,100	1		
Exit, LED	50%			2049	* *	1		
Exterior Lighting								
HID	10%			2034	$33,400	10		
HID	10%	Now	$33,400	2044	* *			
Sensor/Timer Malfunction, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$134,600	1	$26,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$184,900	1-3	$43,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Pull Boxes, Alarm Bell, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%	0-2	$62,500	2039	* *	1	$62,400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement. Leaking Boiler Tubes								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$40,300	2044	* *	4	$3,500	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Vacuum Pump, Steam Header And Mutiple Steam Pipng								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Vacuum Pump And Compressor Control Valve Are Leaking								
Explanation : Multiple Leaks								
Terminal Devices								
Air Handler	50%	0-2	$67,400	2034	$674,400	1	$19,500	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room. One Air Handler Is Not Working								
Convector/Radiator	50%	Now	$5,900	2039	* *	1	$10,200	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor								
Explanation : Leaks Evident								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	50%	0-2	$52,900	2034	$528,700	1	$14,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Unit Is Not Working								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2034	$85,100			
No Component	45%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$91,100	
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	$755,800	1		
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	$5,700	2034	$114,100	2	$39,000	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Explanation : Condenser Fan Guard Broken And Hitting Fan Blade								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,000	
Exhaust Fans								
Interior	100%			2039	* *	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Triplex Pumps In Basement								
Water Heater With Tanks								
Electric	5%			2032	$6,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 80 Gallon Electric								
Gas Fired	95%			2032	$83,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%	0-2	$90,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump Drain Line								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$5,700	2039	* *	4	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Float Controls								
Backflow Preventer								
No Component	50%							
Generic	50%	0-2	$8,000	2034	$16,000	1	$1,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement.								
Explanation : Leaking Backflow Preventer								
Fixtures								
Generic	100%							
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : Boys And Girls Toilet Control Valve Are Not Working								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit. Control Issues								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$36,600	
Sprinkler								
No Component	90%							
Generic	10%			2054	* *	1-2	$2,000	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 4 - SI**		
Address	: **200 NEDRA LANE @ ARDEN AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R004**
Program / Asset #	: **BOE0901.000 / 1467**	**Yr Built/Renovated**	: **1984 / 2000**
Area Sq Ft	: **133,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **6025** **Lot** : **30**	**BIN**	: **5079499**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$392,100	$1,209,800
Interior Architecture	$702,800	$4,214,700
Electrical	$491,600	$2,025,800
Mechanical	$5,652,400	$2,735,900
Site Pavements	$100,900	$1,871,900
Total	**$7,339,800**	**$12,058,000**
Importance Code A	$392,100	$2,696,500
Importance Code B	$6,370,200	$8,103,600
Importance Code C	$577,500	$1,258,000
Total	**$7,339,800**	**$12,058,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,100	$14,700	$12,400	
Interior Architecture	$114,400	$1,500	$6,100	$14,100
Electrical	$14,100	$63,400	$14,900	$12,400
Mechanical	$68,700	$67,000	$49,100	$26,500
Site Enclosure	$40,000			
Site Pavements	$70,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$333,500**	**$153,800**	**$89,700**	**$60,300**
Importance Code A	$32,200	$29,500	$25,600	$13,200
Importance Code B	$168,300	$124,300	$64,100	$47,100
Importance Code C	$133,000			
Total	**$333,500**	**$153,800**	**$89,700**	**$60,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	55%	2-4	$82,500	LIFE	* *	5	$47,000	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Lintel Over Exit 2								
Metal Panel	5%			2043	* *	5-10	$47,000	
Pre-Cast Concrete	40%			LIFE	* *	5	$177,600	
Windows								
Aluminum	100%			2049	* *	5	$24,900	
Parapets								
Metal Panel	10%			2043	* *	5	$3,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$6,200	
No Component	80%							
Roof								
IRMA/Protected Membrane	40%	0-2	$309,700	2033	$1,032,200			
Insul Miss/Displaced, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	60%	Now	$19,100	2038	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gutters And Drains Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Above Room 313 C								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$21,300	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Ceramic Tile	5%	4+	$11,200	2036	$561,400	5	$4,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Sheet Vinyl/Rubber	1%			2033	$130,300	5	$2,900	
Terrazzo	1%			LIFE	* *	5	$1,500	
Vinyl Tile	58%	0-2	$159,500	2033	$3,190,900	3	$42,300	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	25%			2041	* *	3	$18,200	
Wood	5%			2061	* *	5	$18,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	3%	Now	$49,900	2036	$249,400	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Ceramic Tile	2%			2046	* *	5	$3,000	
Concrete Masonry Unit	1%	Now	$2,800	LIFE	* *	5	$600	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Elevator Pit								
Folding Partition	10%			2041	* *	5	$36,900	
Plaster	45%	0-2	$82,700	LIFE	* *	5	$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	29%	0-2	$393,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$10,600	LIFE	* *	5	$29,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Interior								
Ceilings								
AcousTile,Adhered	28%	0-2	$35,900	2038	* *	5	$27,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	2%	4+	$1,300	2046	* *	5	$1,900	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Library								
Metal Panel	2%	4+	$2,600	LIFE	* *	5	$4,900	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Plaster	55%	Now	$66,600	LIFE	* *	5	$66,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Room 313 C								
Plaster	13%			LIFE	* *	5	$15,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$40,000	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Side								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Iron Picket	10%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Main Gate								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$4,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$14,400	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Steps At Fence, Steps Throughout, Outside Exit 2								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Site Pavements								
Parking/Driveway								
Asphalt	90%	2-4	$100,900	2036	$1,008,500			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%	Now	$15,300	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Gate And Kitchen Loading Area								
Activity Yard								
Asphalt	85%	4+	$35,700	2036	$714,300			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	15%			2033	$149,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2033	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Molded Case Bkrs	90%			2033	$299,600	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$149,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Boiler Room								
Explanation : Switchboards								
Molded Case Bkrs	50%			2053	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Switchboards								
Raceway								
Conduit	100%			2033	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	90%			2032	$275,900	5	$3,200	
Wiring								
Thermoplastic	100%			2033	$409,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2031	$37,200	5	$200	
Motor Control Center	80%			2031	$595,600	5	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Motor Control Center								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$203,000	10	$12,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-12 Lamps								
Fluorescent	71%			2038	* *	10	$86,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2028	$32,300	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Hid Lights								
Incandescent	2%			2028	$75,500	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Mechanical Spaces And Stair Tower								
Explanation : Incandescent Lights								
LED	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 3rd Floor								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	$114,300	10	$16,100	
Exit, Service	50%			2041	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$49,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$82,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$41,200	
Conversion Equipment								
Steam Boiler	100%			2031	$1,187,000	1	$131,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	4+	$109,100	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2028	$512,600	1	$16,500	
Convector/Radiator	65%			2031	$723,900	1	$27,900	
Fan Coil Unit/Heat	15%			2028	$506,500	1	$6,400	
Controls								
Pneumatic	100%			2027	$2,632,000			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$401,800	2043	* *	1	$11,100	
Broken, Extent : Severe, Area Affected : 75%								
Location : Penthouse, 3 Of 4 Compressors Broken								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Fan Room, 2 Units								
Window/Wall Unit	60%			2028	$309,600	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2033	$35,200	4	$1,300	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2028	$211,400	1	$8,200	
Fan Coil - 4 Pipe	10%			2028	$414,400	1	$4,300	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%	0-2	$6,300	2028	$63,100	2	$14,800	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Roof								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,200	
Exhaust Fans								
Interior	70%			2028	$422,800	2	$2,900	
Roof	30%	0-2	$23,800	2033	$79,300	2	$1,000	
Obsolete Equipment, Extent : Moderate, Area Affected : 70%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	90%			2031	$87,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 80 Gallons Each, Hybrid Type. Quantity 3								
Electric	10%			2028	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit For Kitchen Only. 30 Gallons. Quantity 1								
HW Heat Exchanger								
Steam Fired	100%			2033	$658,500	4	$13,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$9,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Sump Pump(s)								
Non-Submersible	100%			2033	$27,300	4	$2,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$67,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$3,700	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 15 Feet Long, 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 5 - BK**
Address : **820 HANCOCK STREET @RALPH AVE.**
Borough : **BROOKLYN**
Agency's Number : **K005**
Program / Asset # : **BOE0344.000 / 332**
Yr Built/Renovated : **1966 / 2011**
Area Sq Ft : **90,000**
Project Type : **EDUCATION**
Date of Survey : **17-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1490** **Lot** : **1** **BIN** : **3039906**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$102,800	$485,700
Interior Architecture	$10,768,500	$491,600
Electrical	$484,500	$723,800
Mechanical	$2,145,500	$1,292,000
Site Pavements	$65,200	$137,600
Total	**$13,566,500**	**$3,130,600**
Importance Code A	$584,800	$485,700
Importance Code B	$12,660,100	$2,015,800
Importance Code C	$321,600	$629,200
Total	**$13,566,500**	**$3,130,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,500			$5,700
Interior Architecture	$64,300			$18,100
Electrical	$94,100	$1,700	$1,700	$2,300
Mechanical	$95,100	$12,700	$19,400	$12,700
Site Enclosure	$9,800			
Site Pavements	$14,800			
Total	**$324,600**	**$14,500**	**$21,100**	**$38,900**
Importance Code A	$46,700	$8,900	$8,900	$14,600
Importance Code B	$261,200	$5,600	$12,200	$24,300
Importance Code C	$16,600			
Total	**$324,600**	**$14,500**	**$21,100**	**$38,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$15,400	
Masonry: Brick Cavity	88%			LIFE	* *	5	$135,900	
Metal Panel	5%			2052	* *	5-10	$53,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$25,100	
Windows								
Aluminum	60%	Now	$65,800	2048	* *	5	$13,500	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Handles For Operation For Most Windows								
Hardware Missing, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Aluminum	30%	Now	$15,100	2048	* *	5	$6,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Handles To Operate Windows								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Windows At Grade								
Explanation : Protective Metal Grilles								
Aluminum	5%	Now	$21,900	2048	* *	5	$1,100	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Fixed Windows In Stairwell. Lexan Panes								
Metal Louvers	5%			2035	$127,500	10	$14,000	
Parapets								
Masonry: Brick Cavity	9%	4+	$3,800	LIFE	* *	5	$1,900	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Interiror And Exterior Parapet Walls								
Masonry: Brick Cavity	76%			LIFE	* *	5	$15,700	
Metal Rail	3%			2045	* *	5-10	$11,200	
Metal: Cage/Fence	2%			2045	* *	5-10	$3,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,000	
Roof								
Built-Up (BUR)	30%			2032	$222,300	10	$18,600	
Metal Panel	5%			2037	* *	10	$5,700	
Modified Bitumen	65%	0-2	$22,600	2037	* *			
Ponding, Extent : Light, Area Affected : 10%								
Location : At Roof Drains								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$14,000	LIFE	* *	5	$17,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room. Basement								
Mosaic Tile	5%	Now	$154,800	2052	* *	5	$10,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen And Bathrooms								
Vinyl Tile	15%	Now	$13,700	2040	* *	3	$9,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Stairs C And D								
Vinyl Tile 9" X 9"	75%	Now	$197,900	2027	$9,896,400	3	$45,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Classrooms And Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations In Classrooms And Corridors								
Interior Walls								
Ceramic Tile	5%	Now	$147,500	2035	$491,600	5	$4,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms								
Concrete Masonry Unit	15%	Now	$50,400	LIFE	* *	5	$10,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Window Heads Of Corridor Adjacent To Gymnasium, Cafeteria, Auditorium								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Steel Pockets. Auditorium Ceiling								
Folding Partition	5%	Now	$123,700	2040	* *	5	$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Track								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria To Gymnasium Partition								
Plaster	50%			LIFE	* *	5	$26,200	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	$26,600	2037	* *	5	$20,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Room 425								
AcousTileConcealSpLn	10%			2037	* *	5	$20,100	
Exposed Struc: Concrete	40%	0-2	$197,800	LIFE	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$10,100	
Plaster	15%			LIFE	* *	5	$15,100	
Site Enclosure								
Fence/Gates								
Chain Link	55%	Now	$9,800	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Parking And Play Area								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : At Entry To Parking Area								
Iron Picket	45%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$65,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations On Ralph Avenue And Halsey Street								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Proximate To East Entry Doors On Hancock Street								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%	Now	$6,900	2035	$137,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Area And Entry Apron								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway								
Activity Yard								
Rubber Matting	20%			2032	$23,700			
Traffic Topping	80%	Now	$7,900	2032	$39,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Track Area								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Track Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$233,000	5	$400	
Raceway								
Conduit	95%			2032	$196,300	1		
Conduit	5%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	$24,500	5	$200	
Molded Case Bkrs	5%			2048	* *	5	$100	
Molded Case Bkrs	85%			2031	$208,500	5	$2,000	
Wiring								
Braided Cloth	95%	2-4	$283,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	92%			2037	* *	10	$75,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2037	* *	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Fan Rooms								
Explanation : Compact Fluorescent Lights								
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$10,900	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2032	$86,000	10	$100	
LED	10%			2037	* *			
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$34,600	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	$47,500	2042	* *	1-3	$10,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement And Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2032	$214,300	5	$27,900	
Conversion Equipment								
Steam Boiler	100%	Now	$482,000	2052	* *	1	$80,200	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Badly From Both Burners, Basement Boiler Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Obsolete Units								
Distribution								
Steam Piping/Pump	70%	0-2	$10,300	2032	$516,600			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Pneumatic Control System, Various Locations. And Steam Leaks In Cross Bay.								
Steam Piping/Pump	30%			2032	$221,400			
Terminal Devices								
Air Handler	15%			2027	$260,100	1	$8,400	
Convector/Radiator	21%	Now	$3,200	2030	$158,300	1	$5,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor, Staircase A, B, C, D. 3rd Floor Classroom.								
Convector/Radiator	64%			2030	$482,300	1	$18,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%	0-2	$20,900	2027	$104,700	1		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various								
Window/Wall Unit	20%			2027	$69,800	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	70%			2032	$286,100	2	$1,900	
Roof	30%	Now	$5,400	2032	$53,600	2	$700	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%	0-2	$11,800	2030	$588,300	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Sanitary Piping								
Cast Iron	15%	Now	$3,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Cross Bay Area								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$2,800	2027	$2,800	4	$1,900	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2032	$38,200	1-2	$800	
Chemical System								
No Component	99%							
Generic	1%	Now	$200	2032	$600	1	$200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, On Extended Life Time.								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 5 - BK
Asset # : 332

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 5 - SI**		
Address	: **348 DEISIUS ST AT KINGDOM AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R005**
Program / Asset #	: **BOE0902.000 / 1468**	**Yr Built/Renovated**	: **1930 / 2011**
Area Sq Ft	: **34,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6566** **Lot** : **1**	**BIN**	: **5082407**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$241,500
Interior Architecture	$86,800	
Electrical	$526,600	$332,300
Mechanical	$658,600	$1,026,500
Total	**$1,272,000**	**$1,600,300**
Importance Code A	$102,800	$241,500
Importance Code B	$1,169,200	$1,358,800
Total	**$1,272,000**	**$1,600,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,700			$4,700
Interior Architecture	$21,700	$4,400		$23,300
Electrical	$35,600	$1,700	$2,000	$146,200
Mechanical	$8,500	$33,800	$5,300	$70,000
Site Enclosure	$38,700			
Total	**$161,200**	**$40,000**	**$7,300**	**$244,200**
Importance Code A	$60,300	$3,200	$3,200	$7,900
Importance Code B	$45,100	$36,100	$4,100	$236,400
Importance Code C	$55,700	$700		
Total	**$161,200**	**$40,000**	**$7,300**	**$244,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,600	
Masonry: Brick	80%			LIFE	* *	5	$43,000	
Masonry: Limestone	15%			LIFE	* *	5	$6,100	
Windows								
Aluminum	100%	Now	$29,800	2051	* *	5	$6,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$2,600	
Masonry: Limestone	10%			LIFE	* *	5	$400	
Metal: Cage/Fence	10%			2040	* *	5-10	$2,600	
Roof								
Built-Up (BUR)	80%	Now	$24,100	2035	$241,500			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof And Breezeway								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Southeast Corner And Breezeway								
Copper/Terne	5%			2050	* *	10	$3,200	
Modified Bitumen	10%	Now	$2,800	2035	$28,300			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Annex Roof								
Single Ply Membrane	5%			2035	$26,500	10	$1,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,800	
Ceramic Tile	2%			2038	* *	5	$1,100	
Terrazzo	3%			LIFE	* *	5	$1,200	
Vinyl Tile	48%			2040	* *	3	$9,500	
Vinyl Tile 9" X 9"	2%			2030	$86,800	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 317, 320, Kitchen Storage								
Explanation : 9x9 Vinyl Tile								
Wood	40%			2050	* *	5	$39,700	
Interior Walls								
Cast in Place Concrete	5%	Now	$3,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%			2038	* *	5	$1,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,000	
Gypsum Board	15%			LIFE	* *	5	$4,400	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$13,300	LIFE	* *	5	$8,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 315, 317, 319, Stair Bulkhead								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2040	* *	5	$6,600	
AcousTileSusp.Lay-In	15%	Now	$2,700	2040	* *	5	$4,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Breezeway								
AcousTileSusp.Lay-In	10%	Now	$1,800	2040	* *	5	$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Office								
Exposed Struc: Concrete	15%			LIFE	* *	5	$1,200	
Plaster	50%			LIFE	* *	5	$16,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$16,400	2045	* *			
Other Observation, Extent : Light, Area Affected : 35%								
Location : South Field Area								
Explanation : Vegetation Growth								
Iron Picket	20%	Now	$22,300	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinge								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%			2040	* *			
Under Construction	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Stecher Street								
Explanation : Under Construction Due To New Wing								
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : New Wing Under Construction And Staging Area								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2035	$13,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere And One 200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2035	$2,300	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 100 Ampere Main Disconnect Switch For Emergency								
Fused Disc Sw	30%	Now	$700	2035	$7,000	5		
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Side Yard								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Yard								
Explanation : Two 200 Ampere Main Switches Serve The Addition								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Raceway								
Conduit	95%			2035	$59,600	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$10,200	5	$100	
Molded Case Bkrs	78%			2034	$79,700	5	$700	
Molded Case Bkrs	12%			2051	* *	5	$100	
Wiring								
Braided Cloth	25%			2034	$19,800	1		
Thermoplastic	20%			2035	$15,800	1		
Thermoplastic	55%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$44,000	5	$100	
Locally Mounted	40%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$526,600	10	$31,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2030	$29,600	10	$4,200	
Exit, LED	50%			2070	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Lighting								
Exterior Lighting								
HID	20%	2-4	$33,000	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Under Construction	50%							
Generic	50%			2030	$33,200	1	$6,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Communication To The Main Office Failure								
Fire/Smoke Detection								
Under Construction	50%							
Generic, Digital	50%			2030	$45,600	1-3	$10,900	

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
Heating								
Energy Source								
Natural Gas	15%			2045	* *	1		
Interruptible Gas/Dual Fuel	85%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : No.2 Fuel Oil. One 5,000 Gallon Tank In Basement								
Conversion Equipment								
Furnace	15%	0-2	$102,800	2045	* *	1	$2,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Roof Of Annex								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof Of Annex								
Explanation : 3 Rooftop Defective Old Units								
Steam Boiler	85%			2040	* *	1	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	85%			2035	$240,500			
No Component	15%							

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Heating								
Terminal Devices								
Air Handler	10%			2030	$66,500	1	$2,100	
Convector/Radiator	40%			2033	$115,600	1	$4,500	
Fan Coil Unit/Heat	35%			2030	$306,600	1	$3,900	
No Component	15%							
Controls								
Electrical	15%			2028	$29,500			
Pneumatic	85%			2033	$580,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2030	$89,000	2	$300	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Inefficient Units, Roof Of Annex								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Roof								
Explanation : 3 Old Rooftop Units Located On Annex Building. See Heating Equipment.								
Window/Wall Unit	70%			2030	$93,700	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$7,700	
No Component	60%							
Exhaust Fans								
Interior	20%			2030	$31,300	2	$200	
Roof	20%			2030	$13,700	2	$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$4,500	2033	$90,200	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Water Mains Corroded In Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 150 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$1,100	4	$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2030	$18,500	4	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$9,800	1-2	$200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 6 - M**
Address : **45 EAST 81 STREET @MADISON AVENUE**
Borough : **MANHATTAN**
Program / Asset # : **BOE0004.000 / 459**
Area Sq Ft : **76,000**
Date of Survey : **02-Oct-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1493** **Lot** : **21**
Agency's Number : **M006**
Yr Built/Renovated : **1953 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1046668**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,800	$1,861,600
Interior Architecture	$159,500	$469,200
Electrical		$793,500
Mechanical	$276,900	$2,970,400
Site Pavements		$101,200
Total	**$583,100**	**$6,196,000**
Importance Code A	$146,800	$1,861,600
Importance Code B	$333,300	$4,334,300
Importance Code C	$103,100	
Total	**$583,100**	**$6,196,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$96,300			$18,100
Interior Architecture	$172,900		$8,600	$17,400
Electrical	$11,700	$7,100	$7,400	$8,600
Mechanical	$121,400	$4,500	$12,000	$10,400
Site Enclosure	$14,500			
Site Pavements	$24,100			
Total	**$441,000**	**$11,600**	**$28,000**	**$54,500**
Importance Code A	$97,600	$200	$200	$20,400
Importance Code B	$296,500	$11,400	$27,800	$30,300
Importance Code C	$46,900			$3,800
Total	**$441,000**	**$11,600**	**$28,000**	**$54,500**

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

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	5%	4+	$9,300	LIFE	* *	5	$5,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North And West Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : South And West Facades								
Masonry: Brick Cavity	85%			LIFE	* *	5	$178,100	
Masonry: Limestone	5%			LIFE	* *	5	$7,900	
Granite Panels	5%			LIFE	* *	5	$7,900	
Windows								
Aluminum	100%			2035	$1,767,300	5	$36,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$33,000	
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$67,600	
Masonry: Limestone	5%			LIFE	* *	5-10	$7,100	
Roof								
Built-Up (BUR)	10%	Now	$2,700	2041	* *			
Insul Deter/Miss, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof On West Side								
Cast in Place Concrete	23%			LIFE	* *	10	$17,000	
Copper/Terne	5%	Now	$3,000	2064	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair C And D								
IRMA/Protected Membrane	40%	Now	$8,600	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 301 From Roof Planters								
Paver: Asphalt	15%	0-2	$4,800	2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rooftop Play Area								
Play Surface	5%	Now	$900	2036	$17,300			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Roof Play Area								
Sloped Glazing	2%			LIFE	* *	5	$23,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Greenhouse								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$50,100	
Ceramic Tile	5%			2045	* *	5	$5,700	
Terrazzo	5%			LIFE	* *	5	$9,000	
Vinyl Tile	70%	Now	$45,400	2041	* *	3	$30,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Nurse Wing								
Vinyl Tile 9" X 9"	5%	Now	$23,500	2031	$469,200	3	$2,100	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Stair Landing And Room 137								
Wood	5%	4+	$17,500	2051	* *	5	$5,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Stage, Gymnasium								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$7,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,000	
Glazed Ceramic Panel	5%			LIFE	* *	10	$6,800	
Plaster	55%	Now	$103,100	LIFE	* *	5	$24,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Room 301 And 201, Stair E								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkhead A And B								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 201								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$22,600	
Ceilings								
AcousTileConcealSpLn	25%			2041	* *	5	$35,800	
AcousTileSusp.Lay-In	15%			2049	* *	5	$17,200	
Exposed Struc: Concrete	5%	Now	$17,600	LIFE	* *	5	$900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Bilco Door								
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$64,500	
Plaster	10%	Now	$7,100	LIFE	* *	5	$7,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations 3rd Floor Around Roof Drains								
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$14,500	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Loading Area								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof								
Explanation : Roof To Fencing								
Iron Picket	80%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$7,300	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 81st Street Entrance								
On-Site Walkways								
Cast in Place Concrete	95%			2049	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Rubber Matting	20%			2036	$101,200			
Traffic Topping	80%	Now	$16,800	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%	2-4	$1,100	2045	* *	1		
Panels Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$14,700	5	$100	
Molded Case Bkrs	90%			2052	* *	5	$1,800	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$24,500	5	$100	
Locally Mounted	80%			2049	* *	5	$400	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Water Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	4%			2041	* *	10	$2,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Room 4th Floor And Basement								
Fluorescent	82%			2041	* *	10	$57,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2036	$116,000	10	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Hallway								
Explanation : T-8 Lamps								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,200	
Exit, Battery	50%			2041	* *	10	$2,600	
Exterior Lighting								
HID	20%			2031	$72,600	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2031	$73,000	1	$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2044	* *	1	$14,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$200,700	1-3	$48,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Heating								
Energy Source								
Utility Steam	95%			2046	* *	1		
Other Observation, Extent : Severe, Area Affected : 95%								
Location : Basement								
Explanation : Steam From Con Edison								
Natural Gas	5%			2046	* *	1		
Conversion Equipment								
Furnace	5%			2041	* *	1	$1,900	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Green House On Roof								
Explanation : 2 Gasoline Fired Units.								
Pres. Reducing Valve/LP Steam	95%			2045	* *	5	$4,300	
Other Observation, Extent : Light, Area Affected : 1%								
Location : Basement								
Explanation : 2 Abandoned Steam Boilers Remain In Boiler Room								
Distribution								
Steam Piping/Pump	100%	2-4	$187,000	2046	* *			
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement. Condesate Return Piping, Steam Traps And Steam Riser Piping Leaking Profusely								
Terminal Devices								
Air Handler	20%			2036	$292,900	1	$9,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : 4th Floor Fan Room								
Explanation : Air Handler								
Air Handler	30%			2031	$439,300	1	$14,100	
Convector/Radiator	50%			2041	* *	1	$12,300	
Controls								
Pneumatic	100%			2034	$1,504,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$23,600	2031	$235,900	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 12 Units Are Not Working								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,100	
Exhaust Fans								
Interior	30%			2036	$103,500	2	$700	
Interior	70%			2031	$241,600	2	$1,600	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

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
Plumbing								
H/C Water Piping								
Brass/Copper	90%	2-4	$90,000	2046	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor. Domestic Water Line Is Leaking								
Galvanized Steel	10%	Now	$5,000	2034	$99,300	1		
Leak Evident, Extent : Severe, Area Affected : 3%								
Location : At Entrance Of Boiler Room								
Water Heater With Tanks								
Electric	5%			2031	$1,200	4		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Greenhouse								
Explanation : 1 Unit 50 Gallons								
No Component	95%							
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$7,500	
Sanitary Piping								
Cast Iron	100%	0-2	$49,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	0-2	$13,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Observed At Two Locations								
Sump Pump(s)								
Non-Submersible	100%	0-2	$800	2036	$15,600	4	$1,600	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Basement. Broken Float. Equipment Operated Manually								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$53,800	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 7 - M**		
Address	: **160 EAST 120 STREET @LEXINGTON AVENUE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M007**
Program / Asset #	: **BOE0005.000 / 460**	**Yr Built/Renovated**	: **1959 / 2000**
Area Sq Ft	: **85,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **1768** **Lot** : **21**	**BIN**	: **1083501**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,352,400	$1,269,000
Interior Architecture	$778,900	$10,304,700
Electrical		$1,310,600
Mechanical	$1,682,100	$3,454,900
Site Enclosure	$275,200	
Site Pavements	$244,100	
Total	**$4,332,700**	**$16,339,200**
Importance Code A	$1,352,400	$1,382,200
Importance Code B	$2,705,100	$14,957,000
Importance Code C	$275,200	
Total	**$4,332,700**	**$16,339,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,500			
Interior Architecture	$252,800		$26,300	$15,500
Electrical	$21,000	$7,900	$8,800	$10,500
Mechanical	$105,200	$16,500	$20,500	$13,700
Site Enclosure	$33,300			
Site Pavements	$46,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$564,300**	**$38,900**	**$70,000**	**$54,100**
Importance Code A	$106,000	$8,400	$8,000	$8,400
Importance Code B	$329,400	$30,500	$57,700	$45,700
Importance Code C	$129,000		$4,400	
Total	**$564,300**	**$38,900**	**$70,000**	**$54,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Exterior								
Exterior Walls								
Alum/Vinyl Siding	4%			2046	* *	10	$2,500	
Masonry: Brick Cavity	35%	Now	$123,800	LIFE	* *	5	$69,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Metal/Glass Curt Wall	55%	Now	$376,400	LIFE	* *	5	$204,500	
Caulking Deteriorated, Extent : Severe, Area Affected : 20%								
Location : Throughout Mullions 3rd, 4th Floor								
Metal Panel	1%			2056	* *	5-10	$13,600	
Pre-Cast Concrete	5%	4+	$36,800	LIFE	* *	5	$32,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum	80%	0-2	$637,800	2044	* *	5	$16,300	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : 2nd Through 4th Floor Connecting Corridors								
Aluminum w/ Guards	20%	0-2	$214,500	2044	* *	5	$4,100	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Protective Metal Guards Throughout 1st Floor With More Severe Cases In Rear Yard.								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : 2nd Through 4th Floor Connecting Corridors								
Roof								
Built-Up (BUR)	80%			2036	$828,700	10	$69,300	
Modified Bitumen	10%	Now	$4,900	2036	$97,000			
Water Penetration, Extent : Moderate, Area Affected : 80%								
Location : At Lower Roof At Rear Yard								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : At Lower Roof At Rear Yard								
Explanation : Warped And Cracking								
Skylight, Metal/Glass	10%	Now	$49,900	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Main Roof Small Skylight Broken Missing Glass								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$35,900	LIFE	* *	5	$45,100	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%								
Location : Delivery Corridors. Basement								
Ceramic Tile	5%	0-2	$29,800	2039	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Cracked / Broken And Missing Tiles In Kitchen								
Terrazzo	5%			LIFE	* *	5	$16,100	
Vinyl Tile	10%			2041	* *	3	$7,700	
Vinyl Tile 9" X 9"	60%			2031	$10,139,900	3	$61,900	
Wood	10%			2064	* *	5	$38,700	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$8,700	
Concrete Masonry Unit	15%			LIFE	* *	5	$20,900	
Masonry: Brick	5%			LIFE	* *	10	$2,600	
Plaster	55%	Now	$47,800	LIFE	* *	5	$28,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Observed On 3rd And 4th Floor, Reported On 2nd Floor								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$17,400	
Ceilings								
AcousTileConcealSpLn	18%	Now	$367,200	2053	* *	5	$23,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Basement Corridors, 1st Floor Lobby And Cafeteria								
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Basement Corridors, 1st Floor Lobby And Cafeteria								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%								
Location : Basement Corridors, 1st Floor Lobby And Cafeteria								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Ceiling In Corridor Outside Of Auditorium								
Exposed Struc: Concrete	65%	Now	$411,600	LIFE	* *	5	$21,000	
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Corridor 3rd Floor, 4th Floor Adjacent To Boys Bathrooms								
Exposed Struc: Steel	5%			LIFE	* *	10	$20,600	
Fiber Board	5%			2036	$164,800			
Gypsum Board	5%			LIFE	* *	5-10	$35,500	
Metal Panel	2%	2-4	$42,000	LIFE	* *	5	$5,200	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$275,200	2062	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Of Building, Play Area Fencing								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Play Area								
Iron Picket	10%			2071	* *			
Metal: Cage/Fence	10%	2-4	$4,600	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout Roof Perimeter								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Bent Warped Roof Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : Guard Railing								
Retaining Walls								
Masonry: Brick	100%	Now	$28,700	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Service Ramp Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$244,100	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Lexington Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Lexington Avenue								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$8,000	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Masonry: Granite	25%	Now	$24,200	LIFE	* *			
Caulking Deteriorated, Extent : Severe, Area Affected : 2%								
Location : Entrance Stair On East 120th Street								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$13,900	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : East 120th Street Entrance								
Activity Yard								
Asphalt	75%			2045	* *			
Cast in Place Concrete	20%			2049	* *			
Rubber Matting	5%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 800 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	50%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Vertical Section								
Molded Case Bkrs	50%			2036	$116,500	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	85%			2036	$175,600	1		
Conduit	15%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Molded Case Bkrs	85%			2035	$208,500	5	$1,900	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Braided Cloth	80%			2035	$239,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Locally Mounted	10%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$73,000	10	$10,300	
Exit, Service	50%			2031	$18,800	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$900	

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Alarm								
Security System								
Generic	50%			2036	$81,700	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2031	$81,700	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$224,500	1-3	$54,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Manual Pull Station, Alarm Bells, Smoke Detector, Horns And Strobe Lights								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Radiant Heater	5%			2036	$113,300	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$14,400	2049	* *	1	$72,000	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$697,000			
Terminal Devices								
Air Handler	20%			2031	$327,600	1	$10,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	75%			2034	$533,800	1	$20,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2036	$24,700	4	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Heating								
Controls								
Pneumatic	100%	Now	$33,600	2030	$1,682,100			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Rooms								
Window/Wall Unit	75%			2031	$247,300	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	15%	0-2	$11,500	LIFE	* *	2-5	$7,100	
Broken, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ductwork/Diffusers	85%			LIFE	* *	2-5	$63,800	
Exhaust Fans								
Interior	60%	Now	$4,600	2031	$231,600	2	$1,200	
Broken, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Roof	40%			2031	$67,600	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$894,300	1		
Galvanized Steel	20%	0-2	$4,400	2034	$222,200	1		
Corroded, Extent : Light, Area Affected : 10%								
Location : Room B2								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Rooms 120, 122								

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

DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$6,100	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Kitchen Office								
Sump Pump(s)								
Non-Submersible	100%			2036	$17,400	4	$2,700	
Sewage Ejector(s)								
Electric	100%			2036	$45,600	4	$5,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 400mbh								
Hot Water Storage Tank								
Generic	100%	0-2	$1,600	2041	* *	1	$2,400	
Corroded, Extent : Light, Area Affected : 5%								
Location : Room B2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 200 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Room B2								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 2nd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$120,400	1-2	$2,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 7 - Q**		
Address	: **80-55 CORNISH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q007**
Program / Asset #	: **BOE0989.000 / 4472**	**Yr Built/Renovated**	: **1994 / 2010**
Area Sq Ft	: **125,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **1538** **Lot** : **75**	**BIN**	: **4467710**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$365,700	$150,000
Interior Architecture	$220,000	$3,027,500
Electrical	$2,060,100	$1,175,100
Mechanical	$925,000	$6,525,300
Site Enclosure	$115,700	
Site Pavements	$574,400	
Total	**$4,261,000**	**$10,877,800**
Importance Code A	$365,700	$202,600
Importance Code B	$3,606,700	$10,675,200
Importance Code C	$288,500	
Total	**$4,261,000**	**$10,877,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,400		$3,600	
Interior Architecture	$10,100	$17,200		$150,700
Electrical	$15,000	$19,800	$78,500	$13,400
Mechanical	$84,500	$43,800	$65,500	$48,100
Site Enclosure	$12,500			
Site Pavements	$28,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$186,600**	**$95,200**	**$162,100**	**$226,500**
Importance Code A	$33,800	$12,400	$16,300	$12,400
Importance Code B	$111,600	$82,800	$145,800	$214,100
Importance Code C	$41,100			
Total	**$186,600**	**$95,200**	**$162,100**	**$226,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	3%			LIFE	* *	5	$2,200	
Masonry: Brick Cavity	80%			LIFE	* *	5	$93,200	
Metal Coiling Doors	2%			2039	* *	5	$7,300	
Pre-Cast Concrete	15%	4+	$64,900	LIFE	* *	5	$56,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Windows								
Aluminum	98%	Now	$248,500	2050	* *	5	$8,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Louvers	2%			2043	* *	10	$2,200	
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	$4,900	
Masonry: Brick Cavity	35%			LIFE	* *	5	$5,100	
Metal Rail	5%			2047	* *	5-10	$13,200	
Pre-Cast Concrete	30%			LIFE	* *	5	$27,500	
Roof								
Metal Panel	5%			2047	* *	10	$12,200	
Modified Bitumen	35%	Now	$52,300	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Room 274								
Slate	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Slate Roofs								
Explanation : This Material Is Actually Synthetic Slate Roofing								
Soffits								
Stucco Cement	100%			2047	* *	5	$2,300	
Interior								
Floors								
Carpet	5%			2030	$146,600	3	$16,200	
Cast in Place Concrete	10%	Now	$70,500	LIFE	* *	5	$35,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Floor - Ground Water Penetration								
Ceramic Tile	5%			2043	* *	5	$8,100	
Quarry Tile	5%			2047	* *	5	$12,100	
Vinyl Tile	65%			2034	$2,976,900	3	$39,500	
Wood	10%	4+	$98,900	2049	* *	5	$15,200	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium Stage								
Interior Walls								
Concrete Masonry Unit	65%			LIFE	* *	5	$33,800	
Gypsum Board	5%			LIFE	* *	5	$3,900	
SGFT/Glazed Masonry	30%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Interior								
Ceilings								
AcousTileConcealSpLn	50%			2047	* *	5	$101,200	
Exposed Struc: Concrete	30%			LIFE	* *	5	$7,600	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$20,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$12,500	2069	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Rear- Barnwell Ave								
Free Standing Walls								
Masonry: Brick	100%	4+	$115,700	2054	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Front Entry								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$80,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Cornish Avenue And Barnwell Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cornish Avenue And Barnwell Avenue								
On-Site Walkways								
Cast in Place Concrete	45%			2039	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	50%	Now	$172,800	2037	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : Front Walkways								
Parking/Driveway								
Asphalt	100%	0-2	$28,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	60%			2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	10%	Now	$84,000	2037	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
Location : Adjacent To Tree Pits								
Rubber Matting	30%	Now	$236,800	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Open Seams, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each								
Transformers								
Dry Type	100%			2032	$27,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical And Mechanical Rooms								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	15%			2033	$46,000	5	$400	
Molded Case Bkrs	85%			2033	$260,600	5	$2,800	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	5%			2047	* *	5		
Locally Mounted	5%			2032	$9,300	5		
Motor Control Center	80%			2032	$595,600	5	$2,700	
Variable Frequency Drive	10%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	90%			2032	$24,700	1	$34,600	
Automatic	10%			2039	* *	1	$3,900	
Generators								
Diesel	100%			2030	$142,000	1	$48,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Stand-by Power								
Fuel Storage								
Day Tank	10%			2033	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 35 Gallons Rated Capacity								
Main Tank	90%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%			2029	$1,144,800	10	$68,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2029	$381,600	10	$22,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeterias, Stairs And Corridors								
LED	20%			2039	* *			
Egress Lighting								
Emergency, Service	45%			2029	$35,500	1		
Emergency, Battery	5%			2039	* *	10	$1,500	
Exit, Service	50%			2029	$27,600	1		
Exterior Lighting								
HID	10%			2029	$59,700	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2029	$120,100	1	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$120,100	1	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$123,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2042	* *	4	$2,500	
Steam Piping/Pump	60%	0-2	$12,300	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps								
Terminal Devices								
Air Handler	60%			2034	$1,445,200	1	$46,400	
Convector/Radiator	40%			2039	* *	1	$16,200	
Controls								
Electrical	100%	Now	$213,500	2029	$711,600			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Equipment Runs Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%	Now	$35,900	2034	$1,793,900	1	$49,600	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : 3 Compressors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : 7 Units, R-410a Refrigerant								
Split Unit	5%			2034	$152,000			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$9,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$2,483,600	1	$77,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	80%			2034	$454,100	2	$3,100	
Roof	20%			2034	$49,700	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$25,600	4	$2,600	
Sewage Ejector(s)								
Electric	100%			2034	$67,000	4	$5,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$65,400	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$7,000	
Fire Pump								
Generic	100%			2037	* *	1	$23,300	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 8 - BK**		
Address	: **37 HICKS STREET BTWN: POPLAR ST., MIDDAGH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K008**
Program / Asset #	: **BOE0345.000 / 333**	**Yr Built/Renovated**	: **1907 / 2014**
Area Sq Ft	: **66,628**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Mar-2022**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **211** **Lot** : **1**	**BIN**	: **3001540**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$71,100
Interior Architecture	$626,400	$1,541,600
Electrical	$127,600	$412,400
Mechanical	$175,300	$858,900
Site Enclosure	$69,000	
Total	**$998,400**	**$2,884,000**
Importance Code A		$71,100
Importance Code B	$582,200	$2,812,900
Importance Code C	$416,200	
Total	**$998,400**	**$2,884,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$62,200	$47,800		
Interior Architecture	$72,200	$4,700	$101,200	$6,200
Electrical	$6,900	$11,500	$7,700	$6,200
Mechanical	$12,700	$12,400	$15,100	$13,100
Site Enclosure	$21,200			
Site Pavements	$700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$190,200**	**$90,800**	**$138,400**	**$40,000**
Importance Code A	$68,200	$53,600	$5,600	$5,600
Importance Code B	$105,800	$37,200	$132,800	$34,400
Importance Code C	$16,200			
Total	**$190,200**	**$90,800**	**$138,400**	**$40,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	80%			LIFE	* *	5	$71,100	
Masonry: Limestone	10%	0-2	$39,200	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Stucco Cement	5%			2046	* *	5	$11,100	
Windows								
Aluminum	100%	Now	$23,000	2049	* *	5	$10,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Room 207								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Gymnasium And 214								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$9,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,000	
Roof								
IRMA/Protected Membrane	25%			2038	* *	10	$12,600	
Metal Panel	5%			2046	* *	10	$4,600	
Modified Bitumen	70%			2038	* *	10	$35,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%			2029	$98,700	3	$7,500	
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Ceramic Tile	5%	0-2	$31,500	2042	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathrooms								
Quarry Tile	5%			2046	* *	5	$7,500	
Vinyl Tile	50%	Now	$77,100	2033	$1,541,600	3	$18,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Room 102								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Basement And 3rd Floor Corridors								
Wood	20%	0-2	$133,100	2048	* *	5	$18,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms And Gymnasium								
Wood	5%			2068	* *	5	$9,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Multipurpose Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	10%	0-2	$71,800	2042	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%	0-2	$61,300	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	15%			LIFE	* *	5	$10,500	
Masonry: Brick	10%	0-2	$124,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Plaster	50%	Now	$158,800	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$10,000	
Gypsum Board	5%			LIFE	* *	5	$6,200	
Masonry: Infill Arch	20%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$6,200	
Plaster	60%	Now	$40,700	LIFE	* *	5	$37,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$15,500	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Gate Hinge								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	21%	Now	$69,000	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Retaining Wall								
Masonry: Fieldstone	74%			2043	* *			
Masonry: Fieldstone	5%	Now	$5,700	2053	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Front Stair Flank Wall And Rear Play Yard								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Stair Flank Wall								
Explanation : Stairs Walls Are Limestone								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Site Pavements								
On-Site Walkways								
Asphalt	40%			2042	* *			
Cast in Place Concrete	60%	0-2	$700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	75%			2042	* *			
Rubber Matting	25%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	30%			2053	* *	1		
Conduit	70%			2033	$113,300	1		
Panelboards								
Fused Disc Sw	10%			2032	$20,100	5	$200	
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	65%			2032	$130,700	5	$1,100	
Molded Case Bkrs	20%			2049	* *	5	$400	
Wiring								
Thermoplastic	70%			2033	$156,400	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	90%			2046	* *	5	$400	
Locally Mounted	9%			2031	$12,000	5		
Variable Frequency Drive	1%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$55,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps. Installed 2014.								
Fluorescent	5%			2038	* *	10	$3,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Corridors								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Lighting.								
Egress Lighting								
Emergency, Service	35%			2038	* *	1		
Emergency, Battery	15%			2038	* *	10	$2,400	
Exit, Battery	50%			2038	* *	10	$2,200	
Exterior Lighting								
HID	20%			2028	$69,600	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$500	
Alarm								
Security System								
Generic	100%			2038	* *	1	$24,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System.								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$41,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobes, Area Smoke Detectors								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Heating								
Conversion Equipment								
Furnace	30%	0-2	$1,400	2038	* *	1	$8,900	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : To Room 320								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Units								
Steam Boiler	70%			2038	* *	1	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Natural Gasoline Steam Boilers								
Distribution								
Steam Piping/Pump	20%			2053	* *			
Steam Piping/Pump	50%			2033	$298,600			
No Component	30%							
Terminal Devices								
Convector/Radiator	50%			2031	$304,900	1	$10,800	
Convector/Radiator	20%			2046	* *	1	$4,300	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2038	* *	2	$600	
Ext Pkg Unit - Heating/Cooling	40%			2038	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units, R-407c Refrigerant								
Window/Wall Unit	35%			2028	$98,900	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	55%			LIFE	* *	2-5	$20,400	
No Component	45%							
Exhaust Fans								
Roof	55%			2038	* *	2	$1,100	
No Component	45%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$190,400	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2028	$76,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tankless Unit With One 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$7,500	
Fire Pump								
Generic	100%			2042	* *	1	$12,400	
Chemical System								
Generic	100%			2031	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 30 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 8 - SI**
Address : **100 LINDENWOOD ROAD @ SCHOOL STREET**
Borough : **STATEN ISLAND** | **Agency's Number** : **R008**
Program / Asset # : **BOE0904.000 / 2627** | **Yr Built/Renovated** : **1918 / 2011**
Area Sq Ft : **60,000** | **Project Type** : **EDUCATION**
Date of Survey : **15-Jun-2020** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5221** **Lot** : **1** | **BIN** : **5066295**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$234,800
Interior Architecture	$535,800	$1,698,100
Electrical	$368,300	$1,101,900
Mechanical	$719,100	$790,400
Site Pavements		$1,275,300
Total	**$1,623,200**	**$5,100,600**
Importance Code A		$234,800
Importance Code B	$1,623,200	$4,215,700
Importance Code C		$650,000
Total	**$1,623,200**	**$5,100,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,700			
Interior Architecture	$145,200			$5,000
Electrical	$27,600	$700	$900	$15,500
Mechanical	$19,700	$8,800	$13,900	$8,800
Site Enclosure	$12,900			
Site Pavements	$5,600			
Total	**$237,600**	**$9,500**	**$14,700**	**$29,300**
Importance Code A	$32,600	$5,900	$5,900	$5,900
Importance Code B	$73,800	$3,500	$8,800	$23,400
Importance Code C	$131,200			
Total	**$237,600**	**$9,500**	**$14,700**	**$29,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$44,800	
Masonry: Brick	85%			LIFE	* *	5	$48,700	
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Windows								
Aluminum	100%			2047	* *	5	$12,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,200	
Masonry: Brick	85%	0-2	$20,600	LIFE	* *	5	$7,900	
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Masonry: Limestone	5%			LIFE	* *	5	$600	
Roof								
Built-Up (BUR)	95%			2031	$234,800	10	$19,600	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Metal Panel	5%			2036	$15,400	10	$1,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,200	
Ceramic Tile	5%	Now	$8,200	2034	$164,800	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Marble Panels	5%			LIFE	* *	5	$2,100	
Terrazzo	5%			LIFE	* *	5	$2,200	
Vinyl Tile	60%			2036	$969,100	3	$17,100	
Vinyl Tile 9" X 9"	10%			2027	$467,600	3	$2,900	
Wood	10%			2046	* *	5	$10,700	
Interior Walls								
Ceramic Tile	5%	Now	$19,100	2034	$381,100	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Masonry: Brick	10%			LIFE	* *			
Plaster	65%	0-2	$43,800	LIFE	* *	5	$26,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	20%	Now	$49,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Stairs And Corridors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$3,700	2036	$183,100	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	40%	Now	$68,200	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	$3,500	
Plaster	45%	Now	$15,600	LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	20%	Now	$2,400	2081	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Southwest Side Of Building								
Chain Link	80%	0-2	$10,400	2041	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	$532,900			
On-Site Walkways								
Cast in Place Concrete	95%			2036	$61,700			
Masonry: Granite	5%	Now	$1,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stairs								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$4,100	2036	$207,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Curb Cut								
Activity Yard								
Asphalt	95%			2034	$473,500			
Rubber Matting	5%			2031	$29,500			

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	$300	
Raceway								
Conduit	50%			2031	$74,000	1		
Conduit	50%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$14,300	5	$100	
Molded Case Bkrs	60%			2047	* *	5	$900	
Molded Case Bkrs	30%			2030	$42,900	5	$500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2031	$20,400	1		
Thermoplastic	20%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$870,100	10	$52,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%			2036	$85,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2027	$51,600	10	$7,200	
Exit, Service	50%			2027	$13,200	1		
Exterior Lighting								
HID	20%	Now	$5,700	2027	$57,300			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Timer And Photocell Lighting Control Failure								
Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 50%								
Location : Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Operated Via Timer And Photocell								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$31,700	1-3	$7,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2051	* *	1		
Conversion Equipment								
Steam Boiler	100%			2044	* *	1	$59,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$9,800	2041	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room In Basement								
Terminal Devices								
Air Handler	30%			2027	$346,800	1	$11,100	
Convector/Radiator	60%			2036	$301,400	1	$11,600	
Fan Coil Unit/Heat	10%			2031	$152,300	1	$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Split Unit	10%			2031	$145,900			
Window/Wall Unit	70%			2027	$162,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,500	
Exhaust Fans								
Interior	70%			2031	$190,700	2	$1,300	
Roof	30%			2031	$35,800	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2041	* *	1		
Galvanized Steel	20%			2029	$156,900	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$12,300	4	$1,900	
Backflow Preventer								
Generic	100%			2031	$27,400	1	$3,700	
Fixtures								
Generic	100%							
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2041	* *	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 9 - BK**
Address : **80 UNDERHILL AVENUE @ ST. MARKS AVE.**
Borough : **BROOKLYN**
Agency's Number : **K009**
Program / Asset # : **BOE0346.000 / 1102**
Yr Built/Renovated : **1957 / 1998**
Area Sq Ft : **116,000**
Project Type : **EDUCATION**
Date of Survey : **24-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1145** **Lot** : **26** **BIN** : **3028204**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,901,000	$51,500
Interior Architecture	$1,502,400	$50,100
Electrical	$700,400	$840,900
Mechanical	$4,003,500	$3,149,600
Total	**$8,107,400**	**$4,092,000**
Importance Code A	$2,522,200	$51,500
Importance Code B	$5,488,100	$4,040,500
Importance Code C	$97,100	
Total	**$8,107,400**	**$4,092,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,400	$34,700		$11,100
Interior Architecture	$79,500	$12,200	$4,100	$15,500
Electrical	$34,200	$11,200	$12,000	$52,000
Mechanical	$131,000	$16,100	$25,700	$34,100
Site Enclosure	$35,100			
Site Pavements	$5,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$333,300**	**$81,400**	**$49,100**	**$119,900**
Importance Code A	$40,400	$46,200	$11,500	$22,800
Importance Code B	$252,000	$35,200	$37,600	$97,000
Importance Code C	$40,900			
Total	**$333,300**	**$81,400**	**$49,100**	**$119,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Exterior								
Exterior Walls								
Masonry: Brick	89%	Now	$86,800	LIFE	* *	5	$51,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Roof Stair Bulkhead And Chimney								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 234								
Masonry: Granite	3%	Now	$7,000	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entrance By Underhill Avenue								
Masonry: Limestone	7%			LIFE	* *	5	$3,000	
Metal Coiling Doors	1%	0-2	$1,300	2040	* *	5	$900	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Rear Storage Door								
Windows								
Aluminum	100%	Now	$206,400	2051	* *	5	$10,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$11,100	
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Metal Rail	20%			2048	* *	5-10	$57,200	
Roof								
Built-Up (BUR)	95%	Now	$32,200	2030	$1,607,800			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 212 And Auditorium								
Metal Panel	4%			2040	* *	10	$10,400	
Skylight, Metal/Glass	1%			2045	* *	10	$4,700	
Soffits								
Stucco Cement	100%			2040	* *	5	$1,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,100	
Ceramic Tile	5%			2044	* *	5	$8,200	
Terrazzo	3%			LIFE	* *	5	$3,900	
Vinyl Tile	5%	Now	$11,700	2040	* *	3	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Exit								
Vinyl Tile	59%			2040	* *	3	$36,500	
Vinyl Tile 9" X 9"	10%			2030	$1,350,900	3	$8,200	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout Various Classrooms								
Wood	8%			2050	* *	5	$24,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$10,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$10,400	
Plaster	45%	Now	$97,100	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 234								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	Now	$15,900	2040	* *	5	$12,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Metal Panel	20%	0-2	$54,400	LIFE	* *	5	$40,100	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridor								
Plaster	50%	Now	$49,900	LIFE	* *	5	$50,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Auditorium And Room 212								
Site Enclosure								
Fence/Gates								
Chain Link	65%	2-4	$35,100	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Play Yard								
Iron Picket	35%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$5,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Steps Into Rear Yard								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Site Pavements								
Activity Yard								
Asphalt	85%			2038	* *			
Cast in Place Concrete	5%			2040	* *			
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2055	* *	5	$300	
Molded Case Bkrs	40%			2035	$106,500	5	$1,200	
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$12,300	5	$100	
Molded Case Bkrs	75%			2034	$183,900	5	$2,300	
Molded Case Bkrs	20%			2051	* *	5	$600	
Wiring								
Braided Cloth	20%	2-4	$70,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	40%			2055	* *	1		
Thermoplastic	40%			2035	$140,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$101,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2030	$28,100	10	$100	
LED	3%			2043	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Lighting								
Egress Lighting								
Emergency, Battery	35%			2040	* *	10	$9,800	
Emergency, Battery	15%	Now	$29,900	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$223,000	1	$43,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$306,400	2045	* *	1-3	$65,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm Only. Manual Pull Stations, Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$276,200	5	$35,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One Tank Of 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	0-2	$621,200	2055	* *	1	$103,400	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boilers And Burners								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Old Units								
Distribution								
Steam Piping/Pump	100%	Now	$19,000	2035	$951,200			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$447,100	1	$14,400	
Convector/Radiator	10%	Now	$4,900	2033	$97,100	1	$3,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 110a And Various Locations								
Convector/Radiator	65%			2033	$631,300	1	$24,400	
Fan Coil Unit/Heat	5%	0-2	$14,700	2030	$147,200	1	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Controls								
Pneumatic	5%	Now	$11,500	2029	$114,800			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Pneumatic Air Compressor For Thermostat Is Not Working								
Pneumatic	95%			2029	$2,180,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	$130,200	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units Supplying The Auditorium								
Window/Wall Unit	60%	Now	$27,000	2030	$270,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,700	
Exhaust Fans								
Interior	60%			2035	$316,100	2	$2,100	
Roof	40%	Now	$9,200	2030	$92,200	2	$1,100	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$30,300	2033	$303,300	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main Shut Off Valve In Basement								
HW Heat Exchanger								
Steam Fired	100%			2035	$574,400	4	$17,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$3,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$23,800	4	$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$49,300	1-2	$1,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 9 - M**
Address : **100 WEST 84 STREET @ COLUMBUS AVE.**
Borough : **MANHATTAN**
Agency's Number : **M009**
Program / Asset # : **BOE0006.000 / 461**
Yr Built/Renovated : **1965 / 2000**
Area Sq Ft : **88,000**
Project Type : **EDUCATION**
Date of Survey : **08-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1214** **Lot** : **29** **BIN** : **1032119**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$461,200	$1,141,700
Interior Architecture	$8,580,000	$1,363,100
Electrical	$232,400	$1,077,400
Mechanical	$2,684,500	$1,041,400
Site Pavements		$138,300
Total	**$11,958,100**	**$4,762,000**
Importance Code A	$461,200	$1,927,100
Importance Code B	$10,037,200	$2,002,400
Importance Code C	$1,459,600	$832,500
Total	**$11,958,100**	**$4,762,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,600	$5,300		
Interior Architecture	$24,600	$20,500	$1,200	$800
Electrical	$49,800	$10,300	$8,400	$8,200
Mechanical	$111,600	$74,800	$23,800	$12,300
Site Enclosure	$25,600			
Site Pavements	$48,900			
Total	**$306,200**	**$110,900**	**$33,400**	**$21,300**
Importance Code A	$54,400	$14,200	$8,700	$8,700
Importance Code B	$226,200	$96,700	$24,700	$12,600
Importance Code C	$25,600			
Total	**$306,200**	**$110,900**	**$33,400**	**$21,300**

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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DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	$60,200	LIFE	* *	5	$3,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Chimney								
Masonry: Brick Cavity	91%	2-4	$289,700	LIFE	* *	5	$65,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : North Facade, Lower Story								
Masonry: Granite	2%			LIFE	* *	5	$1,100	
Pre-Cast Concrete	2%	2-4	$2,100	LIFE	* *	5	$4,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard								
Windows								
Aluminum	100%	0-2	$43,500	2041	* *	5	$8,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Protective Metal Grilles								
Parapets								
Metal Panel	5%			2043	* *	5	$1,600	
Metal Rail	95%	Now	$111,300	2038	* *	5	$57,400	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Roof								
Built-Up (BUR)	97%			2033	$940,600	10	$78,700	
Metal Panel	3%			2038	* *	10	$4,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$115,300	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Boiler Room Slab								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridors								
Ceramic Tile	5%			2036	$382,100	5	$6,600	
Sheet Vinyl/Rubber	5%			2038	* *	5	$9,900	
Terrazzo	3%	Now	$7,600	LIFE	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Main Entry								
Vinyl Tile	5%			2033	$187,200	3	$3,300	
Vinyl Tile	7%			2038	* *	3	$3,500	
Vinyl Tile 9" X 9"	60%			2028	$6,503,000	3	$29,800	
Wood	2%	2-4	$16,200	2048	* *	5	$2,500	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
Wood	3%			2073	* *	5	$7,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library Floor								
Interior Walls								
Cast in Place Concrete	5%	Now	$95,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Interior Courtyard - North Facade								
Ceramic Tile	5%	0-2	$138,800	2036	$694,200	5	$6,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor Restrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$33,300	
SGFT/Glazed Masonry	27%	0-2	$1,224,900	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Base Of Corridor Walls Throughout 1st And 2nd Floors								

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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DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	$205,700	2038	* *	5	$15,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
AcousTileSusp.Lay-In	3%			2053	* *	5	$3,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Exposed Struc: Concrete	50%			LIFE	* *	5	$9,800	
Fiber Board	5%			2033	$99,700			
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Metal Panel	7%	Now	$296,300	LIFE	* *	5	$10,900	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria Throughout								
Plaster	10%			LIFE	* *	5	$7,800	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	$1,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West 84 Street								
Chain Link	45%			2043	* *			
Iron Picket	45%	4+	$23,800	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : West 84 Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$46,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2036	$138,300			
Activity Yard								
Rubber Matting	15%	4+	$800	2033	$15,900			
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	85%	2-4	$1,900	2033	$37,400			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Toggle Switch	2%			2032	$4,900	5		
Molded Case Bkrs	70%			2032	$171,700	5	$1,600	
Molded Case Bkrs	18%			2049	* *	5	$400	
Wiring								
Braided Cloth	70%			2032	$209,100	1		
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$500	
Locally Mounted	10%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$60,500	10	$8,500	
Exit, Battery	50%			2033	$63,800	10	$3,000	
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2033	$84,600	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Camera System								
Generic	50%	Now	$42,300	2038	* *	1	$14,800	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$232,400	1-3	$54,200	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2031	$785,400	1	$87,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two No.4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$36,100	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room Vacuum Pump								
Terminal Devices								
Air Handler	20%			2028	$339,100	1	$10,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Blowers Are Approaching End Of Their Useful Life Cycle								
Convector/Radiator	80%			2038	* *	1	$22,700	
Controls								
Digital	30%	Now	$77,600	2028	$776,400			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Thermostats								
Software Issue Suspected, Extent : Moderate, Area Affected : 50%								
Location : System Running In Manual Mode								
Pneumatic	70%			2027	$1,219,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	25%			2038	* *			
Window/Wall Unit	75%			2031	$256,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

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
Ventilation								
Exhaust Fans								
Interior	20%			2028	$79,900	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Exhaust Fans Are Approaching End Of Their Useful Life Cycle								
Roof	80%	Now	$14,000	2028	$139,900	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Exhaust Fans Are Approaching End Of Their Useful Life Cycle								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$23,000	2038	* *	1		
Damaged, Extent : Severe, Area Affected : 100%								
Location : Water Main Valve Does Not Close								
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Water Heater Is Approaching End Of Its Useful Life Cycle								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Storage Tank Has No Label, It Is Approximately 250 Gallons, Also Used With The Heat Exchanger. Quantity 3								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Backup For The Hot Water Heater								
Sanitary Piping								
Cast Iron	100%	Now	$22,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Floor Drain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$3,600	2033	$18,000	4	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Pumps Running Continuously								
Sewage Ejector(s)								
Electric	100%			2028	$47,200	4	$5,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sewage Ejector Pump Is Approaching End Of Its Useful Life Cycle								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 9 - M
Asset # : 461

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 9 - Q (W REED SCHOOL)**		
Address	: **58-74 57 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q009**
Program / Asset #	: **BOE0673.000 / 315**	**Yr Built/Renovated**	: **1907 / 2001**
Area Sq Ft	: **45,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2631** **Lot** : **106**	**BIN**	: **4059130**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$108,600	$673,800
Interior Architecture	$175,700	$1,642,600
Electrical		$263,900
Mechanical	$1,019,300	$1,127,200
Total	**$1,303,600**	**$3,707,400**
Importance Code A	$184,900	$733,700
Importance Code B	$1,029,800	$2,973,700
Importance Code C	$88,900	
Total	**$1,303,600**	**$3,707,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$123,300			
Interior Architecture	$80,000		$1,700	$6,600
Electrical	$33,000	$4,300	$5,200	$4,500
Mechanical	$12,200	$6,500	$6,700	$6,000
Site Pavements	$24,000			
Total	**$272,500**	**$10,800**	**$13,600**	**$17,100**
Importance Code A	$123,400	$4,400	$4,200	$4,400
Importance Code B	$134,500	$6,400	$9,400	$12,700
Importance Code C	$14,500			
Total	**$272,500**	**$10,800**	**$13,600**	**$17,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$88,500	
Masonry: Brick	80%			LIFE	* *	5	$60,400	
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Chimney At Rear Elevation								
Masonry: Limestone	5%			LIFE	* *	5	$2,800	
Windows								
Wood	100%	0-2	$108,600	2035	$542,900	5	$66,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5-10	$43,800	
Pre-Cast Concrete	20%			LIFE	* *	5	$20,200	
Roof								
Copper/Terne	5%			2064	* *	10	$8,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Stair Bulkhead								
Modified Bitumen	95%			2041	* *	10	$64,900	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Roof								
Explanation : Partially Snow Covered								
Interior								
Floors								
Asphalt Poured	5%	Now	$6,500	2056	* *	5	$900	
Wrinkling, Extent : Severe, Area Affected : 80%								
Location : Stairs								
Cast in Place Concrete	7%	2-4	$8,400	LIFE	* *	5	$10,600	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors And Mechanical Rooms								
Ceramic Tile	5%			2039	* *	5	$3,500	
Sheet Vinyl/Rubber	3%			2036	$138,800	5	$3,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement Cafeteria								
Explanation : Play Area								
Vinyl Tile	77%			2036	$1,503,800	3	$26,600	
Wood	3%	2-4	$38,000	2076	* *	5	$1,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Room 204								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Room 204								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

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
Interior								
Interior Walls								
Ceramic Tile	7%	2-4	$7,500	2039	* *	5	$3,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Stairwells. Perimeter Walls								
Glass: Single Pane	5%			LIFE	* *	5	$7,100	
Masonry: Brick	10%			LIFE	* *	10	$2,900	
Metal: Cage/Fence	3%			LIFE	* *	10	$600	
Plaster	75%	Now	$88,900	LIFE	* *	5	$21,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 202, 210								
Ceilings								
AcousTile,Adhered	10%	4+	$4,300	2041	* *	5	$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Mechanical Duct Works Ongoing								
Masonry: Vault Struct	5%			LIFE	* *	10	$1,600	
Plaster	85%	Now	$86,800	LIFE	* *	5	$34,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium, Stair 1 And 2 At 3rd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, Stair 1 And 2 At 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Auditorium, Stair 1 And 2 At 3rd Floor, Boys Bathroom								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Iron Picket	40%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear And Right Side Of Building								
Explanation : Used As Staging Area For Construction Work								

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

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	95%	Now	$24,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2036	$18,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$200	
Raceway								
Conduit	90%			2036	$74,600	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2058	* *	5	$100	
Fused Knife Sw	20%	2-4	$28,600	2061	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And 1st Floor								
Molded Case Bkrs	50%			2035	$71,500	5	$600	
Molded Case Bkrs	20%			2044	* *	5	$200	
Wiring								
Braided Cloth	75%			2035	$81,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2062	* *	1		
Thermoplastic	15%			2046	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$36,700	5	$200	
Locally Mounted	50%			2053	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$38,700	10	$5,400	
Exit, Service	50%			2036	$9,900	1		
Alarm								

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

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

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
Alarm								
Security System								
Generic	100%			2041	* *	1	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic, Analog	100%			2044	* *	1-3	$27,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Strobe Lights, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Radiant Heater	5%			2036	$60,000	2	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Location Noted								
Steam Boiler	95%	Now	$76,300	2041	* *	1	$38,100	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement. Boiler Room								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement. Boiler Room. Boiler No.1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$7,400	2036	$369,000			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Old Shower Room, Room 301								
Terminal Devices								
Convector/Radiator	85%			2034	$320,300	1	$12,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2036	$114,200	1	$1,500	
Unit Heater - Steam	5%			2031	$13,100	4	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

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
Heating								
Controls								
Pneumatic	100%			2030	$890,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium, Telecom Room								
Window/Wall Unit	50%			2031	$87,300	1		
Under Construction	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$7,900	
Under Construction	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Central Air System Is Being Constructed								
Exhaust Fans								
Roof	100%			2041	* *	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2056	* *	1		
Galvanized Steel	30%			2034	$176,500	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 399mbh 225 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$9,200	4	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 1 - BK MINISCHOOL**				
Address	: **309 47 STREET @THIRD AVENUE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K881**
Program / Asset #	: **BOE0342.010 / 331**			**Yr Built/Renovated**	: **1970 /**
Area Sq Ft	: **10,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **26-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **755**	**Lot**	: **22**	**BIN**	: **3011821**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$330,200	
Interior Architecture		$326,500
Electrical		$140,000
Mechanical	$304,200	$133,800
Total	**$634,500**	**$600,200**
Importance Code A	$330,200	
Importance Code B	$304,200	$600,200
Total	**$634,500**	**$600,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,900			
Interior Architecture	$8,600	$6,600	$1,300	$1,300
Electrical	$18,900	$1,100	$1,100	$33,200
Mechanical	$500	$24,800	$1,300	$28,900
Site Enclosure	$1,500			
Total	**$70,300**	**$32,500**	**$3,700**	**$63,400**
Importance Code A	$41,300	$500	$500	$8,700
Importance Code B	$23,200	$32,000	$3,200	$54,800
Importance Code C	$5,700			
Total	**$70,300**	**$32,500**	**$3,700**	**$63,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

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
Exterior									
Exterior Walls									
Cast in Place Concrete	8%	0-2	$15,400	LIFE	* *		5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Foundation Wall									
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Various Surfaces									
Metal Panel	92%	Now	$195,800	2045	* *		5	$27,000	1
Corrosion/Rusting, Extent : Severe, Area Affected : 10%									
Location : All Elevations Below Roof Line									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Paint Peeling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Past Its Useful Life									
Windows									
Aluminum	100%	Now	$134,400	2060	* *		5	$1,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 30%									
Location : Classrooms									
Unit Inoperable, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Window Guards, Extent : Light, Area Affected : 100%									
Location : All Windows									
Worn/Erode, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Roof									
Metal Panel	100%	4+	$23,200	2040	* *				
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Leader Missing West Side Of Building									
Soffits									
Metal, Corrugated	100%	0-2	$2,300	2035		$45,700	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout Eaves And Exit 3, 4 And 5									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Exit 3									
Explanation : Paint Peeling									
Interior									

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms								
Mosaic Tile	5%			2040	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entrance Doors								
Vinyl Tile	70%			2035	$301,400	3	$4,000	
Vinyl Tile	20%			2045	* *	3	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridor								
Interior Walls								
Concrete Masonry Unit	60%			LIFE	* *	5	$3,200	
Metal Panel	40%	4+	$5,700	LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Classrooms								
Explanation : Dented Panels								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	$2,500	2033	$25,100	5	$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Mechanical Room								
AcousTileSusp.Lay-In	90%			2048	* *	5	$13,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Along West Side Of Mini-school								
Explanation : Recent Repair								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$1,500	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Fence Footing								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	90%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of Mini-school								
Explanation : New Installation Observed								
Cast in Place Concrete	10%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 1 - BK MINISCHOOL
Asset # : 331

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
Site Pavements								
Activity Yard								
Asphalt	50%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : New Installation Observed								
Rubber Matting	50%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : New Installation Observed								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 11								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$66,600	5	$300	
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$300	
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$9,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2030	$8,700	10	$1,200	
Exit, Service	50%			2030	$2,200	1		
Exterior Lighting								
HID	10%	Now	$4,800	2030	$4,800			
Malfunctioning, Extent : Light, Area Affected : 6%								
Location : Exterior Wall								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

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
Alarm								
Security System								
Generic	30%			2030	$5,800	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System Only								
Generic	70%	Now	$13,500	2043	* *	1	$2,300	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Exterior Wall By Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls								
Explanation : Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$26,400	1-3	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Strobes, Manual Pull Stations, Smoke Detectors								

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
Heating								
Energy Source								
Electricity	3%			2035		1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Electric Radiant Heater								
Natural Gas	97%			2055	* *	1		
Conversion Equipment								
Furnace	97%			2040	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : 1 Unit								
Radiant Heater	3%			2030	$8,100	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Electric Radiant Heater								
Controls								
Electrical	100%			2028	$56,900			
Air Conditioning								
Energy Source								
Electricity	100%			2034	$28,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

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
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2030	$247,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Exhaust Fans								
Roof	100%			2030	$20,200	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$133,800	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Explanation : 50 Gallons Assumed, Unreadable.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 10 - BK**		
Address	: **511 7TH AVE. @17TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K010**
Program / Asset #	: **BOE0347.000 / 2522**	**Yr Built/Renovated**	: **1930 / 2008**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **869** **Lot** : **1**	**BIN**	: **3016509**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$150,400
Interior Architecture	$1,625,900	$118,500
Electrical	$366,700	$1,637,500
Mechanical	$2,000,900	$1,759,000
Total	**$3,993,500**	**$3,665,500**
Importance Code A		$150,400
Importance Code B	$3,993,500	$3,515,000
Total	**$3,993,500**	**$3,665,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$7,900
Interior Architecture	$47,900	$800	$7,500	$12,600
Electrical	$7,200	$9,400	$7,200	$7,600
Mechanical	$56,300	$11,200	$12,600	$62,800
Site Pavements	$27,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$146,500**	**$28,600**	**$34,500**	**$98,000**
Importance Code A	$7,600	$7,600	$7,600	$15,700
Importance Code B	$65,400	$21,000	$22,400	$82,400
Importance Code C	$73,500		$4,400	
Total	**$146,500**	**$28,600**	**$34,500**	**$98,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$150,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout Exterior								
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	5%			2050	* *	10	$7,900	
Under Construction	95%							
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$40,300	
Ceramic Tile	5%			2044	* *	5	$6,100	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Cork Tile	2%			2065	* *	5	$2,100	
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	5%			2040	* *	3	$2,300	
Vinyl Tile 9" X 9"	15%			2030	$1,507,600	3	$9,200	
Wood	53%			2050	* *	5	$122,000	
Interior Walls								
Cast in Place Concrete	5%	Now	$13,700	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Electric Room								
Ceramic Tile	5%			2044	* *	5	$8,800	
Concrete Masonry Unit	3%			LIFE	* *	5	$2,100	
Glass: Single Pane	5%			LIFE	* *	5	$6,600	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%	4+	$31,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Lobby And Auditorium								
Plaster	60%			LIFE	* *	5	$31,800	
SGFT/Glazed Masonry	12%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$18,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,900	
Plaster	75%	Now	$57,300	LIFE	* *	5	$57,500	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Fourth Floor								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Prospect Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Public Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	80%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed								
Masonry: Granite	20%	0-2	$27,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps								
Activity Yard								
Asphalt	45%			2038	* *			
Rubber Matting	10%			2040	* *			
Under Construction	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Fused Knife Sw	30%	2-4	$55,200	2060	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	50%			2043	* *	5	$1,000	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$163,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	20%			2048	* *	5	$100	
Locally Mounted	30%			2040	* *	5	$200	
Locally Mounted	50%			2033	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	83%			2035	$975,500	10	$58,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	7%			2035	$82,300	10	$4,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Stair Cases								
LED	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2035	$66,200	10	$9,300	
Exit, Battery	50%			2035	$55,900	10	$2,600	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%			2030	$148,000	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$47,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 6,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	2-4	$31,600	2035	$631,400			
Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
Location : Boiler Feed Tank. Basement								
Terminal Devices								
Air Handler	25%			2030	$370,900	1	$11,900	
Convector/Radiator	50%			2033	$322,400	1	$12,400	
Fan Coil Unit/Heat	25%			2030	$488,700	1	$6,200	
Controls								
Electrical	100%			2030	$438,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	85%			2030	$253,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$12,900	
No Component	70%							
Exhaust Fans								
Interior	100%			2030	$349,700	2	$2,400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
Galvanized Steel	80%			2033	$805,300	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit With 115-gallon Tank								
Sanitary Piping								
Cast Iron	100%	2-4	$99,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up Into Basement Restroom And Flooding On School Yard During Heavy Rains								
Storm Drain Piping								
Cast Iron	100%	0-2	$13,900	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement								
Explanation : Water Backs During Heavy Rains								
Sump Pump(s)								
Non-Submersible	100%			2030	$15,800	4	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 11 - BK**		
Address	: **419 WAVERLY AVENUE BTWN: GATES AVE. - GREENE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K011**
Program / Asset #	: **BOE0348.000 / 1103**	**Yr Built/Renovated**	: **1958 /**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2021**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1962** **Lot** : **10**	**BIN**	: **3332865**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$183,800
Interior Architecture	$892,300	$417,000
Electrical	$767,100	$839,700
Mechanical	$1,643,400	$2,433,900
Total	**$3,302,800**	**$3,874,300**
Importance Code A	$809,700	$234,400
Importance Code B	$2,493,100	$3,330,100
Importance Code C		$309,800
Total	**$3,302,800**	**$3,874,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$13,800	
Interior Architecture	$36,600	$23,800	$9,200	$2,300
Electrical	$4,000	$19,000	$8,000	$9,300
Mechanical	$6,600	$24,800	$24,600	$12,000
Site Enclosure	$2,300			
Total	**$49,400**	**$67,700**	**$55,600**	**$23,600**
Importance Code A		$8,400	$22,000	$8,200
Importance Code B	$31,600	$59,300	$33,600	$15,400
Importance Code C	$17,800			
Total	**$49,400**	**$67,700**	**$55,600**	**$23,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

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
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	$112,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Granite Panels	2%			LIFE	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Explanation : Sidewalk Shed In Use								
Windows								
Aluminum	100%			2049	* *	5	$27,600	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$3,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Limestone	15%			LIFE	* *	5	$800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Roof								
Built-Up (BUR)	95%			2043	* *	10	$71,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Copper/Terne	5%			2061	* *	10	$9,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,900	
Ceramic Tile	3%	Now	$232,600	2048	* *	5	$1,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Terrazzo	2%			LIFE	* *	5	$1,900	
Vinyl Tile	60%			2038	* *	3	$27,600	
Vinyl Tile 9" X 9"	15%	Now	$659,700	2043	* *	3	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various								
Wood	10%			2073	* *	5	$23,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	2%	Now	$15,500	2036	$309,800	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,100	
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$45,300	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

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
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	$12,700	2038	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTile,Adhered	20%			2038	* *	5	$24,600	
Exposed Struc: Concrete	55%			LIFE	* *	5	$10,600	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$107,200			
Plaster	10%	Now	$8,400	LIFE	* *	5	$7,700	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Ceiling Below Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair B At Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$2,300	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various								
Iron Picket	50%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed In Use								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	95%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Recess Yard								
Explanation : Staging Area								
Rubber Matting	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Construction Prevent Access								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$50,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$254,700	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Suspect Of Water Penetration Through The Walls.								
Raceway								
Conduit	95%			2033	$214,500	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$26,800	5	$200	
Molded Case Bkrs	70%			2032	$187,600	5	$1,500	
Molded Case Bkrs	20%			2049	* *	5	$400	
Wiring								
Braided Cloth	70%	2-4	$228,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$65,300	1		
Motor Controllers								
Locally Mounted	50%			2031	$66,800	5	$300	
Locally Mounted	50%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$73,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	2%			2028	$51,500	2		
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

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
Alarm								
Security System								
Generic	100%			2028	$174,400	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$239,600	2043	* *	1-3	$46,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$213,100	5	$25,700	
Conversion Equipment								
Steam Boiler	100%	2-4	$809,700	2053	* *	1	$74,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Both Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Very Old Units With Newer Burners								
Distribution								
Steam Piping/Pump	100%			2033	$743,900			
Terminal Devices								
Air Handler	20%			2028	$349,600	1	$10,300	
Convector/Radiator	80%			2031	$607,700	1	$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$211,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	4%	0-2	$3,300	LIFE	* *	2-5	$1,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Water Leaking To Basement								
Ductwork/Diffusers	96%			LIFE	* *	2-5	$44,400	
Exhaust Fans								
Interior	40%			2028	$164,800	2	$1,000	
Roof	60%			2028	$108,100	2	$1,500	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$355,800	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$19,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit.								
HW Heat Exchanger								
Steam Fired	100%			2033	$449,200	4	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$18,600	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2033	$48,600	4	$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$64,200	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 11 - M**		
Address	: **320 WEST 21 STREET @8TH - 9TH AVES.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M011**
Program / Asset #	: **BOE0008.000 / 436**	**Yr Built/Renovated**	: **1925 / 2004**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Feb-2025**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5**		
Block	: **744** **Lot** : **24**	**BIN**	: **1013260**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$203,700	$80,000
Interior Architecture	$569,800	$4,818,400
Electrical		$993,600
Mechanical		$3,602,500
Total	**$773,500**	**$9,494,500**
Importance Code A	$203,700	$100,300
Importance Code B	$471,000	$9,340,400
Importance Code C	$98,800	$53,900
Total	**$773,500**	**$9,494,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$141,200		$14,000	
Interior Architecture	$124,400		$6,400	$9,100
Electrical	$10,600	$9,000	$11,100	$10,000
Mechanical	$192,900	$15,700	$59,300	$18,500
Site Enclosure				
Site Pavements	$35,400			
Total	**$504,500**	**$24,700**	**$90,800**	**$37,600**
Importance Code A	$188,000	$9,500	$23,500	$9,500
Importance Code B	$288,200	$15,200	$60,900	$28,100
Importance Code C	$28,300		$6,400	
Total	**$504,500**	**$24,700**	**$90,800**	**$37,600**

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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DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$73,500	
Masonry: Brick	85%			LIFE	* *	5	$160,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Panel: Limestone	10%			LIFE	* *	5	$14,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bulkheads And Northwest Corner								
Explanation : Actually Material Is Rainscreen Panels								
Windows								
Aluminum	60%			2044	* *	5	$17,700	
Aluminum w/ Guards	35%			2044	* *	5	$10,300	
Steel	5%	Now	$123,700	2061	* *	5	$9,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$18,800	
Masonry: Brick	43%			LIFE	* *	5-10	$38,900	
Efflorescence, Extent : Light, Area Affected : 50%								
Location : 2nd Floor Roof								
Metal Panel	2%			2062	* *	5	$1,000	
Panel: Limestone	50%			LIFE	* *	5-10	$57,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Actually Material Is Rainscreen Panels								
Roof								
Modified Bitumen	20%			2041	* *	10	$18,300	
Plaza Roof: Stone Panels	80%			2062	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$46,300	
Mosaic Tile	5%			2041	* *	5	$18,900	
Sheet Vinyl/Rubber	5%	Now	$55,400	2036	$553,700	5	$5,700	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : 2nd Floor Classrooms								
Terrazzo	5%	4+	$15,800	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor By Auditorium Entry								
Traffic Topping	20%	Now	$161,500	2036	$1,615,400	5	$18,900	
Wrinkling, Extent : Moderate, Area Affected : 20%								
Location : Stair Landing								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Stairs								
Explanation : Fluid Applied Coating								
Vinyl Tile	45%	Now	$105,200	2036	$2,104,200	3	$25,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Classrooms								
Vinyl Tile 9" X 9"	3%	Now	$40,600	2031	$406,100	3	$1,700	
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Classrooms								
Wood	10%			2051	* *	5	$28,400	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$12,800	
Masonry: Brick	5%			LIFE	* *	10	$3,800	
Marble Panels	5%			LIFE	* *	10	$5,100	
Plaster	70%			LIFE	* *	5-10	$152,600	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$19,200	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$18,900	
Plaster	90%			LIFE	* *	5-10	$233,900	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2046	* *			
Iron Picket	35%			2056	* *			
Metal: Cage/Fence	20%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$25,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 21st And 20th Streets								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : 21st Street								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	90%	2-4	$9,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Schoolyard								
Rubber Matting	10%	Now	$1,200	2036	$11,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Open Seams, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2056	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	40%			2036	$20,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2056	* *	5	$200	
Fused Disc Sw	40%			2036	$101,900	5	$200	
Raceway								
Conduit	80%			2036	$180,700	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Knife Sw	1%			2035	$2,700	5		
Fused Toggle Switch	1%			2035	$2,700	5		
Molded Case Bkrs	20%			2052	* *	5	$500	
Molded Case Bkrs	78%			2035	$209,100	5	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Under 600 Volts								
Wiring								
Braided Cloth	50%			2035	$163,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$65,300	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	60%			2034	$80,200	5	$400	
Locally Mounted	40%			2049	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Retrofitted Light Fixtures								
Egress Lighting								
Emergency, Service	10%			2036	$6,600	1		
Emergency, Battery	40%			2036	$72,100	10	$9,300	
Exit, Battery	50%			2044	* *	10	$3,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$100,800	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$59,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bell, Pull Box And Fire-alarm Panel								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	Now	$46,800	2041	* *	1	$85,600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Modulating Motor On Boiler 1 And 2								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Pilot Ignition On Boiler 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three No.2 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$17,200	2056	* *			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Boiler Room								
Terminal Devices								
Air Handler	30%			2036	$606,600	1	$17,800	
Convector/Radiator	70%			2041	* *	1	$21,700	
Controls								
Pneumatic	100%			2034	$2,076,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 5th Floor								
Explanation : 5th Floor Dance Room And Gymnasium								
Window/Wall Unit	95%			2031	$386,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,800	
Exhaust Fans								
Interior	100%	Now	$47,700	2036	$476,500	2	$2,400	
Broken, Extent : Moderate, Area Affected : 20%								
Location : House Blower In Basement								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$9,500	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement								
Explanation : For Swimming Pool								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,000	
Pool Filter/Treatment								
Sand	100%	Now	$45,400	2041	* *	4	$500	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Filters Leak Sand Into The Pool								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : 2,000 Square Feet								
Sewage Ejector(s)								
Electric	100%			2036	$56,300	4	$5,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$36,300	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2031	$17,200	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2046	* *	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 11 - Q**		
Address	: **54-25 SKILLMAN AVENUE BTWN: 55 ST., ROOSEVELT AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q011**
Program / Asset #	: **BOE0675.000 / 317**	**Yr Built/Renovated**	: **1952 / 2017**
Area Sq Ft	: **172,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1239** **Lot** : **1**	**BIN**	: **4594818**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$215,800	$335,000
Interior Architecture	$5,487,900	$401,300
Electrical	$142,000	$191,600
Mechanical	$436,900	$3,764,000
Total	**$6,282,500**	**$4,691,900**
Importance Code A	$215,800	$335,000
Importance Code B	$5,943,700	$4,149,400
Importance Code C	$123,100	$207,500
Total	**$6,282,500**	**$4,691,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,300	$60,800	$16,600	
Interior Architecture	$101,300	$11,600	$2,500	$21,000
Electrical	$47,900	$41,000	$32,600	$28,000
Mechanical	$38,600	$72,200	$55,000	$53,500
Elevators/Escalators	$28,800	$28,800	$28,800	$28,800
Total	**$293,900**	**$214,400**	**$135,400**	**$131,400**
Importance Code A	$89,200	$73,100	$28,500	$11,900
Importance Code B	$166,000	$141,300	$107,000	$119,400
Importance Code C	$38,700			
Total	**$293,900**	**$214,400**	**$135,400**	**$131,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$68,000	
Masonry: Brick Cavity	40%			LIFE	* *	5	$68,000	
Masonry: Limestone	5%			LIFE	* *	5	$6,400	
Metal/Glass Curt Wall	3%			LIFE	* *	5	$9,600	
Metal Panel	10%			2053	* *	5-10	$116,900	
Metal Coiling Doors	2%			2046	* *	5	$10,600	
Windows								
Aluminum	40%	Now	$215,800	2049	* *	5	$11,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Aluminum	60%			2049	* *	5	$33,200	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$114,000	
Other Observation, Extent : Light, Area Affected : 50%								
Location : New Addition 2017								
Explanation : Cast-in-place Parapet Wall Is Covered With Roofing Material Up To Copings Stones								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : New Addition In 2017 With New Parapet Wall And Cast Stone Copings								
Masonry: Brick	40%			LIFE	* *	5	$8,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
Built-Up (BUR)	35%	Now	$24,200	2038	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 1952 Roof Into 3rd Floor, Around Roof Drain								
Copper/Terne	5%	Now	$31,200	2061	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs A And B At Bulkhead								
IRMA/Protected Membrane	25%			2038	* *	10	$29,000	
Plaza Roof: Stone Panels	35%	0-2	$21,300	2053	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Lower Roof At 2017 Addition								
Explanation : Cracked Panels								
Soffits								
Cast in Place Concrete	80%			LIFE	* *	5	$24,500	
Wood	20%	Now	$500	2046	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Missing Plank At Rear Entrance								

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

DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Interior								
Floors								
Carpet	2%			2032	$89,600	3	$7,400	
Cast in Place Concrete	10%	Now	$43,100	LIFE	* *	5	$54,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Sub-basement								
Ceramic Tile	8%			2042	* *	5	$19,800	
Quarry Tile	2%			2046	* *	5	$7,400	
Terrazzo	5%			LIFE	* *	5	$9,700	
Vinyl Tile	43%	Now	$300,900	2038	* *	3	$39,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout 2017 Addition								
Vinyl Tile 9" X 9"	25%	Now	$5,063,900	2043	* *	3	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout 1952 Portion								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Classrooms Throughout 1952 Portion								
Wood	5%			2048	* *	5	$23,200	
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Gymnasium								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	30%			2046	* *	5	$148,200	
Recent Construction, Extent : N/A, Area Affected : 35%								
Location : 2017 Addition								
Concrete Masonry Unit	5%			LIFE	* *	5	$9,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$19,800	
Glazed Ceramic Panel	2%	2-4	$38,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Gypsum Board	20%			LIFE	* *	5	$59,300	
Plaster	20%	Now	$123,100	LIFE	* *	5	$29,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads 4 And 5								
SGFT/Glazed Masonry	13%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%	2-4	$9,600	2038	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	60%			2046	* *	5	$139,700	
Exposed Struc: Concrete	15%			LIFE	* *	5	$5,500	
Plaster	20%			LIFE	* *	5	$29,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	70%			2068	* *			
Masonry: Brick	15%			2043	* *			
Masonry: Fieldstone	15%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	10%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	75%			2042	* *			
Pavers/Stone	25%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 3,000, 2,000 Amperes And 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	
Raceway								
Conduit	30%			2033	$103,600	1		
Conduit	70%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$34,700	5	$400	
Fused Knife Sw	5%			2032	$17,400	5	$200	
Fused Toggle Switch	5%			2032	$17,400	5	$200	
Molded Case Bkrs	60%			2049	* *	5	$2,700	
Molded Case Bkrs	20%			2032	$69,500	5	$900	
Wiring								
Braided Cloth	10%			2032	$46,000	1		
Thermoplastic	90%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$18,600	5	$100	
Locally Mounted	60%			2046	* *	5	$700	
Variable Frequency Drive	30%			2046	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$52,900	
Generators								
Diesel	100%			2042	* *	1	$66,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,400	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 275 Gallon Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	88%			2038	* *	10	$138,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$3,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Ground Floor Corridor								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2033	$29,600	10	$4,200	
Exit, Service	10%			2028	$7,600	1		
Exit, Battery	40%			2038	* *	10	$4,600	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%	Now	$16,500	2038	* *	1	$28,900	
Devices Damaged, Extent : Light, Area Affected : 50%								
Location : Motion Sensors Not Operational Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$106,000	

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
Heating								
Energy Source								
Natural Gas	40%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Basement (Serves Steam Boilers)								
Natural Gas	60%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Serves Hot Water Boiler And Domestic Water Heater								
Conversion Equipment								
Hot Water Boiler	60%			2046	* *	1	$51,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Penthouse								
Explanation : 3 Units								
Steam Boiler	40%			2050	* *	1	$68,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Distribution								
Hot Wtr Piping/Pump	60%			2049	* *	4	$5,100	
Steam Piping/Pump	40%			2059	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Heating								
Terminal Devices								
Convector/Radiator	25%			2038	* *	1	$13,900	
Convector/Radiator	10%			2046	* *	1	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Baseboard Heaters								
Fan Coil Unit/Heat	5%			2033	$218,300	1	$2,800	
Unit Heater - Hot Water	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Toilet Rooms, Storage Rooms								
Explanation : Cabinet Unit Heaters								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Roof								
Explanation : 3 Rooftop Package Units Utilizes Gas For Heating. Refer To Air-conditioning Section For Cooling Description.								
Controls								
Digital	60%	Now	$303,500	2031	$3,035,000			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Addition - Throughout								
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Building Addition - Throughout								
Electrical	40%			2032	$391,600			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Air Conditioning								
Energy Source								
Electricity	40%			2041	* *	1		
Electricity	60%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	* *	1	$39,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Roof								
Explanation : 2 Units. R-410a Refrigerant.								
Split Unit	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Roof								
Explanation : 7 Units. R-410a Refrigerant.								
Window/Wall Unit	20%			2028	$133,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Various Locations								
Explanation : Locations Observed.								
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2053	* *	4	$5,100	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	* *	1	$53,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Roof								
Explanation : 3 Units.								
Fan Coil - 2 Pipe	10%			2038	* *	1	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Chilled Beams								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2038	* *	2	$71,900	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$57,500	
No Component	40%							
Exhaust Fans								
Roof	40%			2041	* *	2	$2,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Roof	60%			2038	* *	2	$3,200	
Energy Recovery Ventilator								
No Component	50%							
Generic	50%			2034				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : Desiccant Wheel Type Associated With Rooftop Units.								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Brass/Copper	60%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Piping Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Plumbing								
Water Heater With Tanks								
Gas Fired	60%			2031	$10,500	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Addition Penthouse							
	Explanation : 1 Unit: 90,000 Btu/hr Input							
No Component	40%							
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Throughout							
	Explanation : Sanitary Piping To Plumbing Fixtures.							
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Original Building							
	Explanation : Original Stormwater Piping							
Sump Pump(s)								
Submersible	100%			2028	$5,400	4	$5,500	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Basement							
Sewage Ejector(s)								
Electric	60%			2038	* *	4	$4,100	
Electric	40%			2041	* *	4	$2,700	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Basement							
Backflow Preventer								
Generic	100%			2038	* *	1	$10,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Original Building: Room G1, Fan Room C2 Crawlspace; Building Addition - Room G27b							
	Explanation : 3 Units.							
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Original Building - Boiler Room							
	Explanation : 1 Unit: 90,000 Btu/hr Input							

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

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
Plumbing								
Hot Water Storage Tank								
Generic	60%			2038	* *	1	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room								
Explanation : Estimated 100 Gallons								
Generic	40%			2041	* *	1	$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Penthouse								
Explanation : Estimated 100 Gallons								
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Passenger Units Travel From 2nd Floor To 4th Floor								
Explanation : 2 Traction Units								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Passenger Unit Travels From Ground To 1st Floor; One Freight Unit Travels From Streel Level To Ground Floor								
Explanation : 2 Hydraulic Units.								
Fire Suppression								
Standpipe								
No Component	40%							
Generic	60%			2053	* *	1-5	$52,000	
Sprinkler								
No Component	37%							
Generic	3%			2043	* *	1-2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Basement								
Explanation : Limited Area								
Generic	60%			2053	* *	1-2	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Full Coverage								
Fire Pump								
No Component	40%							
Generic	60%			2042	* *	1	$19,300	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood: 135 Square Feet (27x5).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 11 - SI**
Address : **50 JEFFERSON STREET @CROMWELL AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R011**
Program / Asset # : **BOE0905.000 / 1441**
Yr Built/Renovated : **1921 / 2017**
Area Sq Ft : **39,000**
Project Type : **EDUCATION**
Date of Survey : **22-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **3303** **Lot** : **18** **BIN** : **5048647**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$394,100	$524,100
Interior Architecture	$316,100	$1,471,100
Electrical	$685,200	$337,900
Mechanical	$1,107,900	$99,000
Site Pavements		$100,200
Total	**$2,503,400**	**$2,532,300**
Importance Code A	$394,100	$524,100
Importance Code B	$1,973,300	$1,449,100
Importance Code C	$136,000	$559,200
Total	**$2,503,400**	**$2,532,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,300			
Interior Architecture	$133,500	$22,000		$1,800
Electrical	$87,000	$55,400	$3,600	$4,400
Mechanical	$74,400	$5,600	$9,700	$5,600
Site Enclosure	$35,700			
Site Pavements	$42,400			
Total	**$427,300**	**$83,000**	**$13,300**	**$11,700**
Importance Code A	$61,200	$3,900	$3,900	$3,900
Importance Code B	$272,100	$79,000	$9,400	$7,800
Importance Code C	$94,000			
Total	**$427,300**	**$83,000**	**$13,300**	**$11,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Exterior								
Exterior Walls								
Copper/Terne	10%	4+	$35,300	2053	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Masonry: Brick	75%	Now	$152,200	LIFE	* *	5	$36,100	
Repointing Failure, Extent : Moderate, Area Affected : 10%								
Location : Front Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Front Facade								
Masonry: Granite	10%	0-2	$7,800	LIFE	* *	5	$3,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%	0-2	$185,900	2049	* *	5	$3,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$11,200	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	90%	2-4	$56,000	LIFE	* *	5	$4,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%			2033	$524,100	10	$43,900	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,200	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$10,200	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$27,100	2036	$135,600	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	Now	$52,800	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Treads								
Terrazzo	5%	Now	$22,500	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Lobby								
Vinyl Tile	15%	Now	$59,800	2033	$199,300	3	$2,600	
Adhesion Failure, Extent : Moderate, Area Affected : 25%								
Location : Auditorium, Cafeteria And 2nd Floor Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor And Cafeteria								
Vinyl Tile 9" X 9"	15%			2033	$577,000	3	$3,500	
Wood	50%			2048	* *	5	$44,000	
Interior Walls								
Ceramic Tile	10%	Now	$28,000	2036	$559,200	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,000	
Masonry: Brick	20%			LIFE	* *			
Marble Panels	5%	4+	$44,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	55%	Now	$136,000	LIFE	* *	5	$16,400	
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Rooms 204, 303, 306, 309, 351 And Throughout								
Ceilings								
Plaster	100%	Now	$67,600	LIFE	* *	5	$27,100	
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Room 303								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%	0-2	$8,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$26,900	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	75%	0-2	$12,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Masonry: Granite	25%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	90%	0-2	$30,100	2036	$100,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rubber Matting	10%			2033	$13,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2033	$8,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Fused Disc Sw	35%			2033	$8,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2033	$7,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$200	
Raceway								
Conduit	90%			2033	$56,400	1		
Conduit	10%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2032	$15,300	5	$100	
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	65%	2-4	$66,400	2058	* *	5	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2041	* *	5	$100	
Wiring								
Braided Cloth	90%	0-2	$71,100	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	92%			2028	$547,700	10	$32,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
LED	4%	Now	$44,300	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Lights Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2033	$33,500	10	$4,700	
Exit, Battery	50%			2033	$28,300	10	$1,300	
Exterior Lighting								
HID	10%			2028	$18,600	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$75,000	1	$14,600	
Fire/Smoke Detection								
Generic, Analog	100%	4+	$41,200	2043	* *	1-3	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Components								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$7,000	2038	* *	1	$34,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Both Boilers Leak Oil								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$32,000	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Condensate Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Air Handler	15%			2028	$112,700	1	$3,600	
Convector/Radiator	75%			2038	* *	1	$9,500	
Fan Coil Unit/Heat	10%			2033	$99,000	1	$1,300	
Controls								
Electrical	10%			2027	$22,200			
Pneumatic	90%			2027	$694,600			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Miff And Library								
Explanation : 2 Units								
Window/Wall Unit	70%	Now	$53,000	2028	$105,900	1		
Broken, Extent : Severe, Area Affected : 50%								
Location : Classrooms								
No Component	20%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$5,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

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
Ventilation								
Exhaust Fans								
Interior	20%			2038	* *	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : Toilet Exhaust								
Interior	80%			2028	$141,700	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$10,200	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main In Room 152								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Water Main In Room 152								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Two Water Mains								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 100 Gallon. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,600	2038	* *	4	$800	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Mechanical Room1 Of 2 Pumps								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 12 - Q**
Address : **42-00 72 STREET @WOODSIDE AVE.**
Borough : **QUEENS**
Program / Asset # : **BOE0676.000 / 318**
Area Sq Ft : **106,971**
Date of Survey : **12-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1349** **Lot** : **28**

Agency's Number : **Q012**
Yr Built/Renovated : **1929 / 2023**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4031853**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,152,100
Interior Architecture	$3,468,000	
Electrical	$700,000	$1,917,000
Mechanical	$3,172,500	$3,801,500
Site Pavements	$206,200	
Total	**$7,546,700**	**$6,870,600**
Importance Code A	$351,900	$1,152,100
Importance Code B	$7,194,800	$5,718,500
Total	**$7,546,700**	**$6,870,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,300	$12,500		$19,500
Interior Architecture	$88,900	$20,000	$6,000	$26,100
Electrical	$19,400	$18,700	$22,100	$48,300
Mechanical	$20,300	$34,000	$26,100	$39,400
Site Enclosure	$37,000			
Site Pavements	$14,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$247,000**	**$99,500**	**$68,500**	**$147,800**
Importance Code A	$52,300	$20,900	$7,400	$28,100
Importance Code B	$147,300	$78,700	$55,100	$119,600
Importance Code C	$47,500		$6,000	
Total	**$247,000**	**$99,500**	**$68,500**	**$147,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$60,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : 1929 Building								
Masonry: Brick Cavity	35%			LIFE	* *	5	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2005 Addition								
Explanation : Location Noted								
Masonry: Brick Cavity	15%			LIFE	* *	5	$22,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : 1984 Addition								
Masonry: Granite	2%			LIFE	* *	5	$2,300	
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$14,700	
Windows								
Aluminum	35%			2060	* *	5	$10,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1929 Building								
Aluminum	12%			2043	* *	5	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1984 Addition								
Explanation : Location Noted								
Aluminum	12%			2051	* *	5	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2005 Building								
Explanation : Location Noted								
Aluminum	8%			2051	* *	5	$2,300	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 2005 Building 1st Floor								
Aluminum	13%			2043	* *	5	$3,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1984 Addition								
Aluminum	15%			2060	* *	5	$4,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1929 Building								
Metal Louvers	5%			2038	* *	10	$8,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Exterior								
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	$35,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2005 Addition								
Explanation : Location Noted								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,500	
Recent Repair Evident, Extent : N/A, Area Affected : 35%								
Location : 1929 Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Copings								
Explanation : Location Noted								
Masonry: Brick	40%			LIFE	* *	5	$9,000	
Masonry: Brick Cavity	25%			LIFE	* *	5	$5,600	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : 1984 Addition								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1984 And 2005 Additions								
Explanation : Locations Noted								
Pre-Cast Concrete	10%			LIFE	* *	5	$14,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1985 Addition At South Facades								
Explanation : Location Noted								
Roof								
Copper/Terne	3%			2050	* *	10	$7,600	
IRMA/Protected Membrane	25%	Now	$12,300	2035	$617,400			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Room 373								
IRMA/Protected Membrane	35%			2045	* *	10	$35,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1984 Addition								
Modified Bitumen	35%	2-4	$39,900	2035	$399,300			
Alligatoring, Extent : Light, Area Affected : 10%								
Location : 1929 Building								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : 1929 Building								
Single Ply Membrane	2%			2040	* *	10	$2,000	
Soffits								
Stucco Cement	100%			2040	* *	5	$5,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,000	
Mosaic Tile	5%	2-4	$76,900	2048	* *	5	$10,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Toilet Rooms								
Quarry Tile	3%			2040	* *	5	$7,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Terrazzo	2%	4+	$6,100	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Building At Exit 8								
Vinyl Tile	50%	Now	$113,200	2040	* *	3	$30,000	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$3,277,900	2045	* *	3	$15,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms In Building								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Various Classrooms In Building								
Wood	5%			2050	* *	5	$15,000	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$12,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,600	
Folding Partition	1%			2051	* *	5	$6,000	
Gypsum Board	20%			LIFE	* *	5	$28,800	
Masonry: Brick	3%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Foundation Waterproofing								
Marble Panels	2%	2-4	$17,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Lobby								
Plaster	48%			LIFE	* *	5	$34,500	
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	1%			LIFE	* *	5	$9,600	

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P. S. 12 - Q

Asset # : 318

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2048	* *	5	$40,000	
AcousTileSusp.Lay-In	30%	2-4	$40,900	2048	* *	5	$24,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Auditorium, Cafeteria And Various Locations Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 2%								
Location : Various Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Cafeteria And Various Locations Throughout								
Exposed Struc: Concrete	5%	2-4	$24,600	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	3%			LIFE	* *	5	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Location Noted								
Plaster	35%			LIFE	* *	5	$35,000	
Site Enclosure								
Fence/Gates								
Chain Link	25%	2-4	$7,100	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : 72nd Street								
Iron Picket	75%	0-2	$23,100	2070	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 2%								
Location : Corner Of Woodside Avenue And 72nd Street								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	50%			2070	* *			
Masonry: Brick	50%	Now	$6,800	2055	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Along 43rd Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$206,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Along 43rd Avenue, Woodside Avenue And 72nd Street								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Along Woodside Avenue								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	5%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : 72nd Street Exits								
Pavers/Stone	10%			2044	* *			
Activity Yard								
Asphalt	75%	0-2	$9,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Cast in Place Concrete	25%	0-2	$5,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room - Original Building								
Explanation : One Main Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	50%			2035	$124,800	1		
Conduit	30%			2045	* *	1		
Conduit	20%			2055	* *	1		
Panelboards								
Molded Case Bkrs	10%			2034	$24,500	5	$300	
Molded Case Bkrs	50%			2043	* *	5	$1,400	
Molded Case Bkrs	40%			2051	* *	5	$1,100	
Wiring								
Braided Cloth	50%	2-4	$175,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout Original Building								
Thermoplastic	30%			2045	* *	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$700	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$800	
Generic	50%			LIFE	* *	5	$800	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$32,900	
Generators								
Diesel	100%			2038	* *	1	$41,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Enclosure								
Explanation : One Diesel Generator Rated At 250 Kilovolt-amperes/200 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,000	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Enclosure								
Explanation : One Tank With Capacity 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$1,632,800	10	$98,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	20%			2030	$13,500	1		
Emergency, Battery	20%			2030	$36,800	10	$5,200	
Emergency, Battery	20%			2035	$36,800	10	$5,200	
Exit, Service	20%			2030	$9,400	1		
Exit, Battery	20%			2035	$31,000	10	$1,400	
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2030	$205,600	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$282,500	1-3	$67,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Horns, Strobes, Manual Pull Stations, Smoke Detectors								

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

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Heating								
Energy Source								
Electricity	10%			2035		1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Boiler Room, Auditorium; 2nd Building Addition - Stairs, Exits, Toilet Rooms, Corridors								
Explanation : Electric Heating								
Fuel Oil No 2	70%			2055	* *	5	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Rooms								
Explanation : Two Tanks, 7500 Gallons Each								
Natural Gas	20%			2045	* *	1		
Conversion Equipment								
Radiant Heater	10%			2030	$285,100	2	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Boiler Room, Auditorium; 2nd Building Addition - Stairs, Exits, Toilet Rooms, Corridors								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Steam Boiler	70%	Now	$66,800	2048	* *	1	$66,700	
Broken, Extent : Light, Area Affected : 100%								
Location : Boiler Room, 18 Tubes, Controls								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Roofs								
Explanation : Packaged Rooftop Units With Gas Heat For Ventilation Loads, Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	40%			2035	$280,700			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Steam Piping/Pump	30%			2035	$210,500			
No Component	30%							
Terminal Devices								
Air Handler	10%			2030	$164,900	1	$6,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Mechanical Area								
Convector/Radiator	30%			2033	$215,000	1	$10,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	20%			2033	$143,300	1	$6,900	
Fan Coil Unit/Heat	10%	0-2	$4,300	2030	$217,300	1	$3,100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Original Building - Classrooms								
No Component	30%							

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P. S. 12 - Q

Asset # : 318

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
Heating								
Controls								
Digital	30%	Now	$302,000	2030	$755,000			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 2nd Building Addition - Throughout								
Digital	70%			2033	$1,761,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building, 1st Building Addition								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	98%			2043	* *	1		
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor Multipurpose Room								
Explanation : Location Noted								

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P. S. 12 - Q

Asset # : 318

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	Now	$55,200	2030	$276,000	2	$800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 2nd Building Addition - Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Building Addition - Roof, Rtu-1								
Ext Pkg Unit - Heating/Cooling	15%	Now	$27,600	2030	$276,000	2	$800	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : 2nd Building Addition - Roof								
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : 2nd Building Addition - Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st Building Addition - Roof, Rtu-2								
Ext Pkg Unit - Heating/Cooling	10%	Now	$9,200	2030	$184,000	2	$500	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : 2nd Building Addition - Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Building Addition - Roof, Rtu-3								
Ext Pkg Unit - Heating/Cooling	5%			2030	$92,000	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Building Addition - Roof								
Split Unit	3%			2035	$78,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Rooms 101a, 137c								
Window/Wall Unit	50%			2030	$207,500	1		
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor Multipurpose Room								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$23,900	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$35,800	
Exhaust Fans								
Interior	40%			2030	$194,300	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Basement Mechanical Area, Basement Mechanical Room								
Roof	60%			2035	$127,500	2	$2,000	
Plumbing								

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P. S. 12 - Q

Asset # : 318

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2035	$984,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building, 1st Building Addition								
Brass/Copper	30%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition								
Explanation : Location Noted								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building, 1st Building Addition								
Cast Iron	30%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition								
Explanation : Location Noted								
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building, 1st Building Addition								
Cast Iron	30%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition								
Explanation : Location Noted								
Sump Pump(s)								
Non-Submersible	100%			2035	$21,900	4	$3,400	
Backflow Preventer								
Generic	100%			2035	$48,900	1	$6,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	50%	Now	$3,300	2033	$16,600	2	$500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Gas Fired	50%			2028	$16,600	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Fan Room								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

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
Plumbing								
Hot Water Storage Tank								
Generic	50%			2043	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Fan Room								
Explanation : One Unit, 200 Gallons								
Generic	50%			2040	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 150 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2045	* *	1-5	$22,400	
Sprinkler								
No Component	60%							
Generic	40%			2045	* *	1-2	$12,000	
Fire Pump								
No Component	60%							
Generic	40%	0-2	$2,100	2038	* *	1	$7,200	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 90 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 13 - BK**		
Address	: **557 PENNSYLVANIA AVENUE @RIVERDALE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K013**
Program / Asset #	: **BOE0349.000 / 334**	**Yr Built/Renovated**	: **1974 / 2011**
Area Sq Ft	: **133,900**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3823** **Lot** : **1**	**BIN**	: **3085070**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$269,400	$1,789,900
Interior Architecture	$352,800	$4,966,800
Electrical	$769,800	$3,575,100
Mechanical	$3,951,600	$5,090,200
Total	**$5,343,500**	**$15,421,900**
Importance Code A	$269,400	$3,032,300
Importance Code B	$4,879,100	$12,389,600
Importance Code C	$195,000	
Total	**$5,343,500**	**$15,421,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$34,600		
Interior Architecture	$31,700			$21,600
Electrical	$51,800	$13,000	$13,900	$36,300
Mechanical	$108,700	$31,100	$39,500	$76,100
Site Enclosure	$37,000			
Site Pavements	$15,900	$2,300		
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$252,300**	**$88,300**	**$60,600**	**$141,100**
Importance Code A	$23,900	$47,900	$13,300	$13,500
Importance Code B	$190,300	$38,000	$47,400	$127,600
Importance Code C	$38,200	$2,300		
Total	**$252,300**	**$88,300**	**$60,600**	**$141,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$188,700	LIFE	* *	5	$111,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Base Of Building By Play Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Building Corners At Ground Level								
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard Facades								
Painted Surfaces, Extent : Light, Area Affected : 15%								
Location : Band At Ground Level								
Pre-Cast Concrete	5%			LIFE	* *	5	$19,100	
Windows								
Aluminum	95%			2051	* *	5	$64,200	
Metal Louvers	5%			2044	* *	10	$21,100	
Parapets								
Masonry: Brick	15%			LIFE	* *	5	$2,400	
Metal Rail	20%			2048	* *	5-10	$57,000	
Pre-Cast Concrete	65%			LIFE	* *	5	$64,500	
Roof								
Built-Up (BUR)	100%	Now	$80,700	2035	$1,613,500			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint At Lower Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,500	
Ceramic Tile	5%	Now	$60,100	2038	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Second And Third Floor Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Second And Third Floor Bathrooms								
Terrazzo	2%			LIFE	* *	5	$3,300	
Vinyl Tile	83%	Now	$97,700	2035	$4,884,700	3	$64,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridors And Auditorium								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : First Floor Corridors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$53,000	2044	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Second And Third Floor Bathrooms And Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Second And Third Floor Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,500	
Folding Partition	1%			2051	* *	5	$4,700	
Plaster	59%	Now	$55,300	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$86,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Third Floor Drinking Fountain And Gymnasium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Outside Classroom 105								
Ceilings								
AcousTileConcealSpLn	30%	Now	$23,600	2040	* *	5	$44,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Metal Panel	5%	0-2	$8,100	LIFE	* *	5	$14,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Plaster	55%			LIFE	* *	5	$82,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$32,300	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Activity Yard And Parking Area								
Iron Picket	25%	2-4	$4,700	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Courtyard Activity Yard								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Ramps Activity Yards								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Panel/Paver: Cer/Brk	10%			2043	* *	5	$4,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$1,200	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Livonia Avenue End Of Activity Yard								
Activity Yard								
Asphalt	35%	0-2	$14,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Activity Yard								
Rubber Matting	5%			2035	$49,800			
Traffic Topping	35%			2043	* *			
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Storm Water Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	95%			2035	$281,000	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	70%			2034	$214,600	5	$2,500	
Molded Case Bkrs	20%			2051	* *	5	$700	
Wiring								
Thermoplastic	78%			2035	$319,100	1		
Thermoplastic	20%			2055	* *	1		
Thermoplastic	2%	Now	$1,600	2035	$8,200	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : No Power To 3 Fans								
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To The Water Main								
Lighting								
Interior Lighting								
Fluorescent	86%	2-4	$35,200	2035	$1,757,700			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2035	$204,400	10	$12,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	4%	2-4	$76,000	2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LEDs Observed, 50 Percent Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2030	$115,100	10	$16,200	
Exit, Battery	50%			2030	$97,100	10	$4,500	
Exterior Lighting								
HID	20%	0-2	$128,000	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior Light								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Controlled Via Timer								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$257,400	1	$50,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$353,700	1-3	$85,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$314,600	5	$41,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2033	$1,075,600	1	$119,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	10%	0-2	$12,000	2033	$119,500	1	$11,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of No.1 Unit, Boiler Room								
Distribution								
Steam Piping/Pump	10%	Now	$32,900	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Vacuum Pump In Fan Room Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Steam Piping/Pump	90%			2045	* *			
Terminal Devices								
Air Handler	25%			2035	$645,000	1	$20,700	
Convector/Radiator	65%			2033	$728,800	1	$28,100	
Fan Coil Unit/Heat	10%	0-2	$6,800	2030	$339,900	1	$3,900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Moters, Various Locations								
Controls								
Pneumatic	10%	Now	$5,300	2029	$265,000			
Leaking, Extent : Moderate, Area Affected : 5%								
Location : Leaking Air, Various Locations								
Noisy, Extent : Moderate, Area Affected : 50%								
Location : 1 Compressor, Basement								
Pneumatic	90%			2029	$2,384,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	$606,800	1	$18,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Chillers, Roofs								
Window/Wall Unit	50%			2030	$259,700	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2035	$53,200	4	$3,000	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$638,500	1	$24,800	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2030	$95,300	2	$28,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,700	
Exhaust Fans								
Interior	20%			2035	$121,600	2	$800	
Roof	80%			2035	$212,800	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	$4,400	2045	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 30%								
Location : Basement And Kitchen								
Brass/Copper	75%			2045	* *	1		
Galvanized Steel	20%			2033	$350,100	1		
Water Heater With Tanks								
Electric	100%			2035	$72,600	4		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3 Units, 2 In Boiler Room, 1 In Kitchen								
HW Heat Exchanger								
Steam Fired	100%			2035	$663,000	4	$19,900	
Sanitary Piping								
Cast Iron	10%	Now	$3,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Storage Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$4,800	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Cross Bay								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$4,200	2030	$4,200	4	$2,800	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2045	* *	4	$5,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

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
Plumbing								
Fixtures								
Generic	5%							
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Explanation : Defective Auto Shut Off Valves								
Generic	95%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Passenger Unit And One Handicap Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$70,000	
Sprinkler								
No Component	95%							
Generic	5%			2035	$94,800	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 13 - Q**		
Address	: **55-01 94 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q013**
Program / Asset #	: **BOE0677.000 / 319**	**Yr Built/Renovated**	: **1931 / 2010**
Area Sq Ft	: **179,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Nov-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1901** **Lot** : **40**	**BIN**	: **4437297**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,821,700	$1,949,900
Interior Architecture	$3,177,300	$5,234,200
Electrical	$578,900	$1,844,700
Mechanical	$1,830,700	$2,978,600
Site Pavements		$1,016,700
Total	**$8,408,700**	**$13,024,000**
Importance Code A	$2,821,700	$2,292,000
Importance Code B	$5,381,500	$10,732,100
Importance Code C	$205,500	
Total	**$8,408,700**	**$13,024,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,100			
Interior Architecture	$91,200		$4,100	$152,200
Electrical	$47,800	$15,800	$21,400	$31,600
Mechanical	$105,300	$20,700	$71,200	$20,700
Site Enclosure	$44,800			
Site Pavements	$52,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$427,500**	**$50,900**	**$111,100**	**$219,000**
Importance Code A	$84,500	$12,400	$12,400	$12,400
Importance Code B	$283,000	$38,500	$98,700	$187,700
Importance Code C	$60,000			$18,900
Total	**$427,500**	**$50,900**	**$111,100**	**$219,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$7,100	
Masonry: Brick	50%	Now	$478,700	LIFE	* *	5	$113,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads And At Window Lintels In 1930s Buildings								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair A Bulkhead Of 1930s And 1960s Buildings								
Masonry: Brick Cavity	8%			LIFE	* *	5	$18,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Dark Brick								
Masonry: Brick Cavity	10%			LIFE	* *	5	$22,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Standard Red Brick								
Masonry: Granite	2%			LIFE	* *	5	$3,400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1930s And 1960s Buildings								
Explanation : Granite Base Is Painted On The Auditorium Portion								
Masonry: Limestone	3%	Now	$164,800	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Limestone Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Bands Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Bands Throughout And Entry Door Cornices								
Metal Panel	2%			2051	* *	5-10	$31,200	
Pre-Cast Concrete	15%			LIFE	* *	5	$110,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$36,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Custom Sized Pre Cast Panels								

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

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
Exterior								
Windows								
Aluminum	40%	Now	$1,059,400	2056	* *	5	$10,900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Throughout 1930s And 1960s Buildings								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Courtyard Window Exteriors								
Glazing Clouded, Extent : Severe, Area Affected : 75%								
Location : Throughout 1930s And 1960s Buildings								
Aluminum	55%			2047	* *	5	$29,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Windows								
Metal Louvers	5%	2-4	$7,700	2034	$154,100			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1930s And 1960s Buildings								
Parapets								
Concrete Masonry Unit	30%	0-2	$45,700	LIFE	* *	5	$8,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2010 Building								
Explanation : Concrete Covered With Modified Bitumen Membrane, Membrane Bulging And Bubbling								
Masonry: Brick	45%	Now	$140,000	LIFE	* *	5	$10,800	1
Efflorescence, Extent : Severe, Area Affected : 15%								
Location : Throughout 1930s And 1960s Buildings								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout 1930s And 1960s Buildings								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 50%								
Location : Throughout 1930s And 1960s Buildings								
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : Interior And Exterior Portion Of Parapet Of 1930s Building								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Throughout 1930s And 1960s Buildings								
Masonry: Limestone	10%	Now	$60,900	LIFE	* *	5	$3,000	
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade Of 1930s Building								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : 1930s Building								
Explanation : Horizontal And Spider Cracks On Coping Stone								
Metal Panel	5%			2051	* *	5	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1960s Buildings								
Explanation : Aluminum Copping								
Pre-Cast Concrete	10%			LIFE	* *	5	$15,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Copings								

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DEPARTMENT OF EDUCATION - 040

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Asset # : 319

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
Exterior								
Roof								
Built-Up (BUR)	50%	4+	$841,100	2041	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : 1930s Building								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout 1930s And 1960s Buildings								
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Expansion Joint At Second Floor And Throughout 1930s Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1930s And 1960s Buildings								
Explanation : Roofs								
Copper/Terne	2%	Now	$3,800	2046	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair A Bulkhead								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s Building								
Explanation : Bulkhead								
IRMA/Protected Membrane	45%	0-2	$76,700	2036	$1,534,600			
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : Joint Between 1930 And 2010 Buildings								
Gravel/Stone Ballast, Extent : Light, Area Affected : 90%								
Location : 2010 Buildings								
Paver Block Ballast, Extent : Light, Area Affected : 10%								
Location : 2010 Buildings								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : 2010 Buildings								
Modified Bitumen	3%			2036	$47,300	10	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Canopies								
Soffits								
Metal Panel	100%			2051	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

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
Interior								
Floors								
Carpet	2%			2030	$98,600	3	$10,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Library								
Explanation : Wall To Wall Carpet								
Cast in Place Concrete	10%			LIFE	* *	5	$59,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells, Basement And Sub-basement								
Explanation : Epoxy Coated								
Ceramic Tile	6%			2040	* *	5	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010, 1930s And 1960s Buildings								
Explanation : Bathrooms								
Marble Panels	2%			LIFE	* *	5	$4,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 1930s Building Entries								
Explanation : Steps								
Quarry Tile	2%			2044	* *	5	$8,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Red Quarry Tile								
Terrazzo	3%	4+	$15,600	LIFE	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1930 Building Original Entrance Lobbies								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1930s And 2010 Buildings								
Explanation : Main Lobby Entry In 2010 Building And Original Entries In 1930s Building								
Vinyl Tile	60%	2-4	$231,000	2036	$4,620,600	3	$61,300	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Third Floor Corridor Of 1930s Building								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1930s And 1960s Buildings								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s, 1960s And 2010 Buildings								
Explanation : Vinyl Tile								
Vinyl Tile 9" X 9"	10%	Now	$44,600	2027	$2,229,400	3	$10,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Main Office, Classrooms 311 And 362 In 1930s Building								
Wood	5%			2046	* *	5	$25,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1960s And 2010 Buildings								
Explanation : Gymnasium And Auditorium Stage								

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Asset # : 319

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$73,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 1930s Building Exterior Facing Basement Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Of 1930s Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1930s Building								
Explanation : Basement								
Ceramic Tile	20%			2040	* *	5	$37,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2010, 1930s And 1960s Buildings								
Explanation : 2010 Building Corridor, Sidings 2010 Corridors, Main Entry And Cafeteria								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1930s And 2010 Building								
Explanation : Stairwells And Basement								
Folding Partition	3%	Now	$80,500	2039	* *	5	$7,100	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 1960s Building Gymnasium, Auditorium								
Gypsum Board	20%			LIFE	* *	5	$22,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Building								
Explanation : Classrooms And Corridors								
Metal: Cage/Fence	4%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s Building								
Explanation : Metal And Some Glass At Stairwells								
Marble Panels	3%	4+	$51,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1930s Building Stairwell And Entries								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s Building								
Explanation : Entries And Stairwells								
Plaster	30%	Now	$28,300	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair A On Third Floor At 1930s Building								
SGFT/Glazed Masonry	10%			LIFE	* *			

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P. S. 13 - Q

Asset # : 319

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$89,700	2036	$448,600	5	$17,000	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : 1930s Buildings Corridors								
AcousTileSusp.Lay-In	40%	2-4	$370,800	2048	* *	5	$54,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Third Floor								
Misaligned/Bulging, Extent : Light, Area Affected : 50%								
Location : Throughout 2010 Building								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout Third Floor								
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s Building								
Explanation : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$17,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1930s And 2010 Buildings								
Explanation : Soffits And Some Bathroom Ceilings								
Metal Panel	5%			LIFE	* *	5	$17,000	
Plaster	30%	Now	$50,900	LIFE	* *	5	$51,000	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair A On Third Floor At 1930s Building								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2036	$32,300	5-10	$3,500	
Chain Link	35%	Now	$4,000	2041	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Children's Play Area Fence And Gate								
Iron Picket	35%	0-2	$21,800	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : 94th Street And 55th Avenue								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Along 94th Street								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Along 94th Street								
Iron Picket	25%			2066	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 56th Avenue								
Explanation : At New Building								
Retaining Walls								
Cast in Place Concrete	95%	Now	$19,000	2066	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along 94th Street And Areaway In Courtyard								
Masonry: Brick	5%			2041	* *			

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P. S. 13 - Q

Asset # : 319

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$36,500	2036	$730,000			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout 94th Street And 55th Avenue								
On-Site Walkways								
Cast in Place Concrete	80%			2044	* *			
Masonry: Granite	10%	4+	$4,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Entry Steps To 1930s Building								
Pavers/Stone	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2010 Building								
Explanation : Main Entry And Activity Yard Entry								
Parking/Driveway								
Asphalt	100%	0-2	$1,600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lot Entrance From 55th Avenue								
Activity Yard								
Asphalt	90%	2-4	$5,700	2034	$286,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Rubber Matting	10%	2-4	$3,800	2031	$37,600			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Enclosed Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement Old Wings								
Explanation : One 3,000 Amperes For Rooftop Unit, Four 1,200 Amperes For A, B, C Wings And Automatic Transfer (High Pressure Contact) Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2031	$199,700	5	$500	
Fused Disc Sw	40%			2051	* *	5	$300	
Raceway								
Conduit	40%			2051	* *	1		
Conduit	60%			2031	$207,100	1		

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P. S. 13 - Q

Asset # : 319

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	6%			2047	* *	5	$200	
Fused Disc Sw	4%			2030	$13,900	5	$200	
Molded Case Bkrs	40%			2047	* *	5	$1,900	
Molded Case Bkrs	50%			2030	$173,700	5	$2,400	
Wiring								
Braided Cloth	40%	2-4	$184,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wings Throughout The Building								
Thermoplastic	60%			2051	* *	1		
Motor Controllers								
Locally Mounted	40%			2029	$74,300	5	$500	
Locally Mounted	60%			2044	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	$55,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old And New Wings Building								
Explanation : Four Automatic Transfer Switches For Elevator, Fire Pump, Sprinkler Booster Pump And Emergency Lightings For A New Wing								
Generators								
Diesel	100%			2040	* *	1	$69,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement Old Wing Building								
Explanation : One 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$6,600	
Fuel Storage								
Main Tank	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement Old Wing								
Explanation : One 275 Gallons								
Lighting								

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Asset # : 319

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
Lighting								
Interior Lighting								
Fluorescent	40%			2036	$1,092,900	10	$65,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing								
Explanation : T-8 Lamps								
Fluorescent	50%			2039	* *	10	$82,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Explanation : T-8 Lamps								
Fluorescent	4%			2036	$109,300	10	$6,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Lobby On New Wing								
Fluorescent	2%			2039	* *	10	$3,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
LED	4%			2039	* *			
Egress Lighting								
Emergency, Service	20%			2036	$22,600	1		
Emergency, Battery	20%			2027	$61,500	10	$8,600	
Emergency, Battery	10%			2039	* *	10	$4,300	
Exit, Service	20%			2036	$15,800	1		
Exit, Service	10%			2039	* *	1		
Exit, Service	20%			2027	$15,800	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2059	* *	5	$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	$68,800	1	$13,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$94,600	1-3	$22,700	

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
Heating								

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P. S. 13 - Q

Asset # : 319

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
Heating								
Energy Source								
Natural Gas	60%			2051	* *	1		
Interruptible Gas/Dual Fuel	40%	Now	$3,400	2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fuel Annunciator Panel Not Functioning								
Conversion Equipment								
Furnace	60%			2036	$342,100	1	$53,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 7 Rooftop Package Units								
Steam Boiler	40%			2044	* *	1	$70,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	60%			2041	* *			
No Component	40%							
Terminal Devices								
Air Handler	10%			2027	$344,900	1	$11,100	
Convector/Radiator	30%			2029	$449,600	1	$17,300	
Convector/Radiator	5%			2036	$74,900	1	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Of New Wing								
Explanation : Electric Baseboard								
No Component	55%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2031	$1,847,700	2	$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 7 Rooftop Package Units, R-407 Refrigerant								
Split Unit	5%			2031	$217,600			
Window/Wall Unit	35%			2027	$243,000	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : Old Wing								
Heat Rejection								
Air Cooled Condenser Unit	80%			2041	* *	2	$99,700	
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

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
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$39,900	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$59,900	
Exhaust Fans								
Interior	40%			2027	$325,200	2	$2,200	
Roof	60%			2031	$213,400	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2041	* *	1		
Galvanized Steel	20%			2029	$468,000	1		
Water Heater With Tanks								
Gas Fired	65%			2027	$22,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Serves Old Wing								
Gas Fired	35%			2029	$12,200	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Serves New Wing								
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%	4+	$27,700	LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : Intermittent Blockage								
Storm Drain Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$36,700	4	$5,700	
Sewage Ejector(s)								
Electric	100%	4+	$1,900	2031	$96,000	4	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Intermittent Clogging								
Backflow Preventer								
Generic	100%			2031	$81,900	1	$11,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

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
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2041	* *	1-2	$30,100	
Fire Pump								
No Component	40%							
Generic	60%			2034	$105,000	1	$20,100	
Chemical System								
No Component	98%							
Generic	2%			2027	$2,400	1-10	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 13 - SI**		
Address	: **191 VERMONT AVENUE @HYLAN BLVD.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R013**
Program / Asset #	: **BOE0906.000 / 2756**	**Yr Built/Renovated**	: **1981 / 2005**
Area Sq Ft	: **70,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **2852** **Lot** : **1**	**BIN**	: **5042776**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$74,400	$82,000
Electrical	$129,800	$880,800
Mechanical	$571,500	$1,913,800
Site Pavements	$172,500	
Total	**$948,100**	**$2,876,500**
Importance Code A	$74,400	$82,000
Importance Code B	$873,700	$2,794,500
Total	**$948,100**	**$2,876,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$800	$11,600		
Interior Architecture	$40,300		$8,900	
Electrical	$8,500	$7,100	$6,500	$7,800
Mechanical	$53,800	$42,600	$27,500	$16,700
Site Enclosure	$36,600			
Site Pavements	$25,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$173,000**	**$68,400**	**$50,100**	**$31,800**
Importance Code A	$7,600	$18,600	$6,900	$6,900
Importance Code B	$101,300	$49,900	$43,300	$24,900
Importance Code C	$64,100			
Total	**$173,000**	**$68,400**	**$50,100**	**$31,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$82,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Along All Facades								
Metal Panel	7%			2053	* *	5-10	$42,400	
Windows								
Under Construction	100%							
Parapets								
Masonry: Brick	93%			LIFE	* *	5	$8,500	
Metal Rail	2%			2046	* *	5-10	$3,300	
Pre-Cast Concrete	5%	4+	$800	LIFE	* *	5	$2,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Copings								
Roof								
Built-Up (BUR)	95%			2038	* *	10	$74,400	
Metal Panel	5%			2046	* *	10	$7,200	
Soffits								
Stucco Cement	100%			2046	* *	5	$2,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	5%			2042	* *	5	$4,200	
Vinyl Tile	85%			2038	* *	3	$26,800	
Wood	5%			2061	* *	5	$7,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%	Now	$38,200	LIFE	* *	5	$1,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
Location : Staircases								
Concrete Masonry Unit	45%			LIFE	* *	5	$14,300	
Gypsum Board	15%			LIFE	* *	5	$7,100	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	25%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classroom Partitions								
Explanation : Metal Wall Partitions								
Ceilings								
AcousTile,Adhered	15%			2046	* *	5	$12,600	
AcousTileSusp.Lay-In	55%			2046	* *	5	$46,300	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$5,300	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2083	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$36,600	2068	* *			
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : Exterior Stair At North Side Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2038	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	15%			2036				
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$25,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : By Dumpster Location								
Activity Yard								
Asphalt	95%	Now	$172,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North East Play Yard								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2033	$16,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	35%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$159,800	5	$200	
Fused Disc Sw	20%			2043	* *	5	$100	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$118,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	65%			2032	$119,600	5	$1,200	
Wiring								
Thermoplastic	80%			2033	$163,500	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$400	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$62,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$19,700	1		
Exit, Battery	50%			2033	$45,300	10	$2,100	
Exterior Lighting								
HID	20%			2028	$66,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$134,600	1	$26,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$184,900	1-3	$44,400	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Oil Tank								
Conversion Equipment								
Heat Exchanger, Plate & Frame	2%			2036	$3,600	1	$700	
Steam Boiler	98%			2038	* *	1	$67,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2041	* *	4	$700	
Steam Piping/Pump	80%			2043	* *			
Terminal Devices								
Air Handler	80%			2033	$1,079,100	1	$34,600	
Convector/Radiator	20%			2038	* *	1	$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2034	$226,700	2	$900	
Reciprocating Compr/Chiller	40%	0-2	$423,000	2043	* *	1	$11,700	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Penthouse								
Window/Wall Unit	5%			2031	$13,600	1		
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2043	* *	4	$2,100	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Basement, 1 of 2 Pumps Is Replaced								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2033	$361,600	1	$17,300	
No Component	60%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Air Conditioning								
Heat Rejection								
Dry Cooler	40%	Now	$85,500	2043	* *	2	$15,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Roof								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$63,000	LIFE	* *	2-5	$39,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Air Outlets In Classrooms								
Exhaust Fans								
Interior	60%	Now	$38,100	2033	$190,700	2	$1,000	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium Fans								
Roof	40%			2033	$55,600	2	$900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 380 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$35,300	

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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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2053	* *	1-2	$3,900	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 14 - Q**
Address : **107-01 OTIS AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0678.000 / 321**
Area Sq Ft : **131,264**
Date of Survey : **09-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **1954** **Lot** : **37**

Agency's Number : **Q014**
Yr Built/Renovated : **1915 / 2016**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4437311**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$632,600	$498,100
Interior Architecture	$635,500	$4,284,800
Electrical	$467,100	$955,400
Mechanical	$431,700	$4,682,900
Site Pavements		$623,200
Total	**$2,166,900**	**$11,044,300**
Importance Code A	$632,600	$498,100
Importance Code B	$1,413,600	$9,375,100
Importance Code C	$120,700	$1,171,100
Total	**$2,166,900**	**$11,044,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,900	$11,100	$10,500	
Interior Architecture	$156,400			$16,700
Electrical	$29,800	$51,500	$21,400	$23,800
Mechanical	$50,900	$78,400	$49,000	$29,000
Site Pavements	$99,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$360,000**	**$148,300**	**$88,100**	**$76,700**
Importance Code A	$28,900	$24,400	$23,500	$13,000
Importance Code B	$293,500	$123,800	$64,600	$63,700
Importance Code C	$37,600			
Total	**$360,000**	**$148,300**	**$88,100**	**$76,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$80,800	
Masonry: Brick	55%	Now	$479,700	LIFE	* *	5	$113,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th, 3rd And 2nd Floor Corridors								
Masonry: Brick Cavity	24%			LIFE	* *	5	$49,700	
Masonry: Limestone	10%			LIFE	* *	5	$15,500	
Metal Coiling Doors	1%			2046	* *	5	$6,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$33,600	
Windows								
Aluminum	35%			2049	* *	5	$21,000	
Metal Louvers	1%			2042	* *	10	$3,700	
Wood	13%	Now	$6,400	2049	* *	5	$39,000	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Various Classrooms Old Wing								
Wood	51%			2049	* *	5	$305,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$14,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,100	
Masonry: Brick	10%	4+	$9,500	LIFE	* *	5	$3,700	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout Old Wing								
Masonry: Brick	35%			LIFE	* *	5	$12,800	
Masonry: Brick Cavity	25%			LIFE	* *	5	$9,200	
Metal Panel	5%			2053	* *	5	$7,100	
Metal Rail	13%			2046	* *	5-10	$86,100	
Pre-Cast Concrete	2%			LIFE	* *	5	$4,600	
Roof								
Copper/Terne	3%			2068	* *	10	$7,600	
Modified Bitumen	97%			2041	* *	10	$98,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,000	
Ceramic Tile	5%			2042	* *	5	$9,800	
Mosaic Tile	2%	Now	$18,900	2038	* *	5	$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Terrazzo	5%	0-2	$47,000	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Old Wing								
Traffic Topping	5%	Now	$48,000	2043	* *	5	$6,100	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Stair Landings Of Old Wing								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stair Landings Of Old Wing								
Vinyl Tile	55%	Now	$305,700	2033	$3,056,700	3	$40,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	13%	0-2	$209,200	2043	* *	3	$9,600	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor Corridors Old Wing And Various Classrooms								
Wood	5%			2061	* *	5	$18,400	
Interior Walls								
Ceramic Tile	5%	0-2	$58,600	2036	$1,171,100	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	30%			LIFE	* *	5	$49,900	
Gypsum Board	10%			LIFE	* *	5	$24,900	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	1%	Now	$37,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Old Wing								
Marble Panels	4%			LIFE	* *			
Plaster	30%	Now	$62,200	LIFE	* *	5	$37,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd, 3rd And 4th Floor Corridors Old Wing								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$22,800	
AcousTileSusp.Lay-In	20%			2046	* *	5	$36,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,900	
Gypsum Board	10%			LIFE	* *	5	$22,800	
Plaster	50%			LIFE	* *	5	$57,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$36,000	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 108th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%	0-2	$31,200	2036	$623,200			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	6%			2038	* *			
Rubber Matting	4%	Now	$32,700	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Play Yard At 108th Street And Martense Avenue								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2043	* *	5	$500	
Molded Case Bkrs	20%			2033	$59,900	5	$700	
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	$207,000	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Fused Disc Sw	5%			2041	* *	5	$200	
Molded Case Bkrs	35%			2041	* *	5	$1,200	
Molded Case Bkrs	50%			2032	$153,300	5	$1,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	25%			2046	* *	5	$200	
Locally Mounted	50%			2038	* *	5	$400	
Locally Mounted	25%			2031	$46,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$40,400	
Generators								
Diesel	100%			2036	$142,000	1	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,900	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$108,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	8%			2038	* *	10	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Hallways								
Explanation : Compact Flourescent Lights								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	5%			2038	* *	1		
Exit, Service	45%			2028	$26,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Lighting								
Exterior Lighting								
Fluorescent	20%			2038	* *	10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Flourescent Lights								
HID	10%			2028	$62,700	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2038	* *	1	$49,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$346,700	1-3	$83,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$130,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers In Use								
Distribution								
Steam Piping/Pump	5%	0-2	$16,100	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Building Management System For The New Wing								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Explanation : Float And Thermostatic Trap Faulty								
Steam Piping/Pump	95%			2033	$1,022,500			

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Heating								
Terminal Devices								
Air Handler	10%			2028	$252,900	1	$8,100	
Air Handler	20%			2033	$505,900	1	$16,200	
Convector/Radiator	60%			2031	$659,500	1	$25,400	
Fan Coil Unit/Heat	10%			2033	$333,200	1	$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2033	$594,900	1	$18,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers, Penthouse								
Window/Wall Unit	50%			2031	$254,600	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$2,900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$417,300	1	$16,200	
Fan Coil - 2 Pipe	10%			2033	$328,000	1	$4,200	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2033	$93,400	2	$27,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$51,200	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$22,000	
Exhaust Fans								
Interior	30%			2038	* *	2	$1,200	
Interior	20%			2028	$119,200	2	$800	
Roof	50%			2038	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$343,200	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary 80 Gallon Unit. 2 Abandoned Units Remain.								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

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
Plumbing								
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$26,900	4	$4,200	
Sewage Ejector(s)								
Electric	100%			2033	$70,400	4	$5,200	
Backflow Preventer								
Generic	100%			2033	$60,000	1	$8,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$66,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : Dry System								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,800	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 30 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 14 - SI**
Address : **100 TOMPKINS AVENUE @ HILL ST.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0907.000 / 1442**
Area Sq Ft : **112,215**
Date of Survey : **01-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **545** **Lot** : **110**

Agency's Number : **R014**
Yr Built/Renovated : **1950 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5014176**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,742,000	
Interior Architecture	$5,781,000	$3,369,300
Electrical	$344,900	$422,800
Mechanical	$1,750,200	$1,284,500
Site Enclosure	$88,500	
Site Pavements	$110,100	$550,500
Total	**$9,816,600**	**$5,627,100**
Importance Code A	$1,742,000	
Importance Code B	$5,879,500	$4,567,700
Importance Code C	$2,195,100	$1,059,400
Total	**$9,816,600**	**$5,627,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,700		
Interior Architecture	$59,000	$4,200		$14,700
Electrical	$47,400	$12,000	$11,500	$11,100
Mechanical	$18,300	$18,400	$38,700	$19,500
Site Pavements	$25,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$157,000**	**$43,500**	**$57,300**	**$52,600**
Importance Code A	$11,100	$12,900	$11,300	$11,100
Importance Code B	$145,900	$30,600	$46,000	$41,400
Importance Code C				
Total	**$157,000**	**$43,500**	**$57,300**	**$52,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,700	
Masonry: Brick	90%			LIFE	* *	5	$49,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Explanation : Painted Surface								
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Windows								
Aluminum	100%	0-2	$282,000	2041	* *	5	$14,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Copper/Terne	5%			2068	* *	5	$3,500	
Masonry: Brick	85%	2-4	$317,700	LIFE	* *	5	$12,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$900	
Roof								
Metal Panel	4%			2046	* *	10	$9,300	
Modified Bitumen	55%	2-4	$78,100	2038	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Single Ply Membrane	40%	Now	$1,064,200	2043	* *			1
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Annex Building								
Skylight, Metal/Glass	1%			2043	* *	10	$4,200	
Interior								
Floors								
Carpet	5%			2034	$152,100	3	$12,600	
Cast in Place Concrete	5%			LIFE	* *	5	$18,400	
Ceramic Tile	5%	Now	$48,500	2036	$484,800	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Poor Subfloor Evident, Extent : Severe, Area Affected : 10%								
Location : First Floor Northeast Corner								
Terrazzo	5%			LIFE	* *	5	$6,600	
Vinyl Tile	50%			2033	$2,375,500	3	$42,000	
Vinyl Tile 9" X 9"	20%	Now	$2,750,800	2043	* *	3	$12,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	10%	Now	$51,300	2048	* *	5	$15,700	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$50,900	2036	$508,900	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	$144,900	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,000	
Plaster	47%	2-4	$1,057,800	LIFE	* *	5	$42,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Stairs 3,4,8								
Vertical Cracks, Extent : Moderate, Area Affected : 30%								
Location : Stairs 3,4,8								
SGFT/Glazed Masonry	30%	2-4	$831,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	10%	2-4	$55,400	2038	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2046	* *	5	$8,400	
Exposed Struc: Concrete	60%	0-2	$773,100	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	25%	Now	$65,400	LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair No. 1 At Second Floor, Corridor At Exit 5/6 And Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2043	* *			
Iron Picket	90%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$88,500	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$25,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$110,100	2036	$550,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Area								
Activity Yard								
Asphalt	100%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	* *	5	$400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere And One 600 Ampere Main Disconnect Switch.								
Photovoltaic Panel(s)	10%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Serves 3rd Floor Inverters On 3rd Floor								
Two (2) 30a Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Fused Knife Sw	10%	Now	$24,500	2058	* *	5	$100	
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Molded Case Bkrs	35%			2049	* *	5	$1,000	
Molded Case Bkrs	50%			2041	* *	5	$1,500	
Wiring								
Braided Cloth	75%	2-4	$262,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2043	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$700	
Locally Mounted	10%			2038	* *	5	$100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$82,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	5%			2033	$159,200	2	$100	
LED	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	$96,400	10	$13,500	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%	Now	$5,400	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer. Lighting Control Is Not Working.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$41,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : CCTV, Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	30%	Now	$8,900	2043	* *	1-3	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Ground Fault Light On In The Fire Alarm Panel								
Generic, Digital	70%			2043	* *	1-3	$48,400	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Heating								
Energy Source								
Natural Gas	20%			2053	* *	1		
Interruptible Gas/Dual Fuel	80%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$111,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$31,300	
Steam Piping/Pump	50%			2043	* *			
Terminal Devices								
Air Handler	50%			2033	$1,081,200	1	$34,700	
Convector/Radiator	50%			2038	* *	1	$18,100	
Controls								
Electrical	100%	Now	$63,900	2028	$638,800			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2028	$386,100	2	$1,400	
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Rooftop Unit 3								
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 3 Rooftop Package Units Are On Annex Roof								
Split Unit	5%			2033	$136,400			
Window/Wall Unit	50%	Now	$87,100	2028	$217,600	1		
Broken, Extent : Moderate, Area Affected : 40%								
Location : Various Classrooms								
No Component	25%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Building								
Explanation : Annex Building								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

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
Ventilation								
Exhaust Fans								
Interior	70%			2028	$356,700	2	$2,400	
Roof	30%			2033	$66,900	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Building								
Explanation : Serves Annex Building								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 15 - BK**
Address : **71 SULLIVAN STREET BTWN: RICHARDS ST., VAN BRUNT ST**
Borough : **BROOKLYN** **Agency's Number** : **K015**
Program / Asset # : **BOE0351.000 / 361** **Yr Built/Renovated** : **1968 / 2014**
Area Sq Ft : **80,000** **Project Type** : **EDUCATION**
Date of Survey : **15-Feb-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **566** **Lot** : **1** **BIN** : **3008585**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,501,600	$2,950,400
Interior Architecture	$8,681,600	$96,200
Electrical	$58,700	$377,300
Mechanical	$3,211,600	$922,300
Site Enclosure	$109,500	
Site Pavements		$1,120,300
Total	**$14,563,100**	**$5,466,500**
Importance Code A	$2,501,600	$2,950,400
Importance Code B	$11,869,600	$2,516,100
Importance Code C	$191,800	
Total	**$14,563,100**	**$5,466,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,800			
Interior Architecture	$47,900		$6,900	$12,300
Electrical	$123,100	$40,700	$13,900	$14,500
Mechanical	$31,400	$35,900	$22,500	$14,700
Site Pavements	$68,600			
Total	**$299,800**	**$76,600**	**$43,300**	**$41,500**
Importance Code A	$36,700	$8,100	$7,900	$7,900
Importance Code B	$263,100	$68,500	$28,500	$33,600
Importance Code C			$6,900	
Total	**$299,800**	**$76,600**	**$43,300**	**$41,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$72,000	
Glazed Ceramic Panel	5%			LIFE	* *	5	$16,900	
Masonry: Brick	75%	0-2	$910,900	LIFE	* *	5	$54,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms								
Windows								
Steel	100%	Now	$1,042,800	2058	* *	5	$84,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Rail	90%	0-2	$28,800	2038	* *	5	$29,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper Roof								
Metal Security Bars	10%			2048	* *			
Roof								
IRMA/Protected Membrane	100%	Now	$547,900	2033	$2,739,700			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper Roof								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof Hatches								
Explanation : Roof Hatches Do Not Operate Properly And Leak								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : At All Entrances								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,400	
Ceramic Tile	5%	Now	$7,000	2042	* *	5	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Terrazzo	2%			LIFE	* *	5	$1,900	
Vinyl Tile	10%	0-2	$17,000	2038	* *	3	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Library And Multi-purpose Room								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Library And Multi-purpose Room								
Vinyl Tile 9" X 9"	72%	Now	$1,420,700	2028	$7,103,600	3	$32,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors And Classrooms Throughout								
Wood	1%			2061	* *	5	$2,300	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,400	
Folding Partition	5%			2049	* *	5	$13,800	
Plaster	60%	Now	$82,300	LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$19,900	2038	* *	5	$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Corridors Throughout								
Exposed Struc: Concrete	35%			LIFE	* *	5	$6,600	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$96,200			
Metal Panel	5%	0-2	$4,100	LIFE	* *	5	$7,500	
Loose Units, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	40%	Now	$75,000	LIFE	* *	5	$30,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%	Now	$109,500	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gate Hinges Broken Throughout								
Free Standing Walls								
Masonry: Brick	100%			2053	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$25,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Sullivan Street								
On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Pavers/Stone	15%			2042	* *			
Activity Yard								
Asphalt	80%	0-2	$43,200	2036	$864,800			
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Rear Yard								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard								
Rubber Matting	20%			2033	$255,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : The Main Service Switch Is Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	15%			2041	* *	5	$300	
Molded Case Bkrs	75%			2049	* *	5	$1,600	
Wiring								
Braided Cloth	10%			2032	$20,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	90%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$12,200	5	$100	
Locally Mounted	90%			2046	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$24,600	
Generators								
Natural Gas	100%			2042	* *	1	$31,000	
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$58,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%	Now	$45,400	2038	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium, Auditorium And Cafeteria								
Explanation : Some LED Lights Have Failed And Require Replacement								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,700	
Exit, Service	50%			2028	$17,700	1		
Exterior Lighting								
HID	10%	Now	$22,900	2033	$38,200			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Outside Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photo Cell And Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$153,800	1	$29,900	
Fire/Smoke Detection								
Generic, Analog	100%	Now	$42,300	2033	$211,300	1-3	$44,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Devices Throughout And Communication Errors								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$79,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$5,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout - Upgrade Of Steam Traps								
Terminal Devices								
Air Handler	20%			2038	* *	1	$9,900	
Convector/Radiator	80%			2031	$535,900	1	$20,700	
Controls								
Digital	100%	Now	$470,500	2028	$2,352,700			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout - Defective Building Management System (BMS).Unable To Control Thermostats From BMS.								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout - Thermostat Upgrade								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium, And Cafeteria - 17 Units								
Window/Wall Unit	65%			2028	$201,700	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	20%			2033	$72,700	2	$500	
Roof	80%			2028	$127,200	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	$14,700	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Leaking Domestic Water Circulating Pump								
Galvanized Steel	30%			2031	$313,700	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Boiler Room								
Explanation : Electric Water Heater Electrically Disconnected For Future Reconnection								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$16,400	4	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$42,900	4	$3,200	
Backflow Preventer								
Generic	100%			2033	$36,600	1	$4,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit - 250,000 Btu/hr Input								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit - 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood: 90 Square Feet - (18x5)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 15 - BX**
Address : **2195 ANDREWS AVENUE @ W.183 ST**
Borough : **BRONX**
Agency's Number : **X015**
Program / Asset # : **BOE0994.000 / 4485**
Yr Built/Renovated : **1995 /**
Area Sq Ft : **135,000**
Project Type : **EDUCATION**
Date of Survey : **25-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,Ph**
Block : **3224** **Lot** : **9** **BIN** : **2096013**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,907,600	$202,000
Interior Architecture	$82,300	$251,300
Electrical	$498,600	$4,447,000
Mechanical	$2,731,100	$3,254,300
Total	**$5,219,600**	**$8,154,600**
Importance Code A	$1,907,600	$254,600
Importance Code B	$3,312,000	$7,765,400
Importance Code C		$134,500
Total	**$5,219,600**	**$8,154,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,700		$60,500	
Interior Architecture	$234,400	$3,000	$9,500	$23,200
Electrical	$26,400	$23,700	$100,000	$22,000
Mechanical	$124,000	$38,500	$150,900	$39,600
Site Enclosure	$2,800			
Site Pavements	$29,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$477,600**	**$79,600**	**$335,200**	**$99,300**
Importance Code A	$63,700	$13,400	$74,100	$13,400
Importance Code B	$402,400	$66,300	$261,100	$85,900
Importance Code C	$11,500			
Total	**$477,600**	**$79,600**	**$335,200**	**$99,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$45,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,700	
Masonry: Brick Cavity	72%	Now	$584,400	LIFE	* *	5	$131,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Interior Courtyard Elevations								
Pre-Cast Concrete	12%	4+	$32,400	LIFE	* *	5	$71,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Window Wall	6%			2054	* *	5	$40,900	
Windows								
Aluminum	65%	Now	$44,000	2042	* *	5	$9,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Hardware Not Functional On Corridor Windows								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Corridor Windows								
Explanation : Damaged Internal Gaskets								
Aluminum	30%	Now	$23,300	2042	* *	5	$4,200	
Bent/Warped Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Window Facing Schoolyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floors								
Explanation : Exterior Guards								
Metal Louvers	5%			2037	* *	10	$8,700	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	$6,100	
Masonry: Brick Cavity	45%			LIFE	* *	5	$6,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Walls								
Pre-Cast Concrete	15%			LIFE	* *	5	$12,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Exterior								
Roof								
Asphalt Shingle	45%	2-4	$3,300	2030	$163,200			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%								
Location : Base Of Pitched Roofs								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Roof Over Mechanical Penthouse								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Base Of Pitched Roofs								
Explanation : Gutters Clog Easily - Unable To Clean Effectively								
IRMA/Protected Membrane	50%	Now	$99,300	2029	$993,400			
Broken Paver Blocks, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Modified Bitumen	5%			2029	$36,700	10	$3,300	
Soffits								
Pre-Cast Concrete	10%			LIFE	**	5	$500	
Stucco Cement	90%	4+	$1,300	2047	**	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Center Courtyard								
Interior								
Floors								
Carpet	5%			2027	$182,900	3	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	15%			LIFE	**	5	$66,300	
Ceramic Tile	3%			2043	**	5	$6,100	
Vinyl Tile	72%	0-2	$82,300	2039	**	3	$54,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, 4th Floor, 2nd Floor								
Wood	5%			2069	**	5	$18,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2037	**	5	$10,400	
Concrete Masonry Unit	47%			LIFE	**	5	$65,200	
Gypsum Board	15%			LIFE	**	5	$31,200	
Panel: Limestone	1%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
SGFT/Glazed Masonry	24%			LIFE	**			
Wood	5%			LIFE	**	5	$69,300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	0-2	$20,000	2039	* *	5	$37,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	35%			LIFE	* *	5	$11,000	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Mechanical Rooms								
Explanation : Metal Decking								
Gypsum Board	20%	Now	$14,500	LIFE	* *	5	$50,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Metal Panel	5%	Now	$6,900	LIFE	* *	5	$12,600	
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	40%	0-2	$600	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Iron Picket	60%	4+	$2,300	2069	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Free Standing Walls								
Concrete Masonry Unit	10%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Pre-cast Stone								
Masonry: Brick	90%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Along Loring Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	70%	0-2	$1,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs Along Andrew Avenue								
Pavers/Stone	30%	Now	$2,200	2043	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Ramp At Rear Of Schoolyard								
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : Schoolyard								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Site Pavements								
Activity Yard								
Asphalt	50%			2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Site								
Explanation : Playground Across The Street From School								
Cast in Place Concrete	30%			2047	* *			
Pavers/Stone	15%			2043	* *			
Rubber Matting	5%	2-4	$26,300	2044	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout Schoolyard								
Open Seams, Extent : Moderate, Area Affected : 100%								
Location : Throughout Schoolyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switch Rated At 3,000, 16,000, 1200 And 400 Amperes.								
Transformers								
Dry Type	95%			2032	$26,000	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,000 Kilovolt-ampere, 480/277/208 Volts								
Dry Type	5%			2032	$1,400	5		
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Mechanical Equipment Room								
Explanation : One 75 Kilovolt-ampere, 480/277/208 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$299,600	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Vertical Sections								
Raceway								
Conduit	100%			2034	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	90%			2033	$275,900	5	$3,200	
Wiring								
Thermoplastic	100%			2034	$409,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2032	$9,300	5		
Motor Control Center	90%			2032	$670,000	5	$3,300	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$41,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse And Fire Pump Room								
Explanation : 450 Kilowatts Nameplate Rating								
Generators								
Diesel	100%			2030	$142,000	1	$52,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : 450 Kilowatts Nameplate Rating.								
Batteries								
Lead/Acid	100%	Now	$2,500	2029	$2,500	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Date On Batteries Is 2019								
Fuel Storage								
Day Tank	20%			2033	$5,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 75 Gallons Rated Capacity								
Main Tank	80%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$1,957,600	10	$117,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2034	$103,000	10	$6,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Auditorium And Lobby								
Egress Lighting								
Emergency, Service	50%			2029	$42,600	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2029	$29,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Lighting								
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$259,500	1	$50,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$356,600	1-3	$83,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement, Cafeteria, Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	10%	Now	$6,000	2039	* *	1	$12,000	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Boiler Intake Damper								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 2 Heat Exchangers.								
Steam Boiler	90%			2039	* *	1	$120,300	
Distribution								
Hot Wtr Piping/Pump	35%			2042	* *	4	$2,300	
Steam Piping/Pump	65%			2044	* *			
Terminal Devices								
Air Handler	65%			2034	$1,690,900	1	$54,300	
Convector/Radiator	25%			2039	* *	1	$10,900	
Fan Coil Unit/Heat	10%			2034	$342,700	1	$4,400	
Controls								
Pneumatic	100%			2028	$2,671,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2034	$328,300			
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$268,200	1	$83,500	
Heat Rejection								
Air Cooled Condenser Unit	100%	4+	$40,000	2044	* *	2	$75,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Obsolete Equipment On Roof								
Explanation : R-22 Refrigerant At 10 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,300	
Exhaust Fans								
Interior	90%			2034	$551,800	2	$3,700	
Roof	10%			2029	$26,800	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,300	4	$4,300	
Sewage Ejector(s)								
Electric	100%	Now	$36,200	2034	$72,400	4	$5,400	
Broken, Extent : Severe, Area Affected : 40%								
Location : One Of 2 Pumps								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor And 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BX

Asset # : 4485

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
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$68,100	
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$9,500	
Fire Pump								
Generic	100%			2037	* *	1	$25,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 15 - M**
Address : **333 EAST 4 STREET @AVENUES C-D**
Borough : **MANHATTAN**
Program / Asset # : **BOE0010.000 / 438**
Area Sq Ft : **60,000**
Date of Survey : **24-Jan-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **374** **Lot** : **20**
Agency's Number : **M015**
Yr Built/Renovated : **1904 / 2004**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1004415**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,066,700	$83,400
Interior Architecture	$800,300	$3,346,400
Electrical		$1,439,600
Mechanical	$1,187,400	$2,356,900
Total	**$3,054,300**	**$7,226,300**
Importance Code A	$1,066,700	$83,400
Importance Code B	$1,823,000	$7,142,900
Importance Code C	$164,700	
Total	**$3,054,300**	**$7,226,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,300		$13,700	
Interior Architecture	$175,600		$6,500	$7,400
Electrical	$6,500	$5,600	$7,600	$5,600
Mechanical	$56,100	$10,200	$15,100	$10,200
Site Enclosure	$6,600			
Site Pavements	$8,300			
Total	**$330,400**	**$15,800**	**$43,000**	**$23,200**
Importance Code A	$82,900	$5,900	$19,400	$5,900
Importance Code B	$117,900	$9,900	$23,600	$17,300
Importance Code C	$129,600			
Total	**$330,400**	**$15,800**	**$43,000**	**$23,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	$20,000	LIFE	* *	5	$38,300	
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Main Facade At Second Floor. Ornate Window Sill								
Masonry: Brick	85%	Now	$703,000	LIFE	* *	5	$83,400	
Efflorescence, Extent : Light, Area Affected : 8%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations At North Facade								
Masonry: Limestone	10%			LIFE	* *	5	$14,700	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Main Facade								
Explanation : Painted Surfaces								
Windows								
Aluminum	97%	2-4	$363,700	2058	* *	5	$6,200	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Various Locations								
Unit Inoperable, Extent : Severe, Area Affected : 80%								
Location : Various Locations. Throughout								
Metal Louvers	3%			2045	* *	10	$2,400	
Parapets								
Masonry: Brick	70%	0-2	$43,000	LIFE	* *	5	$6,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Locations On Roof								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Metal Rail	10%			2049	* *	5-10	$17,100	
Metal: Cage/Fence	5%			2049	* *	5-10	$3,700	
Pre-Cast Concrete	5%	2-4	$800	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Stucco Cement	10%			2049	* *	5	$2,400	
Roof								
Built-Up (BUR)	90%			2041	* *	10	$28,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Throughout Roof								
Explanation : Snow Covered At Various Areas During Time Of Visit.								
Copper/Terne	5%			2064	* *	10	$4,000	
Paver: Asphalt	5%			2045	* *	10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Snow Covered At Time Of Visit.								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Exterior								
Soffits								
Cast in Place Concrete	100%	2-4	$6,200	LIFE	* *	5	$10,200	
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Main Entrance, East 4th Street								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$15,800	LIFE	* *	5	$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors And Fan Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors And Fan Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Epoxy Coating								
Ceramic Tile	5%			2045	* *	5	$4,500	
Sheet Vinyl/Rubber	3%			2041	* *	5	$4,100	
Terrazzo	3%	0-2	$5,200	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Traffic Topping	7%			2044	* *	5	$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Corridors								
Explanation : Component Actually A Spray Applied High Traffic Coating								
Vinyl Tile	22%			2041	* *	3	$7,500	
Vinyl Tile 9" X 9"	45%	Now	$66,900	2031	$3,346,400	3	$15,300	
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : 5th Floor Classrooms								
Wood	5%	Now	$5,500	2051	* *	5	$4,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Room 508								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$13,500	2039	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Walls								
Concrete Masonry Unit	10%	Now	$46,300	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Gymnasium Walls Beneath Location Of Beams								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Gymnasium Walls								
Glass: Single Pane	3%	Now	$22,400	LIFE	* *	5	$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Metal Mullions At Stair Partitions Corroded								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair Partitions								
Metal Panel	1%			LIFE	* *	10	$1,100	
Plaster	55%	Now	$164,700	LIFE	* *	5	$39,700	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout Third, Fourth And Fifth Floors								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$30,000	
Wood	1%			LIFE	* *	5	$19,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$15,900	
Fiber Board	3%			2036	$40,600			
Masonry: Infill Arch	5%			LIFE	* *	10	$2,100	
Masonry: Vault Struct	25%	Now	$457,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Worn Out Corroded Fiber Exposed Vaulted Metal Ceilings								
Metal Panel	5%	4+	$7,200	LIFE	* *	5	$5,300	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Metal Panel	5%	Now	$2,900	LIFE	* *	5	$5,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Basement Storage Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Storage Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Corrugated Metal Ceiling In Basement.								
Plaster	42%	Now	$110,800	LIFE	* *	5	$22,200	
Paint Peeling, Extent : Severe, Area Affected : 15%								
Location : Various Classrooms. Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 503								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$6,600	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations. Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$8,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East 4th Street								
On-Site Walkways								
Cast in Place Concrete	90%			2049	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Rubber Matting	30%			2041	* *			
Traffic Topping	70%			2044	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,200	5	$100	
Molded Case Bkrs	95%			2044	* *	5	$1,500	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$58,700	5	$300	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$879,200	10	$52,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$51,600	10	$7,200	
Exit, Service	50%			2036	$13,200	1		
Exterior Lighting								
HID	10%			2031	$28,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$115,300	1	$22,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$37,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Electricity	5%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Natural Gas	95%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Conversion Equipment								
Radiant Heater	5%			2044	* *	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Four Electric Unit Heaters								
Steam Boiler	95%			2053	* *	1	$56,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$9,800	2036	$492,000			
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corridor								
Terminal Devices								
Air Handler	20%			2031	$231,200	1	$7,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Convector/Radiator	77%			2034	$386,800	1	$14,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	3%			2031	$10,500	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : One Unit Heater								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Heating								
Controls								
Pneumatic	100%			2030	$1,187,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$145,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Camera Room, Telecom Room								
Window/Wall Unit	70%			2031	$162,900	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	
Exhaust Fans								
Interior	20%			2031	$54,500	2	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Roof	80%			2031	$95,400	2	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$631,300	1		
Galvanized Steel	20%	Now	$3,100	2034	$156,900	1		
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement. Corridor								
Sanitary Piping								
Cast Iron	65%	Now	$10,100	LIFE	* *	1		
Cracked, Extent : Light, Area Affected : 5%								
Location : Sprinkler Room								
Cast Iron	35%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	50%			2027	$900	4	$1,000	
Submersible	50%			2031	$900	4	$1,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Sewage Ejector(s)								
Electric	100%			2031	$32,200	4	$3,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Pump Room								

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 119 Gallons								
Booster Pump w/Tank								
Generic	100%	Now	$1,900	2031	$37,100	1	$14,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Pump Room								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$42,500	1-2	$800	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 15 - Q**		
Address	: **121-15 LUCAS STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q015**
Program / Asset #	: **BOE0679.000 / 322**	**Yr Built/Renovated**	: **1939 / 2010**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **12672** **Lot** : **1**	**BIN**	: **4273142**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$212,500	
Interior Architecture	$50,900	$2,254,100
Electrical		$554,500
Mechanical	$86,600	$3,087,400
Total	**$350,000**	**$5,896,000**
Importance Code A	$212,500	
Importance Code B	$137,500	$5,896,000
Total	**$350,000**	**$5,896,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,400		$2,600	
Interior Architecture	$225,900		$6,500	$9,300
Electrical	$14,900	$6,900	$9,900	$8,300
Mechanical	$48,900	$15,300	$13,200	$12,300
Site Enclosure	$26,700			
Site Pavements	$5,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$403,900**	**$29,400**	**$39,400**	**$37,100**
Importance Code A	$79,800	$5,400	$8,100	$5,400
Importance Code B	$225,200	$24,000	$31,400	$31,600
Importance Code C	$98,900			
Total	**$403,900**	**$29,400**	**$39,400**	**$37,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Exterior								
Exterior Walls								
Glass Block	4%			LIFE	* *	5	$2,400	
Masonry: Brick	19%			LIFE	* *	5	$18,600	
Masonry: Brick	60%			LIFE	* *	5	$58,600	
Masonry: Granite	1%			LIFE	* *	5	$700	
Masonry: Limestone	10%			LIFE	* *	5	$7,300	
Marble Panels	1%			LIFE	* *	5	$700	
Pre-Cast Concrete	5%			LIFE	* *	5	$15,900	
Windows								
Aluminum	95%	Now	$212,500	2052	* *	5	$10,900	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Metal Louvers	5%			2045	* *	10	$7,200	
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5-10	$3,300	
Masonry: Brick	20%			LIFE	* *	5-10	$5,400	
Masonry: Brick	62%			LIFE	* *	5-10	$16,800	
Pre-Cast Concrete	3%			LIFE	* *	5	$1,500	
Roof								
Built-Up (BUR)	30%			2041	* *	10	$8,600	
Metal Panel	5%			2049	* *	10	$2,600	
Modified Bitumen	64%			2041	* *	10	$18,300	
Skylight, Metal/Glass	1%			2046	* *	10	$1,000	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$54,700	
Ceramic Tile	5%			2045	* *	5	$4,200	
Terrazzo	1%			LIFE	* *	5	$1,300	
Vinyl Tile	55%	Now	$26,000	2036	$1,297,800	3	$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Thresholds And Corridors								
Vinyl Tile 9" X 9"	14%	Now	$19,100	2031	$956,300	3	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor And 2nd Floor Classrooms								
Wood	5%	Now	$50,900	2064	* *	5	$3,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Gymnasium And Auditorium								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Wood	5%			2064	* *	5	$7,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	$9,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room								
Ceramic Tile	3%	Now	$6,500	2039	* *	5	$1,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Girls Bathroom								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 3rd Floor Boys Bathroom								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Old Bathrooms								
Concrete Masonry Unit	12%	Now	$17,700	LIFE	* *	5	$3,700	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Paint Peeling								
Masonry: Brick	5%			LIFE	* *	10	$1,200	
Plaster	62%			LIFE	* *	5-10	$40,400	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$5,800	
Ceilings								
AcousTileConcealSpLn	5%			2049	* *	5	$5,200	
Exposed Struc: Concrete	5%	Now	$12,800	LIFE	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Hatch								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$5,200	
Exposed Struc: Steel	10%			LIFE	* *	10	$16,700	
Gypsum Board	10%			LIFE	* *	5-10	$28,700	
Metal Panel	1%			LIFE	* *	5	$2,100	
Plaster	64%	Now	$33,300	LIFE	* *	5	$33,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exit 4 And 5 Skylights								
Site Enclosure								
Fence/Gates								
Chain Link	60%	0-2	$26,700	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Perimeter Fencing Activity Yard								
Iron Picket	40%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	10%			2049	* *			
Cast in Place Concrete	90%			2049	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Site Pavements								
On-Site Walkways								
Asphalt	80%			2045	* *			
Cast in Place Concrete	10%			2049	* *			
Masonry: Granite	10%	Now	$5,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Granite Steps								
Activity Yard								
Asphalt	65%			2045	* *			
Rubber Matting	35%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2046	* *	5	$200	
Fused Disc Sw	30%			2036	$59,900	5	$100	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,200	5	$100	
Molded Case Bkrs	50%			2044	* *	5	$700	
Molded Case Bkrs	45%			2035	$64,400	5	$700	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Explanation : Insulation Aged								
Thermoplastic	40%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$58,700	5	$300	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$16,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 80 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$12,300	
Fuel Storage								
Day Tank	1%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 25 Gallons Rated Capacity								
Main Tank	99%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : No Available Nameplate Rating Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2036	$12,100	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2036	$145,300	1-3	$34,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Auditorium, Basement, Gymnasium.								
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, And Horns.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$54,500	
Distribution								
Steam Piping/Pump	100%			2046	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Heating								
Terminal Devices								
Air Handler	30%			2036	$317,900	1	$10,200	
Convector/Radiator	70%	Now	$16,100	2034	$322,400	1	$11,200	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Auditorium								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2034	$1,088,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2036	$249,300	1	$7,700	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 3rd Floor Mechanical Room In New Wing								
Exterior Pkg Unit - Cooling	10%			2041	* *	2	$300	
Window/Wall Unit	50%			2034	$106,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	$2,500	2046	* *	4	$800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor New Wing								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	$295,000	1	$10,200	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2036	$69,800	2	$11,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%	Now	$86,600	LIFE	* *	2-5	$21,500	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Ventilation In 3rd Floor Mechanical Room, New Wing								
No Component	30%							
Exhaust Fans								
Interior	60%	Now	$3,000	2031	$149,900	2	$800	
Broken, Extent : Severe, Area Affected : 5%								
Location : Air Condition Machine Room Louver								
No Component	40%							
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$215,700	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$17,500	2031	$35,000	2		
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2036	$272,300	4	$8,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,100	2036	$11,300	4	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement.								
Explanation : Temporary Pump In Use								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor In New Addition								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2046	* *	1-5	$8,300	
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 16 - BK**
Address : **157 WILSON STREET @BEDFORD AVE.**
Borough : **BROOKLYN**
Agency's Number : **K016**
Program / Asset # : **BOE0352.000 / 2685**
Yr Built/Renovated : **1918 / 2019**
Area Sq Ft : **101,000**
Project Type : **EDUCATION**
Date of Survey : **21-Aug-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **2177** **Lot** : **1** **BIN** : **3059906**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,396,600	$1,592,100
Interior Architecture	$619,900	$5,830,400
Electrical	$194,100	$448,600
Mechanical		$2,383,900
Site Pavements		$212,200
Total	**$2,210,600**	**$10,467,100**
Importance Code A	$1,396,600	$1,639,500
Importance Code B	$678,400	$8,827,700
Importance Code C	$135,700	
Total	**$2,210,600**	**$10,467,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,800		$4,700	
Interior Architecture	$162,700		$13,000	$16,100
Electrical	$75,500	$9,400	$12,600	$9,400
Mechanical	$48,500	$14,000	$22,400	$14,000
Total	**$318,500**	**$23,500**	**$52,700**	**$39,600**
Importance Code A	$41,800	$10,000	$14,700	$10,000
Importance Code B	$204,700	$13,500	$25,000	$29,600
Importance Code C	$72,000		$13,000	
Total	**$318,500**	**$23,500**	**$52,700**	**$39,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$117,100	
Masonry: Brick	90%	0-2	$1,136,900	LIFE	* *	5	$134,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								
Spalling, Extent : Light, Area Affected : 5%								
Location : Rear Of Building								
Masonry: Limestone	5%			LIFE	* *	5	$11,200	
Windows								
Aluminum	67%	Now	$18,600	2044	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	33%			2044	* *	5	$9,400	
Parapets								
Cast Stone/Terra Cotta	5%	2-4	$7,600	LIFE	* *	5	$5,100	
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Terra Cotta Copings On Main Roof								
Masonry: Brick	80%			LIFE	* *	5-10	$71,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Roof Parapet								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	15%			2041	* *	5-10	$35,500	
Roof								
Copper/Terne	5%			2051	* *	10	$16,400	
Modified Bitumen	95%	Now	$139,900	2036	$1,398,700			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 5th Floor Leaks								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Interior								
Floors								
Asphalt Macadam	5%	4+	$12,700	2041	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Cast in Place Concrete	5%			LIFE	* *	5	$43,400	
Mosaic Tile	5%			2041	* *	5	$24,800	
Quarry Tile	5%			2041	* *	5	$14,900	
Slate	5%	4+	$25,000	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Stair Nosing								
Terrazzo	5%	4+	$19,000	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Steps At Main Lobby And Vestibules								
Vinyl Tile	45%	2-4	$126,100	2036	$2,522,700	3	$33,400	
Uneven Substrate, Extent : Light, Area Affected : 10%								
Location : Corridors								
Vinyl Tile 9" X 9"	20%	Now	$64,900	2031	$3,245,800	3	$14,900	
Uneven Substrate, Extent : Severe, Area Affected : 2%								
Location : Room 518								
Wood	5%			2051	* *	5	$18,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$32,600	
Ceramic Tile	10%			2039	* *	5	$26,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$10,400	
Masonry: Brick	2%			LIFE	* *	10	$1,600	
Marble Panels	3%	4+	$70,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Entry Vestibule Area								
Plaster	50%	Now	$65,000	LIFE	* *	5	$39,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Bulkhead Walls And Rooms On The 5th Floor								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$32,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$130,600	2041	* *	5	$9,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
AcousTileSusp.Lay-In	10%			2041	* *	5	$19,800	
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$61,900	
Metal Panel	5%			LIFE	* *	5	$24,800	
Plaster	50%			LIFE	* *	5-10	$170,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Iron Picket	40%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkway								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	50%			2031	$212,200			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$47,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2056	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	70%			2036	$174,700	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,400	
Wiring								
Braided Cloth	20%			2035	$70,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2046	* *	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$87,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%	Now	$3,100	2041	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Fluorescent	2%	Now	$3,100	2041	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
LED	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Service	10%			2036	$6,400	1		
Emergency, Battery	40%	Now	$13,900	2031	$69,400			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	40%			2031	$17,800	1		
Exit, Battery	10%			2041	* *	10	$700	
Exterior Lighting								
HID	10%	Now	$48,300	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$194,100	2046	* *	1	$33,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$62,200	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : One Tank 5,000 Gallons							
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$100,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units							
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$389,200	1	$12,500	
Convector/Radiator	80%			2041	* *	1	$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	2%			2036	$49,100			
Window/Wall Unit	68%			2031	$266,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$89,200	
Exhaust Fans								
Interior	60%			2031	$275,200	2	$1,900	
Roof	40%			2031	$80,300	2	$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	$1,320,300	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$52,500	2		
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : Two 120 Gallon Tanks							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$20,700	4	$3,200	
Fixtures								
Generic	100%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,400	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 16 - SI**		
Address	: **80 MONROE AVENUE @ BENZIGER AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R016**
Program / Asset #	: **BOE0908.000 / 1443**	**Yr Built/Renovated**	: **1966 / 2006**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **18** **Lot** : **15**	**BIN**	: **5000291**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$838,400	$373,000
Interior Architecture	$864,300	$251,000
Electrical		$1,359,000
Mechanical	$910,300	$5,836,500
Total	**$2,613,000**	**$7,819,500**
Importance Code A	$838,400	$1,194,100
Importance Code B	$1,201,400	$6,566,400
Importance Code C	$573,200	$59,000
Total	**$2,613,000**	**$7,819,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$17,600	
Interior Architecture	$119,100		$19,600	
Electrical	$46,300	$15,000	$15,400	$17,800
Mechanical	$76,100	$13,700	$54,700	$13,700
Site Enclosure	$9,900			
Site Pavements	$31,800			
Total	**$283,300**	**$28,700**	**$107,300**	**$31,500**
Importance Code A	$16,400	$9,100	$26,700	$9,100
Importance Code B	$216,400	$19,600	$80,600	$22,400
Importance Code C	$50,500			
Total	**$283,300**	**$28,700**	**$107,300**	**$31,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	$474,100	LIFE	* *	5	$112,500	
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : Base Course And Window Sill And Header. Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 40%								
Location : Base Course Throughout								
Pre-Cast Concrete	20%			LIFE	* *	5	$182,700	
Windows								
Aluminum	75%	0-2	$74,400	2044	* *	5	$15,200	
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : Front And Rear Facade								
Aluminum w/ Guards	25%			2044	* *	5	$10,200	
Parapets								
Cast in Place Concrete	85%	0-2	$198,600	LIFE	* *	5	$111,500	
Expansion Joint Failure, Extent : Light, Area Affected : 20%								
Location : Cast In Place Concrete Overhangs								
Metal Panel	10%			2056	* *	5	$4,900	
Metal Rail	5%			2049	* *	5-10	$11,500	
Roof								
Metal Panel	5%			2049	* *	10	$5,600	
Modified Bitumen	95%			2041	* *	10	$57,600	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	15%	0-2	$93,100	LIFE	* *	5	$46,800	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Basement And Sub-basement Floors								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Basement And Sub-basement								
Ceramic Tile	10%	Now	$41,200	2045	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Mosaic Tile	5%	0-2	$68,500	2041	* *	5	$8,900	
Loose/Delam Surface, Extent : Light, Area Affected : 20%								
Location : Kitchen And Cafeteria								
Sheet Vinyl/Rubber	10%			2044	* *	5	$21,400	
Terrazzo	10%			LIFE	* *	5	$22,300	
Vinyl Tile	50%			2041	* *	3	$26,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	$147,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$15,700	
Glazed Ceramic Panel	5%			LIFE	* *	10	$17,700	
Plaster	50%	Now	$244,900	LIFE	* *	5	$59,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : First Floor Hallway								
SGFT/Glazed Masonry	25%	Now	$180,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stairway								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$18,500	
Fiber Board	5%			2036	$118,100			
Metal Panel	5%	0-2	$25,100	LIFE	* *	5	$9,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Kitchen Ceiling								
Plaster	80%			LIFE	* *	5-10	$203,400	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$9,900	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Upper Backyard								
Iron Picket	20%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	60%			2071	* *			
Masonry: Fieldstone	40%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Sidewalk								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$15,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	90%			2039	* *			
Rubber Matting	10%	Now	$400	2031	$3,800			
Open Seams, Extent : Moderate, Area Affected : 100%								
Location : Playground								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2000, Two 1200, One 800 And One 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$139,800	5	$200	
Fused Disc Sw	40%			2056	* *	5	$200	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Toggle Switch	2%			2035	$4,900	5		
Molded Case Bkrs	10%			2044	* *	5	$200	
Molded Case Bkrs	80%			2035	$196,200	5	$1,900	
Wiring								
Braided Cloth	40%			2035	$119,500	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$89,600	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$24,500	5	$100	
Locally Mounted	80%			2049	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B1								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$28,300	
Generators								
Natural Gas	100%			2045	* *	1	$35,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : 25 Kilowatt, 31.25 Kilovolt Amperes Used For Emergency Power Supply To 3 Sump Pumps								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$20,500	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Lighting								
Interior Lighting								
Fluorescent	80%			2041	* *	10	$67,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2041	* *	10	$4,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement, Hallway, 2nd Floor Fan Room								
Incandescent	5%			2031	$130,500	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$5,800	1		
Emergency, Battery	40%			2036	$63,300	10	$8,900	
Exit, Service	5%			2031	$2,000	1		
Exit, Battery	45%	Now	$18,000	2036	$60,100			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	2%			2031	$8,800	10		
LED	8%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	5%			2031	$12,200	1-3	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Wareflow Alarm System								
Generic, Digital	95%			2036	$230,800	1-3	$55,500	

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
Heating								

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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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$28,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$16,400	2034	$821,100	1	$82,000	
Damaged, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$15,100	2036	$754,400			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room, Jungle Room								
Terminal Devices								
Air Handler	30%			2031	$531,800	1	$17,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Cafeteria Mechanical Room								
Convector/Radiator	65%			2034	$500,700	1	$19,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2031	$116,800	1	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Classrooms								
Controls								
Digital	50%			2034	$1,352,800			
Pneumatic	50%			2030	$910,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Telecom Room								
Window/Wall Unit	65%			2031	$232,000	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

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
Ventilation								
Exhaust Fans								
Interior	30%			2031	$125,300	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Cafeteria Mechanical Room								
Roof	70%			2036	$128,000	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$967,900	1		
Galvanized Steel	20%	0-2	$4,800	2034	$240,500	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	75%	Now	$1,100	2027	$2,200	4	$1,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Cafeteria Mechanical Room								
Submersible	25%			2029	$700	4	$700	
Sewage Ejector(s)								
Electric	100%			2031	$49,300	4	$5,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 500mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 180 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$65,100	1-2	$1,300	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 17 - BK**		
Address	: **208 NORTH 5 STREET @ROEBLING ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K017**
Program / Asset #	: **BOE0353.000 / 362**	**Yr Built/Renovated**	: **1921 / 2011**
Area Sq Ft	: **89,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **2345** **Lot** : **1**	**BIN**	: **3062337**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$562,500	$98,600
Interior Architecture	$381,500	$388,400
Electrical	$742,800	$1,701,200
Mechanical	$283,900	$1,766,600
Total	**$1,970,700**	**$3,954,800**
Importance Code A	$562,500	$98,600
Importance Code B	$1,141,300	$3,856,300
Importance Code C	$267,000	
Total	**$1,970,700**	**$3,954,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$50,400	$8,000	
Interior Architecture	$162,300	$39,300	$3,500	$7,900
Electrical	$4,100	$19,100	$8,700	$10,500
Mechanical	$27,900	$17,000	$22,600	$17,000
Site Enclosure	$31,500			
Site Pavements	$64,000			
Total	**$289,700**	**$125,900**	**$42,800**	**$35,400**
Importance Code A	$8,800	$59,200	$17,000	$8,800
Importance Code B	$210,900	$66,600	$25,800	$26,600
Importance Code C	$70,000			
Total	**$289,700**	**$125,900**	**$42,800**	**$35,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$45,300	
Masonry: Brick	85%			LIFE	* *	5	$98,600	
Masonry: Limestone	5%			LIFE	* *	5	$4,300	
Metal Panel	5%			2043	* *	5-10	$39,900	
Windows								
Aluminum	90%	4+	$562,500	2049	* *	5	$11,500	
Glazing Clouded, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Metal Clad	10%			2049	* *	5	$16,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$11,800	
Masonry: Brick	90%			LIFE	* *	5	$13,700	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$39,500	
Metal Panel	5%			2046	* *	10	$3,800	
Interior								
Floors								
Carpet	5%			2032	$126,600	3	$10,500	
Cast in Place Concrete	5%			LIFE	* *	5	$15,300	
Ceramic Tile	2%			2042	* *	5	$2,800	
Ceramic Tile	4%			2036	$322,900	5	$5,600	
Marble Panels	2%	Now	$31,400	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	7%	Now	$18,700	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Foyer And Corridor								
Vinyl Tile	35%	Now	$27,700	2038	* *	3	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	10%	Now	$114,500	2043	* *	3	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 1st Floor								
Wood	30%			2048	* *	5	$78,600	

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$38,600	2042	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Gypsum Board	5%			LIFE	* *	5	$4,100	
Masonry: Brick	10%	Now	$267,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Metal Panel	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$28,700	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	Now	$23,000	2038	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Exposed Struc: Concrete	5%	Now	$21,500	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Gypsum Board	10%			LIFE	* *	5	$17,500	
Plaster	75%			LIFE	* *	5	$65,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$31,500	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Roebling And 5th Street								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roebling Street								
Explanation : Fence Post Leaning								
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$20,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%	Now	$43,700	2042	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Storm Drain Along 5th Street								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	30%			2055	* *	5	$700	
Molded Case Bkrs	60%			2032	$147,100	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2059	* *	1		
Motor Controllers								
Locally Mounted	50%			2050	* *	5	$300	
Variable Frequency Drive	50%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,290,600	10	$77,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	15%			2028	$63,800	10		
HID	15%	Now	$63,800	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

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
Alarm								
Security System								
Generic	100%			2028	$171,100	1	$33,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$235,100	2043	* *	1-3	$49,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$88,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2041	* *	1	$11,000	
Convector/Radiator	80%			2031	$596,200	1	$23,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Window/Wall Unit	65%			2028	$224,400	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$4,300	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2038	* *	2	$9,300	
No Component	85%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$29,800	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$19,900	
Exhaust Fans								
Interior	90%			2041	* *	2	$2,500	
Roof	10%			2041	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,170,500	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%	0-2	$1,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Street Sewer Backup When Heavy Raining Causes Water Flooding In Boiler Room								
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,800	4	$2,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%	Now	$2,500	2043	* *	1-2	$400	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 17 - Q HENRY DAVID THOREAU SCHOOL**
Address : **28-37 29 STREET**
Borough : **QUEENS**
Agency's Number : **Q017**
Program / Asset # : **BOE0680.000 / 323**
Yr Built/Renovated : **1967 / 2007**
Area Sq Ft : **99,000**
Project Type : **EDUCATION**
Date of Survey : **15-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,4**
Block : **594** **Lot** : **1** **BIN** : **4007663**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$216,100	$915,200
Interior Architecture	$2,126,600	$7,336,900
Electrical	$95,100	$1,032,100
Mechanical		$1,716,600
Site Enclosure	$121,900	
Site Pavements	$69,400	
Total	**$2,629,100**	**$11,000,800**
Importance Code A	$216,100	$915,200
Importance Code B	$1,057,000	$10,085,500
Importance Code C	$1,356,000	
Total	**$2,629,100**	**$11,000,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,600		$20,100	
Interior Architecture	$206,200		$24,100	$10,900
Electrical	$41,300	$7,400	$9,600	$8,500
Mechanical	$54,200	$17,100	$22,300	$14,000
Site Enclosure	$100			
Site Pavements	$54,100			
Total	**$409,500**	**$24,500**	**$76,000**	**$33,500**
Importance Code A	$63,400	$9,800	$29,900	$9,800
Importance Code B	$280,500	$14,700	$26,800	$23,700
Importance Code C	$65,600		$19,400	
Total	**$409,500**	**$24,500**	**$76,000**	**$33,500**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$56,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%			2046	* *	10	$5,300	
Masonry: Brick	80%	2-4	$153,500	LIFE	* *	5	$91,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Cracks At Bulkheads And Throughout								
Metal Panel	10%			2046	* *	5-10	$78,200	
Windows								
Aluminum	80%			2044	* *	5	$29,000	
Aluminum w/ Guards	20%			2044	* *	5	$7,300	
Parapets								
Cast in Place Concrete	90%	4+	$25,200	LIFE	* *	5	$141,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%			2046	* *	5	$5,900	
Roof								
Built-Up (BUR)	98%	Now	$62,600	2036	$626,100			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Corridor And Room 434								
Metal Panel	2%			2049	* *	10	$2,000	
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Above 29th Street Sidewalk								
Explanation : It Was Reported That Metal Overhang Design Causes Snow To Accumulate And Drop On Pedestrians Below								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$58,900	
Ceramic Tile	5%	4+	$19,400	2039	* *	5	$3,400	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Toilet Rooms								
Mosaic Tile	2%	2-4	$51,700	2049	* *	5	$3,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Vinyl Tile	18%			2041	* *	3	$9,100	
Vinyl Tile 9" X 9"	65%	0-2	$716,500	2036	$7,164,900	3	$32,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Corridors And Classrooms								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	$904,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement Fan Room								
Ceramic Tile	5%	2-4	$14,500	2039	* *	5	$6,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Concrete Masonry Unit	10%	4+	$49,700	LIFE	* *	5	$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkheads								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Gymnasium								
Fiberglass Panel	2%			LIFE	* *	10	$1,300	
Folding Partition	4%			2044	* *	5	$25,800	
Metal Coiling Doors	1%			2044	* *	5	$12,900	
Plaster	40%			LIFE	* *	5-10	$87,700	
SGFT/Glazed Masonry	23%	0-2	$273,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors And Stairwells								
Ceilings								
AcousTile,Adhered	28%	Now	$124,200	2041	* *	5	$18,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileConcealSpLn	2%			2049	* *	5	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Exposed Struc: Concrete	9%			LIFE	* *	5-10	$15,100	
Exposed Struc: Steel	5%			LIFE	* *	10	$13,500	
Fiber Board	8%			2036	$172,000			
Metal Panel	3%	0-2	$27,400	LIFE	* *	5	$5,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Loose Units, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Plaster	45%	2-4	$37,700	LIFE	* *	5	$37,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement And Room 434								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 434								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Iron Picket	70%	0-2	$121,900	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Metal: Cage/Fence	5%			LIFE	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Low Roofs								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$69,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Various Locations Along 29th Street								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Various Locations Along 29th Street								
Pavers/Stone	5%	Now	$25,700	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	90%			2041	* *			
Masonry: Granite	10%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Site Pavements								
Activity Yard								
Asphalt	60%	2-4	$28,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : South Play Yard								
Cast in Place Concrete	25%			2049	* *			
Rubber Matting	15%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	5%			2046	* *	1		
Conduit	5%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Disc Sw	5%			2061	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	5%			2061	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Molded Case Bkrs	75%			2035	$183,900	5	$2,000	
Wiring								
Braided Cloth	85%			2035	$253,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	5%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Electrical Room								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	75%			2034	$91,700	5	$500	
Locally Mounted	20%			2049	* *	5	$100	
Locally Mounted	5%			2056	* *	5		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B20								
Explanation : Recent Upgrade Evident								
Lighting								
Interior Lighting								
Fluorescent	92%			2041	* *	10	$83,500	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
LED	8%	Now	$22,500	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Gymnasium, Auditorium, Cafeteria								
Egress Lighting								
Emergency, Service	25%			2031	$15,600	1		
Emergency, Battery	20%			2031	$34,000	10	$4,800	
Emergency, Battery	5%			2046	* *	10	$1,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Exit, Service	45%			2031	$19,700	1		
Exit, Battery	5%			2046	* *	10	$300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Exterior Lighting								
HID	5%	Now	$7,100	2031	$23,700			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Building Perimeter								
LED	5%			2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2076	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney								
Explanation : Recent Installation								
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%	Now	$95,100	2046	* *	1	$16,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System - Not Operational								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$61,000	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$98,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	40%			2056	* *			
Steam Piping/Pump	60%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$381,500	1	$12,200	
Convector/Radiator	80%			2041	* *	1	$25,600	
Controls								
Electrical	100%			2031	$563,600			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$240,700			
Window/Wall Unit	60%			2031	$230,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,400	
Exhaust Fans								
Interior	20%			2036	$89,900	2	$600	
Roof	80%	Now	$7,900	2036	$157,400	2	$1,900	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Roof Fans 4 And 7								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$20,300	4	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sewage Ejector(s)								
Electric	100%			2036	$53,100	4	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2046	* *	1-2	$600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 18 - BK**				
Address	: **101 MAUJER STREET @ LEONARD ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K018**
Program / Asset #	: **BOE0354.000 / 363**			**Yr Built/Renovated**	: **1916 / 2019**
Area Sq Ft	: **34,500**			**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **2787**	**Lot**	: **1**	**BIN**	: **3069559**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$176,700	$107,300
Interior Architecture	$178,100	$1,067,400
Electrical		$770,100
Mechanical	$100,400	$1,270,100
Site Pavements		$127,400
Total	**$455,200**	**$3,342,200**
Importance Code A	$176,700	$107,300
Importance Code B	$153,700	$3,234,900
Importance Code C	$124,800	
Total	**$455,200**	**$3,342,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,600	$700	$7,900	
Interior Architecture	$85,200	$1,400		$9,900
Electrical	$4,200	$3,200	$3,400	$4,100
Mechanical	$58,700	$5,100	$5,200	$4,700
Site Pavements	$7,000			
Total	**$238,600**	**$10,500**	**$16,500**	**$18,600**
Importance Code A	$87,000	$4,200	$11,300	$3,400
Importance Code B	$130,100	$6,300	$5,200	$11,500
Importance Code C	$21,600			$3,700
Total	**$238,600**	**$10,500**	**$16,500**	**$18,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$54,600	
Masonry: Brick	60%	Now	$176,700	LIFE	* *	5	$41,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 02 Room Line								
Masonry: Brick Cavity	25%			LIFE	* *	5	$34,900	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex								
Masonry: Limestone	5%			LIFE	* *	5	$5,200	
Metal Panel	2%	2-4	$1,900	2046	* *	5	$2,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Weathering Steel	3%			LIFE	* *	1		
Windows								
Aluminum	15%			2058	* *	5	$1,500	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex								
Aluminum	80%			2052	* *	5	$7,900	
Metal Louvers	2%			2039	* *	10	$1,200	
Metal Louvers	3%			2049	* *	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex								
Explanation : Recent Construction								
Parapets								
Masonry: Brick	45%			LIFE	* *	5-10	$13,600	
Masonry: Brick Cavity	35%			LIFE	* *	5-10	$10,500	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Metal Rail	10%			2049	* *	5-10	$8,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,800	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Roof								
Built-Up (BUR)	50%	Now	$5,400	2036	$107,300			
Deflection Evident, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 5th Floor								
Metal, Corrugated	5%	0-2	$1,600	2041	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Exterior Egress Stairs								
Modified Bitumen	45%			2044	* *	10	$8,100	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Interior								
Floors								
Asphalt Poured	5%	4+	$5,500	2041	* *	5	$700	
Wrinkling, Extent : Moderate, Area Affected : 100%								
Location : Stairs And Landings								
Cast in Place Concrete	8%	4+	$8,100	LIFE	* *	5	$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%			2045	* *	5	$2,900	
Quarry Tile	2%			2041	* *	5	$1,700	
Vinyl Tile	65%	Now	$53,400	2036	$1,067,400	3	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Corridors And Classrooms								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Various Corridors And Classrooms								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Assistant Principal Office And 4th Floor Corridor								
Explanation : Floor Defection								
Wood	15%			2071	* *	5	$16,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$7,400	
Concrete Masonry Unit	20%			LIFE	* *	5	$23,600	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Glass: Single Pane	5%	Now	$9,200	LIFE	* *	5	$5,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Masonry: Brick	5%	Now	$72,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement Foundation Wall Abutting Maujer Street								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	65%			LIFE	* *	5-10	$81,600	

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

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2041	* *	5	$14,200	
AcousTileSusp.Lay-In	5%			2053	* *	5	$2,800	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$7,100	
Exposed Struc: Steel	5%			LIFE	* *	10	$5,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Metal Panel	5%			LIFE	* *	5	$7,100	
Metal Panel	10%			LIFE	* *	5	$14,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Plaster	40%			LIFE	* *	5-10	$39,100	
Plaster	5%			LIFE	* *	5-10	$4,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	15%			2056	* *			
Iron Picket	30%			2080	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Explanation : Recent Construction								
Masonry: Brick	5%			2062	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Explanation : Recent Construction								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	45%			2049	* *			
Pavers/Stone	20%	4+	$600	2039	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Entrance Steps								
Steel Grating	35%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Egress Stair At Rear Yard								
Explanation : This Is Actually An Exterior Steel Tread And Riser Stair Assembly								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Site Pavements								
Activity Yard								
Asphalt	75%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Annex Addition								
Explanation : Recent Construction								
Rubber Matting	25%	0-2	$6,400	2036	$127,400			
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2036	$17,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	25%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 25%								
Location : New Gymnasium Building								
Explanation : 400 Ampere Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$133,200	5	$100	
Raceway								
Conduit	90%			2036	$56,400	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$10,200	5	$100	
Fused Disc Sw	5%			2052	* *	5		
Molded Case Bkrs	80%			2035	$81,700	5	$700	
Molded Case Bkrs	5%			2052	* *	5		
Wiring								
Thermoplastic	90%			2046	* *	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	10%			2049	* *	5		
Locally Mounted	85%			2041	* *	5	$200	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room Gymnasium Building								
Explanation : Water Main Pipe Grounded								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Lighting								
Interior Lighting								
Fluorescent	70%			2036	$368,600	10	$22,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$29,600	10	$4,200	
Exit, Battery	50%			2036	$25,000	10	$1,200	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2031	$66,300	1	$12,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm And Motion Sensors Only								
Fire/Smoke Detection								
Generic, Digital	70%			2036	$63,800	1-3	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								
Generic, Digital	30%			2041	* *	1-3	$6,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank. No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$34,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units.								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$49,700	2046	* *	4	$1,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. One Condensate Pump Is Not Working								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Leaking Chemical Feed Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Heating								
Terminal Devices								
Air Handler	10%			2036	$66,500	1	$2,100	
Convector/Radiator	75%			2034	$216,700	1	$8,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%	Now	$2,200	2031	$43,800	1	$500	
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Auditorium. Unit Ventilators.								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium Mechanical Room								
Explanation : Refer To Air Conditioning Section For Interior Packaged Air Conditioning Unit Utilizing Steam For Heating.								
Controls								
Pneumatic	100%			2034	$682,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2040	* *	2	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Mechanical Room. Unit Installed In 2020 And Utilizes R410a.								
Split Unit	5%			2036	$41,900			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Main Distribution Frame Room								
Explanation : 1 Unit. R-410a. Associated Condenser Located On 3rd Floor Roof.								
Window/Wall Unit	75%			2029	$100,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$3,000	
Ductwork/Diffusers	10%			LIFE	* *	2-5	$3,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium. Duct Distribution System Installed In 2020.								
No Component	80%							
Exhaust Fans								
Interior	5%			2044	* *	2	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Mechanical Room. Inline Exhaust Fans Installed In 2020.								
Roof	10%			2031	$6,900	2	$100	
No Component	85%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$225,500	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement. 2 Pumps.								
Water Heater With Tanks								
Electric	10%			2034	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Kitchen								
Explanation : 2 Units. 1 Gasoline Fired 200 Gallons And 30 Gallons In Kitchen								
Gas Fired	90%			2031	$78,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2036	$7,100	4	$1,100	
Backflow Preventer								
No Component	67%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : 2 Of 3 Water Mains Missing Backflow Prevention Assembly.								
Generic	33%			2044	* *	1	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Mechanical Room.								
Explanation : 1 Of 3 Water Mains With Reduced Pressure Zone Installed In 2020.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$24,400	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 18 - Q**		
Address	: **86-35 235 COURT BTWN: HILLSIDE AVE., 87 AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q018**
Program / Asset #	: **BOE0681.000 / 665**	**Yr Built/Renovated**	: **1955 / 2014**
Area Sq Ft	: **57,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **7955** **Lot** : **2**	**BIN**	: **4166561**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$302,900
Interior Architecture	$192,500	$1,532,700
Electrical	$313,900	$268,000
Mechanical	$341,300	$1,197,500
Site Pavements		$322,000
Total	**$847,600**	**$3,623,100**
Importance Code A		$302,900
Importance Code B	$847,600	$3,160,000
Importance Code C		$160,300
Total	**$847,600**	**$3,623,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,200	$56,400		
Interior Architecture	$116,000	$11,600		$7,300
Electrical	$5,700	$46,700	$6,800	$5,400
Mechanical	$49,200	$16,700	$13,800	$7,900
Site Pavements	$22,400			
Total	**$236,400**	**$131,400**	**$20,600**	**$20,600**
Importance Code A	$48,800	$62,200	$5,700	$5,600
Importance Code B	$121,900	$69,200	$15,000	$14,900
Importance Code C	$65,700			
Total	**$236,400**	**$131,400**	**$20,600**	**$20,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$10,600	
Glass Block	2%			LIFE	* *	5	$500	
Masonry: Brick	88%			LIFE	* *	5	$37,400	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	100%	Now	$11,500	2049	* *	5	$5,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$5,400	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Rail	20%			2038	* *	5-10	$26,200	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	50%			2038	* *	10	$30,100	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2048	* *	10	$7,500	
Modified Bitumen	45%	Now	$30,300	2033	$302,900			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Roof Over Auditorium								
Soffits								
Metal Panel	10%	2-4	$1,400	2043	* *	5	$500	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Northwest Entrance								
Stucco Cement	90%			2038	* *	5	$5,900	
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,900	
Mosaic Tile	5%	Now	$37,200	2038	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%	0-2	$7,400	LIFE	* *	5	$3,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby Entrance To Auditorium								
Vinyl Tile	10%	Now	$65,700	2033	$219,000	3	$2,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	60%			2033	$1,313,700	3	$23,200	
Vinyl Tile 9" X 9"	5%	Now	$126,800	2043	* *	3	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Landings And Basement Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stair Landings And Basement Throughout								
Wood	5%	Now	$11,800	2048	* *	5	$3,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Auditorium Stage								
Interior Walls								
Cast in Place Concrete	5%	Now	$4,400	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Concrete Masonry Unit	40%			LIFE	* *	5	$9,000	
Glazed Ceramic Panel	5%	Now	$11,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Plaster	20%			LIFE	* *	5	$3,400	
SGFT/Glazed Masonry	30%	Now	$31,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$19,400	
AcousTileSusp.Lay-In	5%			2038	* *	5	$3,900	
Exposed Struc: Concrete	50%			LIFE	* *	5	$6,000	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%	0-2	$7,200	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lockers								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	80%	4+	$16,000	2036	$160,300			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$3,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Steps								
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	60%	Now	$3,200	2036	$161,700			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	40%			2038	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Fused Disc Sw	25%			2059	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes Serving The Solar Panels.								
Transformers								
Dry Type	100%			2050	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	3%			2049	* *	5		
Fused Disc Sw	7%			2032	$10,000	5	$100	
Molded Case Bkrs	50%			2049	* *	5	$800	
Molded Case Bkrs	40%			2032	$57,200	5	$600	
Wiring								
Braided Cloth	60%	2-4	$122,600	2058	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	50%			2031	$36,700	5	$200	
Locally Mounted	40%			2046	* *	5	$200	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	80%			2041	* *	10	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Lighting								
Egress Lighting								
Emergency, Battery	30%			2028	$29,400	10	$4,100	
Emergency, Battery	20%			2041	* *	10	$2,800	
Exit, LED	20%			2068	* *	1		
Exit, Service	30%			2028	$7,600	1		
Exterior Lighting								
HID	30%			2028	$81,700	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$109,600	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$133,900	5	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Room Renovation Is Scheduled								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$56,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Court Yard								
Explanation : Boiler Room Renovation Is Scheduled. 1 Temporary Unit Is Being Used								
Distribution								
Steam Piping/Pump	5%	0-2	$4,700	2033	$23,400			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Pneumatic Control System								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 3 Control Valves, Basement								
Steam Piping/Pump	95%			2033	$444,000			
Terminal Devices								
Air Handler	20%	0-2	$11,000	2028	$219,700	1	$6,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : The Motors								
Convector/Radiator	80%			2031	$381,800	1	$14,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	$19,900	2033	$33,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	55%			2028	$121,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,800	
Exhaust Fans								
Interior	70%			2033	$181,200	2	$1,200	
Roof	30%			2033	$34,000	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	5%	0-2	$3,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : North West Driveway								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,800	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2033	$30,600	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : System Testing Needed								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 18 - SI**
Address : **221 BROADWAY @ HENDERSON AVE.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0909.000 / 1444**
Area Sq Ft : **87,000**
Date of Survey : **23-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **176** **Lot** : **10**

Agency's Number : **R018**
Yr Built/Renovated : **1964 / 2013**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5004877**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$240,800	$211,000
Interior Architecture	$3,283,700	$199,400
Electrical	$352,100	$2,130,200
Mechanical	$345,900	$574,800
Total	**$4,222,400**	**$3,115,300**
Importance Code A	$240,800	$211,000
Importance Code B	$3,793,600	$2,904,400
Importance Code C	$188,000	
Total	**$4,222,400**	**$3,115,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$101,200	$10,100	$8,900	
Interior Architecture	$38,200	$19,500	$7,400	$4,100
Electrical	$10,000	$23,100	$8,100	$9,700
Mechanical	$39,200	$19,000	$26,500	$15,900
Site Pavements	$8,100			
Total	**$196,600**	**$71,700**	**$51,000**	**$29,800**
Importance Code A	$109,800	$18,900	$17,500	$8,600
Importance Code B	$86,800	$52,800	$33,500	$21,200
Importance Code C				
Total	**$196,600**	**$71,700**	**$51,000**	**$29,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	$10,900	LIFE		* *	5	$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement, Crawl Space									
Glazed Ceramic Panel	10%	0-2	$29,800	LIFE		* *	5	$33,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Brick	80%	0-2	$240,800	LIFE		* *	5	$57,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Granite	5%	Now	$14,400	LIFE		* *	5	$2,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Aluminum	100%			2049		* *	5	$17,800	
Parapets									
Metal Rail	100%			2046		* *	5-10	$153,900	
Roof									
Built-Up (BUR)	95%	4+	$46,100	2038		* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Roof Over Cafe									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Hvac Unit									
Explanation : Leak At HVAC Unit Location									
Copper/Terne	5%			2048		* *	10	$10,100	
Soffits									
Cast in Place Concrete	100%			LIFE		* *	5	$35,500	
Interior									

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$57,600	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, 301, 329, Stairs 7 And 8								
Ceramic Tile	5%	Now	$38,200	2042	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	45%			2038	* *	3	$22,300	
Vinyl Tile 9" X 9"	25%	0-2	$135,500	2028	$2,709,600	3	$12,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Auditorium								
Wood	10%			2061	* *	5	$24,800	
Interior Walls								
Ceramic Tile	5%	Now	$69,400	2042	* *	5	$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilets And Kitchen								
Concrete Masonry Unit	10%	2-4	$118,600	LIFE	* *	5	$9,900	
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Plaster	60%			LIFE	* *	5	$44,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$39,000	
Exposed Struc: Concrete	10%	0-2	$95,800	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	10%			2033	$199,400			
Plaster	50%	Now	$97,200	LIFE	* *	5	$39,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Graffiti, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%	Now	$8,100	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$186,400	5	$300	
Fused Disc Sw	20%			2043	* *	5	$100	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	10%			2032	$24,500	5	$200	
Molded Case Bkrs	80%			2041	* *	5	$1,800	
Wiring								
Braided Cloth	65%	2-4	$194,200	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	15%			2033	$44,800	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$500	
Locally Mounted	20%			2031	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Lighting								
Interior Lighting								
Fluorescent	83%			2033	$1,102,200	10	$66,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2033	$66,400	10	$4,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms And Auditorium								
Fluorescent	2%			2033	$26,600	10	$1,600	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Library								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$74,800	10	$10,500	
Exit, Service	40%			2033	$15,400	1		
Exit, Service	10%			2028	$3,800	1		
Exterior Lighting								
HID	20%	2-4	$83,100	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$35,800	5	$900	
Alarm								
Security System								
Generic	100%			2033	$167,200	1	$32,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Outside And Exit Doors								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$229,800	1-3	$55,200	

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$86,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$50,100	2043	* *	4	$4,300	
Controller Not Working, Extent : Moderate, Area Affected : 10% Location : Boiler Room								
Terminal Devices								
Air Handler	20%			2033	$335,300	1	$10,800	
Convector/Radiator	80%			2038	* *	1	$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2038	* *	2	$800	
Window/Wall Unit	70%	Now	$23,600	2028	$236,200	1		
Damaged, Extent : Severe, Area Affected : 10% Location : Rooms 112, 301, 203								
No Component	15%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	$17,000	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,500	
Exhaust Fans								
Interior	30%			2033	$118,500	2	$800	
Roof	70%			2033	$121,000	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	* *	1		
Galvanized Steel	80%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	$2,700	
Fixtures								
Generic	100%							
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,400	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 5%							
	Location : Kitchen							
	Explanation : 21 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 19 - BK**		
Address	: **325 SOUTH 3RD STREET @ KEAP ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K019**
Program / Asset #	: **BOE0355.000 / 337**	**Yr Built/Renovated**	: **1911 / 2000**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2423** **Lot** : **1**	**BIN**	: **3063188**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$206,600	$206,600
Interior Architecture	$502,600	$4,809,200
Electrical		$2,339,000
Mechanical		$3,911,100
Site Pavements	$100,900	
Total	**$810,100**	**$11,265,900**
Importance Code A	$206,600	$911,600
Importance Code B	$415,700	$10,245,400
Importance Code C	$187,800	$108,800
Total	**$810,100**	**$11,265,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,300		$1,800	
Interior Architecture	$160,100		$7,800	$39,800
Electrical	$10,000	$7,500	$7,700	$9,700
Mechanical	$75,000	$20,100	$20,100	$13,800
Site Enclosure	$59,100			
Total	**$329,500**	**$27,600**	**$37,400**	**$63,300**
Importance Code A	$33,100	$7,800	$9,600	$7,800
Importance Code B	$187,100	$19,800	$27,800	$28,800
Importance Code C	$109,300			$26,700
Total	**$329,500**	**$27,600**	**$37,400**	**$63,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$175,100	
Masonry: Brick	85%			LIFE	* *	5	$238,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Throughout								
Masonry: Limestone	7%			LIFE	* *	5	$14,700	
Windows								
Aluminum	98%			2052	* *	5	$35,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Throughout								
Metal Louvers	2%			2045	* *	10	$4,600	
Parapets								
Under Construction	100%							
Roof								
Metal Panel	2%			2049	* *	10	$1,800	
Skylight, Metal/Glass	1%			2056	* *	10	$1,600	
Under Construction	97%							
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,300	
Mosaic Tile	5%			2049	* *	5	$15,600	
Terrazzo	1%	Now	$2,400	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby Entry Stairs								
Vinyl Tile	59%	Now	$41,700	2036	$2,084,300	3	$27,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$255,700	2031	$2,556,800	3	$11,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%	0-2	$19,100	2064	* *	5	$5,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	10%			2045	* *	5	$53,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$42,700	
Masonry: Brick	10%			LIFE	* *	10	$16,000	
Metal: Cage/Fence	2%			LIFE	* *	10	$2,100	
Plaster	4%	Now	$10,600	LIFE	* *	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead								
Plaster	64%			LIFE	* *	5-10	$290,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$12,300	2041	* *	5	$9,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Steel	8%			LIFE	* *	10	$20,000	
Metal Panel	1%	Now	$800	LIFE	* *	5	$1,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Kitchen								
Plaster	76%	Now	$59,100	LIFE	* *	5	$59,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office, Cafeteria, 3rd Floor Boy's Bathroom								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$43,400	2056	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Loading Area								
Iron Picket	40%	Now	$15,800	2056	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : 3rd Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$100,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
Tripping Hazard, Extent : Moderate, Area Affected : 25%								
Location : Borinquen Place								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Area								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$199,700	5	$2,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

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
Under 600 Volts								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,200	5	$100	
Molded Case Bkrs	10%			2044	* *	5	$200	
Molded Case Bkrs	75%			2035	$137,900	5	$1,600	
Molded Case Bkrs	10%			2058	* *	5	$200	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Main Room								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$1,085,300	10	$65,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$67,900	10	$9,500	
Exit, Battery	50%			2036	$57,300	10	$2,700	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$208,700	1-3	$50,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	$185,600	5	$24,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2034	$705,100	1	$78,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	30%	2-4	$9,700	2036	$194,300			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Steam Piping/Pump	70%			2036	$453,400			
Terminal Devices								
Air Handler	20%			2031	$304,500	1	$9,800	
Convector/Radiator	80%			2034	$529,200	1	$20,400	
Controls								
Electrical	100%			2031	$449,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$21,500	2031	$214,500	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	30%			2036	$107,600	2	$700	
Roof	70%			2031	$109,900	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$206,500	1		
HW Heat Exchanger								
Steam Fired	100%			2036	$391,200	4	$11,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

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
Plumbing								
Sanitary Piping								
Cast Iron	20%	0-2	$4,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria Area								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$16,200	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2036	$42,400	4	$4,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%	Now	$300	2036	$15,800	1	$2,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$22,400	1-2	$500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood 10 Feet X 5 Feet Which Equals 50 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 19 - M ASHER LEVY**
Address : **185 1ST AVENUE BTWN: E 11 ST AND E 12 ST**
Borough : **MANHATTAN**
Agency's Number : **M019**
Program / Asset # : **BOE0012.000 / 2607**
Yr Built/Renovated : **1956 / 2006**
Area Sq Ft : **84,000**
Project Type : **EDUCATION**
Date of Survey : **14-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **453** **Lot** : **34** **BIN** : **1006478**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$324,100	$87,100
Interior Architecture	$802,400	
Electrical	$1,029,900	$539,800
Mechanical	$2,164,900	$1,623,900
Total	**$4,321,300**	**$2,250,900**
Importance Code A	$1,073,800	$87,100
Importance Code B	$3,088,600	$2,163,800
Importance Code C	$158,800	
Total	**$4,321,300**	**$2,250,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,200			
Interior Architecture	$78,800		$9,300	$800
Electrical	$33,200	$9,600	$7,800	$7,800
Mechanical	$62,000	$60,000	$23,100	$13,600
Site Pavements	$17,400			
Total	**$214,500**	**$69,600**	**$40,200**	**$22,300**
Importance Code A	$23,200	$8,500	$8,300	$8,300
Importance Code B	$186,200	$61,100	$31,900	$14,000
Importance Code C	$5,200			
Total	**$214,500**	**$69,600**	**$40,200**	**$22,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$7,500	
Masonry: Brick	89%			LIFE	* *	5	$44,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,900	
Granite Panels	3%			LIFE	* *	5	$1,100	
Windows								
Aluminum	99%	Now	$23,200	2049	* *	5	$11,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Classrooms And Stairwell								
Metal Louvers	1%			2042	* *	10	$1,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$4,900	
Masonry: Brick	65%			LIFE	* *	5	$4,100	
Metal Rail	25%			2046	* *	5-10	$28,400	
Roof								
Copper/Terne	5%			2061	* *	10	$11,500	
Modified Bitumen	95%			2041	* *	10	$87,100	
Soffits								
Pre-Cast Concrete	100%	Now	$324,100	LIFE	* *	5	$43,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Window Sun Shades Throughout								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$35,300	LIFE	* *	5	$44,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Water Meter								
Ceramic Tile	5%			2042	* *	5	$6,800	
Terrazzo	10%			LIFE	* *	5	$10,600	
Vinyl Tile	55%			2038	* *	3	$27,900	
Vinyl Tile 9" X 9"	5%	Now	$553,800	2043	* *	3	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Various Offices								
Wood	10%			2061	* *	5	$25,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$10,300	
Concrete Masonry Unit	40%	Now	$158,800	LIFE	* *	5	$33,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Water Meter								
Glass: Single Pane	5%			LIFE	* *	5	$7,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$12,400	
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 19 - M ASHER LEVY
Asset # : 2607

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
Interior								
Ceilings								
AcousTile,Adhered	40%	Now	$34,900	2046	* *	5	$26,500	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Metal Panel	20%	4+	$89,800	LIFE	* *	5	$33,100	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : 1st Floor And Basement Corridors								
Plaster	30%			LIFE	* *	5	$24,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,400	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 11th Street And 1st Avenue								
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2036				
Activity Yard								
Pavers/Stone	10%			2046	* *			
Rubber Matting	10%			2041	* *			
Traffic Topping	80%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$233,000	2063	* *	5	$200	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	10%	2-4	$24,500	2058	* *	5	$100	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	65%			2032	$159,400	5	$1,400	
Molded Case Bkrs	15%			2041	* *	5	$300	
Wiring								
Braided Cloth	90%	2-4	$268,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$72,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	6%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$72,200	10	$10,100	
Exit, Service	50%			2033	$18,500	1		
Exterior Lighting								
HID	18%			2028	$72,200	10		
LED	2%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$161,500	1	$31,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$221,900	1-3	$51,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								

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DEPARTMENT OF EDUCATION - 040
P. S. 19 - M ASHER LEVY
Asset # : 2607

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$26,000	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Outside. Underground								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside. Underground								
Explanation : No. 4 Oil, 10,000 Gallons Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$749,700	2053	* *	1	$74,900	
Damaged, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Tubes Of No.2 Unit.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Obsolete Boilers, They Are Scheduled To Be Replaced This Year.								
Distribution								
Steam Piping/Pump	100%	Now	$34,400	2033	$688,800			
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump. Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Terminal Devices								
Air Handler	40%			2028	$647,500	1	$20,800	
Convector/Radiator	60%			2031	$422,000	1	$16,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	$9,400	2033	$188,600	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units. Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Inefficient Units								
Window/Wall Unit	60%			2028	$195,500	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	$267,000	1	$10,400	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%			2033	$39,800	2	$11,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	80%			2028	$305,200	2	$2,100	
Roof	20%			2028	$33,400	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$11,000	2031	$219,600	1		
Not Insulated, Extent : Moderate, Area Affected : 50%								
Location : Water Main And Piping, Basement Meter Room								
Water Heater With Tanks								
Gas Fired	100%			2031	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Using 500 Gallon Old Heat Exchanger As Storage Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$17,200	4	$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$23,800	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 19 - Q**		
Address	: **98-02 ROOSEVELT AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q019**
Program / Asset #	: **BOE0682.000 / 1218**	**Yr Built/Renovated**	: **1923 / 2019**
Area Sq Ft	: **243,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **1607** **Lot** : **1**	**BIN**	: **4437176**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$274,500	$370,400
Interior Architecture	$3,873,300	$1,612,300
Electrical	$308,000	$679,500
Mechanical	$3,581,400	$1,785,100
Total	**$8,037,200**	**$4,447,400**
Importance Code A	$274,500	$370,400
Importance Code B	$7,691,000	$2,707,400
Importance Code C	$71,700	$1,369,600
Total	**$8,037,200**	**$4,447,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,500	$20,600		$2,200
Interior Architecture	$42,300	$16,400	$19,700	$8,800
Electrical	$40,600	$95,100	$45,200	$42,400
Mechanical	$89,400	$87,200	$62,800	$81,800
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$195,700**	**$234,200**	**$142,500**	**$150,000**
Importance Code A	$32,500	$44,600	$24,600	$26,300
Importance Code B	$163,200	$189,600	$118,000	$123,800
Importance Code C				
Total	**$195,700**	**$234,200**	**$142,500**	**$150,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$83,100	
Masonry: Brick	40%			LIFE	* *	5	$85,100	
Masonry: Brick Cavity	45%			LIFE	* *	5	$95,800	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Wing								
Explanation : Recent New School Addition								
Masonry: Limestone	10%			LIFE	* *	5	$16,000	
Windows								
Aluminum	50%	4+	$274,500	2049	* *	5	$9,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Various								
Aluminum	50%			2058	* *	5	$18,700	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Addition Exterior Facades								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,800	
Masonry: Brick Cavity	40%			LIFE	* *	5	$9,700	
Masonry: Brick Cavity	45%			LIFE	* *	5	$10,900	
Recent Construction, Extent : N/A, Area Affected : 45%								
Location : New Addition								
Metal: Cage/Fence	2%			2050	* *	5-10	$3,800	
Metal: Cage/Fence	3%			2053	* *	5-10	$5,600	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Addition								
Roof								
Built-Up (BUR)	20%	4+	$8,500	2038	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Classroom 509 At Roof Drain								
Copper/Terne	2%			2048	* *	10	$8,900	
Modified Bitumen	60%			2041	* *	10	$106,300	
Plaza Roof: Stone Panels	5%			2053	* *			
Plaza Roof: Stone Panels	10%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : New Addition Roof Area								
Explanation : Recent Installation								
Skylight, Metal/Glass	3%			2043	* *	10	$17,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$76,700	
Ceramic Tile	5%			2042	* *	5	$17,500	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Toilets Roof And Kitchen								
Explanation : New Ceramic Tiles In New Addition								
Terrazzo	5%	4+	$33,600	LIFE	* *	5	$13,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lobby Of 1924 Wing								
Terrazzo	5%			LIFE	* *	5	$13,700	
Traffic Topping	5%	Now	$856,600	2043	* *	5	$11,000	
Split/Cracked, Extent : Severe, Area Affected : 35%								
Location : Stairs, Fifth Floor Corridor								
Wrinkling, Extent : Severe, Area Affected : 50%								
Location : Stairs, Fifth Floor Corridor								
Vinyl Tile	45%			2041	* *	3	$59,200	
Vinyl Tile 9" X 9"	20%	0-2	$2,871,200	2043	* *	3	$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Wood	5%			2048	* *	5	$32,900	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	3%			2036	$1,211,800	5	$21,500	
Ceramic Tile	20%			2048	* *	5	$143,400	
Recent Construction, Extent : N/A, Area Affected : 20%								
Location : New Addition								
Gypsum Board	20%			LIFE	* *	5	$86,000	
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : New Addition								
Masonry: Brick	2%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$43,000	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2053	* *	5	$147,600	
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : New Addition								
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$13,800	
Metal Panel	2%			LIFE	* *	5	$9,200	
Plaster	40%			LIFE	* *	5	$92,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Site Enclosure								
Fence/Gates								
Chain Link	55%			2053	* *			
Iron Picket	45%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	20%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : New Addition								
Explanation : New Installation								
Cast in Place Concrete	70%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Various								
Explanation : Missing Mortar Joints								
Activity Yard								
Asphalt	45%			2042	* *			
Asphalt	50%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Addition								
Explanation : New Activity Yard								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere And Three 1,200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2050	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 30 Kilovolt Amperes 480 Volts Primary Voltage, 208 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$1,000	
Raceway								
Conduit	35%			2033	$241,700	1		
Conduit	65%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2032	$19,600	5	$200	
Fused Disc Sw	7%			2055	* *	5	$400	
Molded Case Bkrs	30%			2032	$196,200	5	$1,900	
Molded Case Bkrs	60%			2055	* *	5	$3,800	
Wiring								
Braided Cloth	25%	2-4	$230,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Wing Building								
Thermoplastic	10%			2033	$92,000	1		
Thermoplastic	65%			2059	* *	1		
Motor Controllers								
Locally Mounted	35%			2031	$130,100	5	$600	
Locally Mounted	35%			2050	* *	5	$600	
Variable Frequency Drive	30%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$74,800	
Generators								
Diesel	100%			2046	* *	1	$94,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$9,000	
Fuel Storage								
Day Tank	100%			2055	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	35%			2038	* *	10	$78,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing Building								
LED	65%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Emergency, Battery	10%			2028	$41,800	10	$5,900	
Exit, Service	40%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Lighting								
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$1,900	
Alarm								
Security System								
Generic	50%			2041	* *	1	$45,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium Exit Doors And Basement								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2041	* *	1	$45,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$149,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Basement								
Explanation : Strobe Lights, Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	60%			2046	* *	1	$144,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	40%			2050	* *	1	$96,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse. Three New Gasoline Boilers								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Heating								
Distribution								
Hot Wtr Piping/Pump	80%	0-2	$21,800	2032	$435,300	4	$9,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Heat Exchanger, Leaking Water Regulator Devices. Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Thermostats Throughout								
Steam Piping/Pump	20%	0-2	$19,900	2043	* *			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Terminal Devices								
Air Handler	20%			2028	$936,500	1	$30,100	
Convector/Radiator	60%			2031	$1,220,800	1	$47,100	
Fan Coil Unit/Heat	20%			2028	$1,233,800	1	$15,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	35%			2041	* *	1	$39,500	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof Of New Building								
Explanation : 2 Units At Roof Of New Building								
Split Unit	5%			2038	* *			
Window/Wall Unit	20%	0-2	$3,800	2028	$188,500	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Rooms 310, 325								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$169,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$135,500	
Exhaust Fans								
Interior	100%			2028	$1,103,600	2	$7,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$5,100	
Backflow Preventer								
Generic	100%			2043	* *	1	$14,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : New Installed Unit								
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Explanation : Toilets Clogged								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Explanation : 2 New Elevators								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$68,800	1-2	$1,400	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set. 120 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 19 - SI**
Address : **780 POST AVENUE @ GREENLEAF AVE.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0910.000 / 1445**
Area Sq Ft : **75,366**
Date of Survey : **13-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **227** **Lot** : **24**
Agency's Number : **R019**
Yr Built/Renovated : **1930 / 1999**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5006175**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,227,800	$517,000
Interior Architecture		$3,135,200
Electrical	$1,515,000	$587,300
Mechanical	$748,800	$3,751,200
Site Pavements	$78,800	
Total	**$3,570,300**	**$7,990,700**
Importance Code A	$1,227,800	$517,000
Importance Code B	$2,342,600	$7,473,700
Total	**$3,570,300**	**$7,990,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$160,500		$2,400	$21,200
Electrical	$7,000	$8,500	$8,000	$54,300
Mechanical	$62,000	$11,500	$17,000	$10,700
Site Enclosure	$29,800			
Site Pavements	$58,600			
Total	**$317,900**	**$19,900**	**$27,400**	**$86,100**
Importance Code A	$13,300	$7,500	$7,500	$7,600
Importance Code B	$260,800	$12,500	$17,600	$78,500
Importance Code C	$43,800		$2,400	
Total	**$317,900**	**$19,900**	**$27,400**	**$86,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$759,100	LIFE	* *	5	$450,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	Now	$191,100	LIFE	* *	5	$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Sills And Other Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$277,600	2051	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Classrooms And Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 60%								
Location : Classrooms And Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	90%			LIFE	* *	5	$3,700	
Roof								
Modified Bitumen	100%			2043	* *	10	$66,900	
Interior								
Floors								
Cast in Place Concrete	25%	4+	$49,100	LIFE	* *	5	$61,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$16,300	2038	* *	5	$2,800	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Sheet Vinyl/Rubber	3%			2035	$226,700	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$4,400	
Vinyl Tile	40%	0-2	$25,500	2035	$1,276,400	3	$16,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	17%	Now	$31,400	2035	$1,570,400	3	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$34,400	2050	* *	5	$5,300	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$4,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$14,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$3,700	2040	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors								
AcousTileConcealSpLn	15%			2040	* *	5	$21,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,500	
Metal Panel	5%			LIFE	* *	5	$7,100	
Plaster	55%			LIFE	* *	5	$38,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Metal Panels								
Chain Link	70%			2045	* *			
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$29,800	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Vehicular And Pedestrian Ramps								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	85%	2-4	$9,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%	0-2	$1,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Exit Stairs								
Masonry: Granite	5%	Now	$3,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Front Stairs								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$29,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	95%	2-4	$78,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Playground								
Rubber Matting	5%			2035	$49,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	100%			2035	$148,100	1		
Panelboards								
Fused Knife Sw	10%			2034	$18,400	5	$200	
Fused Toggle Switch	5%			2034	$9,200	5	$100	
Molded Case Bkrs	85%			2034	$156,300	5	$1,700	
Wiring								
Braided Cloth	70%	0-2	$143,100	2060	* *	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2035	$20,400	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Lighting								
Interior Lighting								
Fluorescent	96%			2030	$1,104,400	10	$66,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2030	$42,800	2		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Auditorium								
Explanation : Incandescent Light Fixtures								
LED	2%			2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	10%			2030	$13,000	10	$1,800	
Emergency, Battery	40%			2035	$51,800	10	$7,300	
Exit, Battery	40%			2030	$43,700	10	$2,000	
Exit, Battery	10%			2035	$10,900	10	$500	
Exterior Lighting								
HID	20%			2030	$72,000	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2043	* *	1	$14,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$72,400	1	$14,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$46,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Oil Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Heating								
Conversion Equipment								
Steam Boiler	2%			2048	* *	1	$1,500	
Steam Boiler	98%	Now	$13,200	2048	* *	1	$65,800	
Damaged, Extent : Severe, Area Affected : 20%								
Location : 11 Plugged Tubes On Boiler No.2 And Damaged Framing In Basement. Defective Burner								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$217,000	2045	* *	4	$3,700	
Controller Not Working, Extent : Light, Area Affected : 10%								
Location : Chemical Feed System In Basement Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Vacuum Pumps								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. 15 Percent Steam Traps Defective								
Terminal Devices								
Air Handler	10%			2035	$145,200	1	$4,700	
Air Handler	10%	Now	$7,300	2035	$145,200	1	$4,200	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Auditorium Blower Leaking And Steam Coil In Ductwork At Gymnasium Supply Fan Leaking Located In Third Floor Mechanical Room								
Convector/Radiator	60%	Now	$7,600	2033	$378,600	1	$13,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Rooms 220, 310								
Fan Coil Unit/Heat	10%			2030	$191,300	1	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Unit Ventilators In All Classrooms.								
Explanation : Antiquated								
Fan Coil Unit/Heat	10%	Now	$19,100	2030	$191,300	1	$2,200	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Unit Ventilators In Various Classrooms								
Controls								
Pneumatic	100%	0-2	$149,100	2033	$1,491,500			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Four Pneumatic Valves Malfunctioning								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	90%	2-4	$13,200	2033	$263,100	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Explanation : 8 Window Air Conditioners Are Not Working								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,000	
Exhaust Fans								
Interior	100%			2035	$342,300	2	$2,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$985,200	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Gymnasium. Basement								
Explanation : Two Storm Piping Risers Replaced In Gymnasium. Majority Of Storm Piping Connected To Areaways Were Replaced And Additional Piping Were Installed For Discharge Into Sump Pump Tanks.								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,400	
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement								
Explanation : 3 Of 4 Sump Pumps Were Upgraded In 2018.								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 20 - BK**
Address : **225 ADELPHI STREET BTWN: DEKALB AVE., WILLOUGHBY AV**
Borough : **BROOKLYN**
Agency's Number : **K020**
Program / Asset # : **BOE0356.000 / 2519**
Yr Built/Renovated : **1951 / 2017**
Area Sq Ft : **92,000**
Project Type : **EDUCATION**
Date of Survey : **16-Nov-2021**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2091** **Lot** : **3**
BIN : **3058531**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$198,100	$66,100
Interior Architecture	$2,181,100	
Electrical	$878,300	$670,000
Mechanical	$4,220,500	$6,189,500
Site Pavements	$89,800	$299,200
Total	**$7,567,700**	**$7,224,800**
Importance Code A	$198,100	$1,014,300
Importance Code B	$7,217,400	$6,210,500
Importance Code C	$152,300	
Total	**$7,567,700**	**$7,224,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,900	$34,000	$2,400	
Interior Architecture	$76,200			$8,400
Electrical	$79,600	$71,300	$10,300	$8,700
Mechanical	$277,400	$44,000	$28,100	$15,800
Site Enclosure	$12,200			
Site Pavements	$3,400			
Total	**$468,700**	**$149,300**	**$40,800**	**$32,800**
Importance Code A	$29,000	$43,300	$11,500	$9,100
Importance Code B	$410,400	$106,000	$29,300	$23,700
Importance Code C	$29,400			
Total	**$468,700**	**$149,300**	**$40,800**	**$32,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$2,400	
Masonry: Brick	85%			LIFE	* *	5	$66,100	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Metal Panel	5%			2053	* *	5-10	$26,800	
Windows								
Aluminum	95%	0-2	$129,000	2049	* *	5	$12,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	5%			2049	* *	5	$4,800	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$9,800	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Security Bars	10%			2048	* *			
Roof								
Copper/Terne	3%			2061	* *	10	$4,000	
Modified Bitumen	50%			2038	* *	10	$26,700	
Plaza Roof: Stone Panels	45%	Now	$69,000	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Above 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above 3rd Floor								
Explanation : Modified Bitumen Below Pavers								
Sloped Glazing	2%	Now	$19,900	LIFE	* *	5	$14,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Room 209								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$20,000	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Boiler Room								
Ceramic Tile	5%	Now	$13,300	2042	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Staff Toilets Throughout								
Terrazzo	5%	0-2	$22,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Stair Landings								
Vinyl Tile	56%	Now	$72,700	2038	* *	3	$17,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Vinyl Tile 9" X 9"	24%	Now	$1,804,700	2043	* *	3	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	$5,600	2048	* *	5	$3,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium At Drinking Fountain								
Interior Walls								
Concrete Masonry Unit	10%	Now	$13,800	LIFE	* *	5	$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Masonry: Brick	5%	Now	$69,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	60%			LIFE	* *	5	$11,800	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$82,400	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$151,300	2046	* *	5	$10,500	
Adhesion Failure, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium, Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium, Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium, Cafeteria								
AcousTileSusp.Lay-In	5%	Now	$1,600	2038	* *	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Exposed Struc: Concrete	50%			LIFE	* *	5	$6,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	20%			LIFE	* *	5	$10,500	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2043	* *			
Iron Picket	5%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Rear Play Yard								
Free Standing Walls								
Concrete Masonry Unit	10%	Now	$3,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Masonry: Brick	90%	Now	$8,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rear Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Yard								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$3,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Site Pavements								
Activity Yard								
Asphalt	75%	Now	$89,800	2036	$299,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Rear Yard								
Rubber Matting	25%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$45,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$5,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$254,700	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	100%			2033	$225,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$26,800	5	$200	
Fused Knife Sw	10%	0-2	$26,800	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room And Fan Room								
Molded Case Bkrs	75%			2032	$201,000	5	$1,800	
Molded Case Bkrs	5%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor And Basement								
Explanation : Ac Panelboard								
Wiring								
Braided Cloth	80%	0-2	$261,200	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	18%			2033	$58,800	1		
Thermoplastic	2%			2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor And Basement								
Explanation : Ac Panelboards, Recent Installation								
Motor Controllers								
Locally Mounted	100%			2031	$133,700	5	$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$81,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
HID	2%			2028	$24,400	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : HID Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	$86,400	10	$11,100	
Exit, Service	50%			2028	$22,200	1		
Exterior Lighting								
HID	1%			2028	$4,800	10		
HID	9%	Now	$43,200	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Exterior Lighting								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$193,300	1	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Motion Sensors And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$56,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$28,500	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Tank No. 2 Repair In Progress								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 2 Tanks 7,500 Gallons Each								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2031	$897,500	1	$91,100	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$289,500	2033	$2,895,300	4	$4,500	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Radiators And Drip Legs Throughout.								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Insulation Missing On Branch Piping To Coils At Air Handlers Throughout.								
Explanation : Insulation Missing On Branch Piping T								
Terminal Devices								
Air Handler	40%	0-2	$77,500	2028	$775,100	1	$20,500	
Broken, Extent : Severe, Area Affected : 30%								
Location : Second Steam Coil At Unit 2 A Disconnected.								
Damaged, Extent : Severe, Area Affected : 5%								
Location : Flexible Connectors Throughout								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Coil Leaks In The Fan Room, Basement								
Convector/Radiator	60%	Now	$50,500	2031	$505,200	1	$16,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Stairways								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Rooms 304, 309, 315, 316 And 317								
Explanation : No Heat								
Controls								
Pneumatic	100%	0-2	$199,000	2027	$1,990,000			
Malfunctioning, Extent : Severe, Area Affected : 70%								
Location : Pneumatic Valves In Basement And Regulators At Unit 4C, 7l And G At Fan Rooms.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Air Conditioning								
Conversion Equipment								
Split Unit	1%			2033	$24,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Server Room And Roof								
Explanation : Serves Intermediate Distribution Frame Room								
Window/Wall Unit	70%			2028	$273,000	1		
No Component	29%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Interior	95%	0-2	$43,400	2028	$433,800	2	$2,100	
Broken, Extent : Severe, Area Affected : 20%								
Location : Filter And Frame At Kitchen Exhaust Fan.								
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Kitchen Exhaust In The Kitchen								
Roof	5%	Now	$1,000	2028	$10,000	2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Exhaust Fan Number 14								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$132,200	2033	$1,322,400	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Piping At Cross Bay, Basement								
Controller Not Working, Extent : Severe, Area Affected : 30%								
Location : Automatic Sinks Throughout								
Damaged, Extent : Severe, Area Affected : 30%								
Location : Flushometer Heads								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Faucets At Classroom Sinks Throughout								
Water Heater With Tanks								
Gas Fired	100%			2028	$133,800	2		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Boiler Room								
Explanation : 2 Units. One 200 Gallon Tank For Kitchen And One 350 Gallon Tank For Domestic Use. Tanks Equipped With Steam Stem Coils For Winter Operation. Qty 7								
HW Heat Exchanger								
Steam Fired	100%			2033	$497,900	4	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks Shared With Gas Fired Heaters Used For Winter Domestic Water And Kitchen Service.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$18,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Areaway And Roof Drains								
Sump Pump(s)								
Non-Submersible	100%	Now	$4,100	2033	$20,600	4	$1,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$71,200	1-2	$1,300	
Chemical System								
Generic	100%			2028	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 65 Square-foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 20 - M**		
Address	: **166 ESSEX STREET @ STANTON ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M020**
Program / Asset #	: **BOE0013.000 / 2690**	**Yr Built/Renovated**	: **1962 / 2024**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **355** **Lot** : **1**	**BIN**	: **1004325**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$121,400	$167,200
Interior Architecture	$2,568,800	$6,754,700
Electrical		$2,951,800
Mechanical		$2,507,300
Site Pavements	$1,966,000	
Total	**$4,656,200**	**$12,381,000**
Importance Code A	$121,400	$167,200
Importance Code B	$4,310,200	$12,213,800
Importance Code C	$224,600	
Total	**$4,656,200**	**$12,381,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,600		$6,600	
Interior Architecture	$180,700		$5,200	$10,300
Electrical	$11,800	$8,600	$9,100	$11,400
Mechanical	$51,100	$16,100	$22,800	$19,000
Site Enclosure	$23,600			
Site Pavements	$22,100			
Total	**$324,800**	**$24,600**	**$43,700**	**$40,700**
Importance Code A	$44,700	$9,100	$15,700	$9,100
Importance Code B	$152,600	$15,500	$27,900	$31,600
Importance Code C	$127,500			
Total	**$324,800**	**$24,600**	**$43,700**	**$40,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	$113,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Bricks Replaced								
Granite Panels	2%	2-4	$2,900	LIFE	* *	5	$900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	75%			2061	* *	5	$15,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum w/ Guards	20%			2061	* *	5	$4,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2039	* *	10	$6,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$44,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Copings Replaced								
Masonry: Brick	70%			LIFE	* *	5-10	$75,800	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Bricks Replaced								
Metal Rail	20%			2056	* *	5-10	$57,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Railing Throughout								
Roof								
Built-Up (BUR)	78%			2046	* *	10	$110,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Copper/Terne	5%			2064	* *	10	$17,700	
Modified Bitumen	17%			2046	* *	10	$24,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Central Roof								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$72,200	
Ceramic Tile	5%	Now	$285,700	2045	* *	5	$4,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Kitchen And 3rd Floor Toilet Rooms, 2nd Floor Reported By Custodian.								
Poor Subfloor Evident, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$12,900	
Vinyl Tile	25%			2041	* *	3	$15,500	
Vinyl Tile 9" X 9"	50%	Now	$1,350,900	2031	$6,754,700	3	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Wood	5%	2-4	$25,200	2064	* *	5	$7,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stage								
Interior Walls								
Ceramic Tile	5%	0-2	$146,400	2045	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms								
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen And Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$13,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Basement Rooms								
Glazed Ceramic Panel	5%			LIFE	* *	10	$7,800	
Masonry: Brick	5%			LIFE	* *	10	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Basement Rooms								
Marble Panels	5%	2-4	$78,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Plaster	45%			LIFE	* *	5-10	$66,300	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$21,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Interior								
Ceilings								
AcousTile,Adhered	35%	2-4	$92,500	2041	* *	5	$28,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	50%	Now	$615,000	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout 3rd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout 3rd Floor								
Metal Panel	5%	2-4	$13,600	LIFE	* *	5	$10,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5-10	$27,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$23,600	2071	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$497,000	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Essex Street And Norfolk Street								
On-Site Walkways								
Cast in Place Concrete	55%	2-4	$6,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance And Service Ramp								
Masonry: Granite	5%	2-4	$2,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Steps								
Pavers/Stone	40%	2-4	$7,500	2045	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$5,900	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Parking Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Site Pavements								
Activity Yard								
Asphalt	48%	Now	$621,900	2051	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Play Yard								
Pavers/Stone	2%	Now	$81,500	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Tree Pit								
Rubber Matting	50%	Now	$765,600	2046	* *			
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2045	* *	1		
Transformers								
Dry Type	100%			2049	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 225 Kilovolt Ampere For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	80%			2035	$196,200	5	$1,900	
Molded Case Bkrs	9%			2052	* *	5	$200	
Wiring								
Braided Cloth	50%			2035	$149,400	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$89,600	1		
Thermoplastic	20%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$1,376,200	10	$82,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	5%			2036	$2,900	1		
Emergency, Battery	45%			2036	$71,200	10	$10,000	
Exit, Battery	50%			2036	$66,700	10	$3,100	
Exterior Lighting								
LED	10%			2046	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$176,800	1	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$243,000	1-3	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Stations Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

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
Heating								
Terminal Devices								
Air Handler	20%			2041	* *	1	$11,400	
Convector/Radiator	80%			2049	* *	1	$23,800	
Controls								
Pneumatic	100%			2034	$1,820,700			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$111,900			
Window/Wall Unit	80%			2031	$285,500	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,200	
Exhaust Fans								
Interior	20%			2036	$83,600	2	$600	
Roof	80%			2036	$146,200	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,900	4	$2,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%	Now	$800	2031	$15,800	1	$2,400	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$39,100	1-2	$800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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DEPARTMENT OF EDUCATION - 040
P. S. 20 - M
Asset # : 2690

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 20 - Q**		
Address	: **142-30 BARCLAY AVENUE @ BOWNE ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q020**
Program / Asset #	: **BOE0683.000 / 1194**	**Yr Built/Renovated**	: **1949 / 1996**
Area Sq Ft	: **130,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5047** **Lot** : **1**	**BIN**	: **4114657**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$231,000
Interior Architecture	$6,647,100	$409,100
Electrical	$822,400	$2,811,500
Mechanical	$617,300	$3,184,900
Site Enclosure	$90,300	
Site Pavements	$216,900	
Total	**$8,394,000**	**$6,636,400**
Importance Code A	$81,200	$1,167,400
Importance Code B	$8,000,700	$5,469,000
Importance Code C	$312,100	
Total	**$8,394,000**	**$6,636,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,500	$27,200	$16,200	
Interior Architecture	$40,400			$15,300
Electrical	$42,200	$76,300	$23,700	$23,600
Mechanical	$97,100	$49,700	$47,100	$26,300
Site Enclosure	$32,300			
Site Pavements	$75,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$349,000**	**$167,500**	**$101,400**	**$79,600**
Importance Code A	$49,400	$38,400	$27,200	$10,900
Importance Code B	$237,000	$129,100	$74,200	$68,600
Importance Code C	$62,600			
Total	**$349,000**	**$167,500**	**$101,400**	**$79,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$3,200	
Masonry: Brick Cavity	75%			LIFE	* *	5	$76,000	
Masonry: Granite	3%			LIFE	* *	5	$2,300	
Masonry: Limestone	5%	4+	$40,900	LIFE	* *	5	$3,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Upper Portion Of Facade Walls								
Metal Panel	7%			2053	* *	5-10	$48,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$16,500	
Windows								
Aluminum	90%			2049	* *	5	$32,400	
Metal Louvers	10%			2042	* *	10	$22,500	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$14,100	
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Metal Rail	10%			2046	* *	5-10	$31,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,600	
Roof								
Built-Up (BUR)	5%	0-2	$6,600	2033	$66,300			
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : Lower Roof								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Lower Roof								
Copper/Terne	5%			2048	* *	10	$13,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair								
Metal Panel	10%			2053	* *	10	$20,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Modified Bitumen	80%			2043	* *	10	$88,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Soffits								
Masonry: Limestone	90%			LIFE	* *	5		
Stucco Cement	10%			2046	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$82,500	
Ceramic Tile	3%	0-2	$32,700	2036	$326,600	5	$2,800	
Patching Evident, Extent : Severe, Area Affected : 5%								
Location : Student Toilet Rooms								
Terrazzo	2%			LIFE	* *	5	$2,900	
Vinyl Tile	35%	Now	$186,700	2038	* *	3	$24,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Basement, Classrooms								
Vinyl Tile 9" X 9"	30%	Now	$4,632,200	2043	* *	3	$21,200	
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Corridors Of 1949 Wing								
Wood	10%	Now	$1,151,600	2073	* *	5	$17,700	
Deflection Evident, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Floor								
Ridging, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Gymnasium Floor								
Interior Walls								
Concrete Masonry Unit	25%	2-4	$95,200	LIFE	* *	5	$19,800	
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : Basement								
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$29,700	
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	5%			LIFE	* *	5	$39,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	$7,800	2038	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridor								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2046	* *	5	$37,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,900	
Exposed Struc: Steel	10%	Now	$464,000	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Atrium								
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Atrium								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Atrium								
Gypsum Board	10%			LIFE	* *	5	$23,600	
Metal Panel	5%			LIFE	* *	5	$11,800	
Plaster	40%	Now	$117,400	LIFE	* *	5	$47,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Towers								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Iron Picket	75%	0-2	$25,100	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$7,200	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Brick	80%	4+	$90,300	2053	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$44,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	20%			2036	$33,300			
Cast in Place Concrete	70%	Now	$18,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	0-2	$11,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$216,900	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	25%			2046	* *			
Rubber Matting	75%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere And Two 1,200 Ampere Main Disconnect Switches. The Old Service Equipment Is Still In The Building But Is Abandoned								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : The Switch Gear Is Still In The Building And Is Abandoned								
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2032	$24,500	5	$200	
Fused Disc Sw	2%			2041	* *	5	$100	
Fused Knife Sw	5%	2-4	$15,300	2058	* *	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Mechanical Room								
Fused Toggle Switch	20%	2-4	$61,300	2058	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor, Second Floor And Auditorium								
Explanation : On Extended Life								
Molded Case Bkrs	25%			2041	* *	5	$900	
Molded Case Bkrs	40%			2032	$122,600	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	10%			2033	$35,000	1		
Motor Controllers								
Locally Mounted	60%			2038	* *	5	$500	
Locally Mounted	40%			2031	$74,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$40,000	
Generators								
Diesel	100%			2029	$142,000	1	$50,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 300 Kilowatts								
Batteries								
Nickel Cadmium	100%	Now	$2,500	2029	$2,500	5	$14,500	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Generator Room Roof								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2032	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 50 Gallons Capacity Built In Tank To The Generator								
Main Tank	50%			2036	$39,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 225 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$1,944,700	10	$116,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2033	$31,500	10	$100	
Egress Lighting								
Emergency, Service	40%			2033	$32,800	1		
Emergency, Battery	10%			2028	$22,300	10	$3,100	
Exit, Service	50%			2028	$28,700	1		
Exterior Lighting								
HID	20%			2028	$124,200	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$48,900	5	$1,200	
Alarm								
Security System								
Generic	100%			2028	$249,900	1	$48,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors And Offices								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$343,400	1-3	$82,500	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	70%			2053	* *	1		
Interruptible Gas/Dual Fuel	30%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Dual Gasoline Fuel, No. 2 Fuel								
Conversion Equipment								
Furnace	30%			2033	$124,200	1	$19,300	
Other Observation, Extent : Light, Area Affected : 30%								
Location : New Wing Roof								
Explanation : 4 Units								
Steam Boiler	70%	Now	$81,200	2031	$812,200	1	$81,100	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Tubes In The Boiler Room								
Other Observation, Extent : Light, Area Affected : 70%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	70%	Now	$262,000	2043	* *	4	$4,500	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Broken Pump For Heat Exchanger								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Vacuum Condensate Pumps And Make Up Tank								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Pneumatic Control								
No Component	30%							
Terminal Devices								
Air Handler	25%			2033	$626,300	1	$20,100	
Convector/Radiator	45%			2038	* *	1	$18,900	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	$39,300	2038	* *	1	$21,700	
Malfunctioning, Extent : Severe, Area Affected : 40%								
Location : Chiller Compressor In The Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : Penthouse								
Split Unit	10%	0-2	$63,200	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium. Units Malfunctioning								
Window/Wall Unit	30%			2028	$151,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Four Units Are Not Working								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2053	* *	4	$2,600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2033	$826,500	1	$32,200	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2033	$123,300	2	$36,200	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,500	
Exhaust Fans								
Interior	70%			2033	$413,300	2	$2,800	
Roof	30%			2033	$77,500	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$26,600	4	$2,700	
Sewage Ejector(s)								
Electric	100%	0-2	$34,800	2033	$69,700	4	$5,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : One Electric Motor Broken								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

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
Plumbing								
Backflow Preventer								
Generic	100%			2033	$59,400	1	$8,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 1st Floor, One Unit From Basement To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$65,600	
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$1,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 80 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 20 - SI**		
Address	: **161 PARK AVENUE @NEW STREET**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R020**
Program / Asset #	: **BOE0911.000 / 1446**	**Yr Built/Renovated**	: **1914 / 2011**
Area Sq Ft	: **34,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Dec-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1020** **Lot** : **1**	**BIN**	: **5106979**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$65,500	$53,300
Interior Architecture		$325,000
Electrical	$32,700	$918,100
Mechanical	$788,400	$473,000
Site Pavements		$93,000
Total	**$886,700**	**$1,862,300**
Importance Code A	$65,500	$296,000
Importance Code B	$821,100	$1,566,300
Total	**$886,700**	**$1,862,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,700	$4,700		
Interior Architecture	$59,700	$5,800		$9,800
Electrical	$4,800	$3,300	$4,200	$3,300
Mechanical	$70,100	$58,300	$6,300	$73,300
Total	**$152,300**	**$72,100**	**$10,500**	**$86,500**
Importance Code A	$66,200	$7,300	$2,700	$2,800
Importance Code B	$64,800	$61,100	$7,800	$83,700
Importance Code C	$21,300	$3,600		
Total	**$152,300**	**$72,100**	**$10,500**	**$86,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$17,900	
Masonry: Brick	85%	Now	$65,500	LIFE	* *	5	$38,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Staircase B 3rd Floor								
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,400	
Windows								
Aluminum	100%	Now	$8,100	2051	* *	5	$4,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 1%								
Location : Lobby Foyer Window								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,800	
Masonry: Brick	90%			LIFE	* *	5	$7,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Interior Of Upper Parapet								
Explanation : Waterproof Coating Installed On Parapet Surface								
Roof								
Copper/Terne	5%			2063	* *	10	$3,200	
Metal Panel	10%			2048	* *	10	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Screening Roof Canopy								
Modified Bitumen	75%	2-4	$4,300	2040	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Single Ply Membrane	10%	Now	$5,300	2035	$53,300			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor In Addition								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$9,700	
Ceramic Tile	10%			2038	* *	5	$4,400	
Marble Panels	1%			LIFE	* *	5	$300	
Traffic Topping	15%			2035	$325,000	5	$8,300	
Vinyl Tile	64%	4+	$16,100	2040	* *	3	$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2038	* *	5	$7,200	
Gypsum Board	10%			LIFE	* *	5	$4,300	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Metal Cage Stairwell Enclosure								
Marble Panels	1%			LIFE	* *			
Plaster	59%	Now	$21,300	LIFE	* *	5	$12,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Staircase B 3rd Floor								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$4,200	
AcousTileSusp.Lay-In	10%	0-2	$1,400	2048	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Addition Corridor								
Plaster	80%	Now	$21,000	LIFE	* *	5	$21,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor South And East Building								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	* *			
Iron Picket	60%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	80%			2048	* *			
Rubber Matting	20%			2035	$93,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$23,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,200 Amperes Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2035	$62,700	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	90%			2034	$92,000	5	$800	
Wiring								
Braided Cloth	40%			2034	$31,600	1		
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Basement								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$467,100	10	$28,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria And Auditorium								
Explanation : LED Light Observed								
Egress Lighting								
Emergency, Battery	50%			2035	$29,200	10	$4,100	
Exit, Battery	50%			2035	$24,700	10	$1,100	
Exterior Lighting								
HID	20%	2-4	$1,600	2035	$32,500			
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Building Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2030	$32,700	1	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior Of The Building								
Explanation : CCTV Surveillance System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$89,800	1-3	$21,000	

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
Heating								
Energy Source								
Fuel Oil No 4	80%			2035	$51,800	5	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 7,000 Gallon Oil Tank								
Natural Gas	20%			2045	* *	1		
Conversion Equipment								
Steam Boiler	80%	4+	$48,600	2033	$242,800	1	$24,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam Boilers Are Antiquated In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two No.4 Oil Fired Steam Boilers. Each Boilers Casing Was Partially Re-insulated.								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : New Wing Roof								
Explanation : 3 Gasoline Furnaces. Identified Under Air Conditioning Units								
Distribution								
Steam Piping/Pump	80%	Now	$3,600	2035	$178,400			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats, Various Locations In Old Wing								
No Component	20%							
Terminal Devices								
Convector/Radiator	70%			2040	* *	1	$7,700	
Fan Coil Unit/Heat	10%			2030	$69,100	1	$1,100	
No Component	20%							
Controls								
Electrical	20%			2030	$31,000			
Pneumatic	80%			2029	$430,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	$11,700	2030	$117,000	2	$300	
Controller Not Working, Extent : Moderate, Area Affected : 25%								
Location : Heat And Cooling Issues Due To Defective Controls From Units Located On Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Rooftop Units, New Wing Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : New Wing Roof								
Explanation : On Extended Life Time And Inefficient Units								
Window/Wall Unit	60%			2030	$79,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	3%	Now	$900	LIFE	* *	2-5	$600	
Damaged, Extent : Light, Area Affected : 2%								
Location : Damaged Flexible Connection At Auditorium Supply Fan Located In Boiler Room								
Ductwork/Diffusers	97%			LIFE	* *	2-5	$18,400	
Exhaust Fans								
Interior	60%			2030	$92,600	2	$600	
Roof	40%			2030	$27,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$4,400	2040	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Defective Curb Valve At Water Main Located In Multipurpose Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : Two Water Mains								
Water Heater With Tanks								
Electric	10%			2028	$7,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 30 Gallon Water Heater								
Gas Fired	90%			2028	$47,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 125 Gallon Gasoline Fired Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$7,000	4	$700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$9,600	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 21 - BK**				
Address	: **180 CHAUNCEY STREET @ PATCHEN AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K021**
Program / Asset #	: **BOE0357.000 / 338**			**Yr Built/Renovated**	: **1956 / 2008**
Area Sq Ft	: **91,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **1692**	**Lot**	: **17**	**BIN**	: **3047914**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$54,800	$973,600
Interior Architecture	$195,000	$277,700
Electrical	$293,600	$1,956,200
Mechanical	$211,800	$1,987,900
Total	**$755,200**	**$5,195,400**
Importance Code A	$54,800	$973,600
Importance Code B	$635,900	$3,944,100
Importance Code C	$64,500	$277,700
Total	**$755,200**	**$5,195,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,000	$21,500		
Interior Architecture	$131,300		$7,000	$61,600
Electrical	$19,400	$10,500	$9,400	$23,700
Mechanical	$28,400	$2,100	$9,800	$2,100
Site Enclosure	$10,100			
Site Pavements	$63,500			
Total	**$260,700**	**$34,100**	**$26,200**	**$87,400**
Importance Code A	$8,000	$21,500		$200
Importance Code B	$202,500	$12,600	$22,900	$87,200
Importance Code C	$50,200		$3,400	
Total	**$260,700**	**$34,100**	**$26,200**	**$87,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$2,600	
Glazed Ceramic Panel	10%			LIFE	* *	5	$64,000	
Paint Peeling, Extent : Light, Area Affected : 40%								
Location : Throughout								
Masonry: Brick	83%			LIFE	* *	5	$113,400	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Interior Courtyards								
Masonry: Limestone	2%			LIFE	* *	5	$2,000	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Exterior Walls								
Slate Panels	2%	4+	$4,300	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$54,800	2051	* *	5	$11,200	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$15,700	
Metal Rail	10%			2048	* *	5-10	$35,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$12,300	
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	75%			2035	$734,700	10	$61,500	
Debris on Roof, Extent : Light, Area Affected : 10%								
Location : Low Roof								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Low Roof								
Copper/Terne	5%			2063	* *	10	$10,200	
Modified Bitumen	20%	Now	$3,700	2040	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Northeast Corner								
Soffits								
Metal Panel	100%			2045	* *	5-10		
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Entrance Canopy								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$25,600	LIFE	* *	5	$32,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%			2044	* *	5	$7,400	
Sheet Vinyl/Rubber	2%			2040	* *	5	$4,400	
Terrazzo	5%	0-2	$14,100	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	70%	Now	$58,200	2040	* *	3	$38,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	3%	Now	$72,300	2045	* *	3	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Remaining Rooms								
Loose Units, Extent : Light, Area Affected : 5%								
Location : Throughout Remaining Rooms								
Wood	5%	0-2	$22,500	2050	* *	5	$6,900	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Gymnasium And Stage								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$6,700	
Concrete Masonry Unit	10%	Now	$64,500	LIFE	* *	5	$5,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical Room								
Fabric on Framing	2%			2036	$277,700	5	$1,300	
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	60%	Now	$40,100	LIFE	* *	5	$24,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout And Auditorium								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$29,100	2040	* *	5	$22,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileConcealSpLn	50%			2040	* *	5	$91,900	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,300	
Plaster	10%			LIFE	* *	5	$9,200	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Iron Picket	25%	Now	$10,100	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Concrete Base								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Corner Posts And Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed Due To Boiler Project								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$21,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	100%	0-2	$42,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Yard								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rear Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	25%			2055	* *	5	$100	
Molded Case Bkrs	75%			2035	$174,800	5	$1,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Under 600 Volts								
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	66%			2034	$161,900	5	$1,600	
Molded Case Bkrs	24%			2057	* *	5	$600	
Wiring								
Braided Cloth	50%	0-2	$149,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2035	$59,700	1		
Thermoplastic	30%			2061	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,180,700	10	$70,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	15%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$78,200	10	$11,000	
Exit, Battery	50%			2030	$66,000	10	$3,100	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$17,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2040	* *	1	$17,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$56,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Has Central Station Connection								

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Boiler Room								
Explanation : Entire Boiler Room Is Under Renovation								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Entire Boiler Room Is Under Renovation. 1 Temporary Steam Boiler Is Located Out Side Of The Building.								
Distribution								
Steam Piping/Pump	100%			2035	$746,200			
Terminal Devices								
Convector/Radiator	70%			2033	$533,400	1	$20,600	
Unit Heater - Steam	10%			2035	$53,000	4	$1,200	
Under Construction	20%							
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%	Now	$2,200	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : The Unit For Main Distribution Frame Room								
Window/Wall Unit	60%			2030	$211,800	1		
Window/Wall Unit	10%	0-2	$21,200	2035	$35,300	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

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
Ventilation								
Exhaust Fans								
Interior	80%			2035	$330,600	2	$2,200	
Roof	20%			2035	$36,200	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$237,900	1		
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Temporary 120 Gallon Unit								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2035	$48,800	4	$5,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To Side Walk								
Explanation : 1 Freight Unit In Place, Waiting For Repair Parts.								
No Component	90%							
Fire Suppression								
Sprinkler								
No Component	96%							
Generic	4%			2035	$51,500	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 21 - Q**		
Address	: **147-36 26TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q021**
Program / Asset #	: **BOE0684.000 / 1195**	**Yr Built/Renovated**	: **1964 / 2006**
Area Sq Ft	: **104,300**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4803** **Lot** : **1**	**BIN**	: **4108665**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$344,800	$390,600
Interior Architecture	$155,200	$9,014,500
Electrical		$848,000
Mechanical		$2,229,300
Total	**$500,100**	**$12,482,400**
Importance Code A	$344,800	$457,000
Importance Code B	$70,400	$11,692,500
Importance Code C	$84,800	$332,900
Total	**$500,100**	**$12,482,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,900		$6,300	
Interior Architecture	$234,800		$800	$22,200
Electrical	$17,500	$10,100	$12,000	$10,500
Mechanical	$60,600	$17,200	$26,000	$22,400
Site Enclosure	$29,300			
Site Pavements	$66,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$485,100**	**$34,500**	**$52,300**	**$62,300**
Importance Code A	$83,800	$9,300	$15,600	$9,300
Importance Code B	$291,400	$25,200	$35,900	$48,100
Importance Code C	$109,800		$800	$4,800
Total	**$485,100**	**$34,500**	**$52,300**	**$62,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$40,400	
Concrete Masonry Unit	2%			LIFE	* *	5	$3,200	
Glazed Ceramic Panel	2%			LIFE	* *	5	$24,200	
Masonry: Brick Cavity	94%			LIFE	* *	5	$243,100	
Windows								
Aluminum	67%	Now	$18,600	2044	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Room 105 And 205								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum w/ Guards	32%			2044	* *	5	$9,100	
Metal Louvers	1%			2039	* *	10	$1,800	
Parapets								
Masonry: Brick Cavity	92%			LIFE	* *	5-10	$106,200	
Metal Rail	3%			2041	* *	5-10	$9,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$10,600	
Roof								
Copper/Terne	5%			2051	* *	10	$9,300	
IRMA/Protected Membrane	15%			2031	$269,000	10	$11,100	
Modified Bitumen	80%	4+	$132,600	2041	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Gymnasium, Auditorium And Main Corridor								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Upper Roof By Drains And Southeast Corner								
Soffits								
Alum/Vinyl Siding	2%			2046	* *	10		
Stucco Cement	98%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$76,100	
Mosaic Tile	5%			2041	* *	5	$21,700	
Terrazzo	5%	4+	$16,700	LIFE	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Vestibule Steps								
Vinyl Tile	30%	Now	$29,500	2036	$1,476,100	3	$19,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Elevator Cab								
Vinyl Tile 9" X 9"	50%			2031	$7,122,200	3	$43,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Interior								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$9,600	
Concrete Masonry Unit	8%			LIFE	* *	5	$20,600	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Oil Tank Room And Behind Boiler Near Exit 6								
Fabric on Framing	1%			2034	$332,900	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Glazed Ceramic Panel	5%			LIFE	* *	10	$14,500	
Gypsum Board	10%			LIFE	* *	5-10	$54,600	
Plaster	48%			LIFE	* *	5-10	$131,100	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$40,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Exit Vestibules								
Ceilings								
AcousTileConcealSpLn	25%			2041	* *	5	$54,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen Corridor Adjacent To Room 141								
AcousTileSusp.Lay-In	15%			2041	* *	5	$26,100	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$32,600	
Fiber Board	3%			2036	$83,300			
Metal Panel	5%			LIFE	* *	5	$21,700	
Plaster	37%			LIFE	* *	5-10	$110,600	
Site Enclosure								
Fence/Gates								
Chain Link	55%			2056	* *			
Iron Picket	45%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$29,300	2056	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Cheek Walls At Exits 7, 8 And 9								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$36,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 26th, 27th Avenue And 149th Street								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$9,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramp Along 27th Avenue								
Masonry: Granite	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrances								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Site Pavements								
Activity Yard								
Asphalt	100%	2-4	$20,700	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Schoolyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Photovoltaic Panel(s)	10%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 89 L Solar Generator Disconnect Switch Fuse Rated At 350 Amperes								
Transformers								
Dry Type	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Transformer Rated At 112.5 Kva								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2056	* *	5	$2,500	
Molded Case Bkrs	10%			2062	* *	5	$300	
Raceway								
Conduit	20%			2056	* *	1		
Conduit	70%			2036	$174,700	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Fused Disc Sw	5%			2058	* *	5	$100	
Molded Case Bkrs	30%			2052	* *	5	$800	
Molded Case Bkrs	50%			2035	$122,600	5	$1,400	
Molded Case Bkrs	10%			2058	* *	5	$300	
Wiring								
Braided Cloth	60%			2035	$210,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building								
Thermoplastic	30%			2056	* *	1		
Thermoplastic	10%			2062	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2034	$148,600	5	$600	
Locally Mounted	10%			2049	* *	5	$100	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B15a								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$91,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2041	* *	1		
Emergency, Battery	30%			2041	* *	10	$7,600	
Exit, Battery	50%			2041	* *	10	$3,500	
Exterior Lighting								
LED	10%	Now	$5,700	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : 149th Street Side								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$800	
Alarm								
Security System								
Generic	50%			2041	* *	1	$19,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$100,200	1	$19,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$64,300	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Heating								
Energy Source								
Natural Gas	100%			2062	* *	1		
Conversion Equipment								
Furnace	20%	0-2	$6,600	2036	$66,400	1	$9,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 11 Rooftop Units. Super Mentioned That They Frequently Experience Failures Of Units. They Are At The End Of Their Life Span								
Steam Boiler	80%			2053	* *	1	$82,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Distribution								
Steam Piping/Pump	40%			2062	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Steam Piping/Pump	40%			2046	* *			
No Component	20%							
Terminal Devices								
Air Handler	20%			2031	$402,000	1	$12,900	
Convector/Radiator	60%			2034	$524,000	1	$20,200	
No Component	20%							
Controls								
Electrical	100%			2035	$593,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2041	* *	2	$1,300	
Split Unit	1%			2041	* *			
Window/Wall Unit	40%			2031	$161,800	1		
No Component	39%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,100	
Exhaust Fans								
Interior	15%			2036	$71,100	2	$500	
Interior	5%	Now	$4,700	2036	$23,700	2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fan Room								
Roof	80%			2036	$165,800	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Plumbing								
Water Heater With Tanks								
Gas Fired	80%			2034	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Of Old Wing								
Explanation : 200 Gallon Heater								
Gas Fired	20%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Of New Wing								
Explanation : 200 Gallon Heater								
HW Heat Exchanger								
Steam Fired	100%			2062	* *	4	$10,300	
Sanitary Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,200	
Backflow Preventer								
No Component	80%							
Generic	20%			2041	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room								
Explanation : New Wing Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2056	* *	1-5	$10,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : Stand Pipe System In New Wing Only								
Sprinkler								
No Component	75%							
Generic	20%			2056	* *	1-2	$5,900	
Generic	5%			2036	$73,800	1-2	$1,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : New Wing Kitchen							
	Explanation : 48 Square Foot Hood							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 21 - SI**
Address : **168 HOOKER PLACE NEAR TRANTOR PLACE**
Borough : **STATEN ISLAND**
Agency's Number : **R021**
Program / Asset # : **BOE0912.000 / 1447**
Yr Built/Renovated : **1906 / 2011**
Area Sq Ft : **34,000**
Project Type : **EDUCATION**
Date of Survey : **15-Dec-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1135** **Lot** : **1** **BIN** : **5026335**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$86,500	$51,300
Interior Architecture	$57,400	$1,227,100
Electrical	$89,800	$696,900
Mechanical	$738,800	$330,900
Site Pavements	$67,000	
Total	**$1,039,400**	**$2,306,200**
Importance Code A	$86,500	$51,300
Importance Code B	$895,600	$2,254,900
Importance Code C	$57,400	
Total	**$1,039,400**	**$2,306,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,100	$8,900		
Interior Architecture	$50,900		$5,400	$2,800
Electrical	$3,800	$3,600	$3,200	$36,700
Mechanical	$4,700	$33,400	$4,800	$38,100
Site Enclosure	$64,100			
Site Pavements	$60,500			
Total	**$248,200**	**$45,900**	**$13,400**	**$77,600**
Importance Code A	$67,200	$12,100	$3,100	$19,400
Importance Code B	$116,900	$33,900	$10,200	$58,200
Importance Code C	$64,100			
Total	**$248,200**	**$45,900**	**$13,400**	**$77,600**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$23,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,900	
Masonry: Brick	85%	0-2	$86,500	LIFE	* *	5	$51,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	0-2	$20,100	2040	* *	5	$7,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wood Cornice								
Windows								
Aluminum	100%			2043	* *	5	$11,300	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$2,800	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	70%			LIFE	* *	5	$4,200	
Metal Rail	5%			2048	* *	5-10	$5,400	
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Annex Roof								
Explanation : No Parapet, Security Bars								
Roof								
Modified Bitumen	60%	Now	$19,700	2040	* *			
Alligatoring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Single Ply Membrane	35%	Now	$21,600	2040	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Annex Roof Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Annex Roof								
Skylight, Metal/Glass	5%			2055	* *	10	$4,900	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Interior								
Floors								
Carpet	1%	2-4	$2,000	2031	$9,900	3	$800	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$12,000	
Ceramic Tile	5%	Now	$7,900	2044	* *	5	$1,400	
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Annex Boy Bathroom								
Vinyl Tile	79%			2035	$1,227,100	3	$16,300	
Wood	5%			2050	* *	5	$5,100	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$9,800	
Masonry: Brick	15%	4+	$57,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Girls Toilet								
Plaster	60%	Now	$29,300	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$11,700	2048	* *	5	$6,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Annex								
Plaster	75%			LIFE	* *	5	$25,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$32,700	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Post, Rail And Mesh								
Iron Picket	10%	Now	$2,000	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along Hooker Place								
Metal: Cage/Fence	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof Annex								
Explanation : Roof Security Cage								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$29,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Along Walker Street And Trantor Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	90%	Now	$67,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rubber Matting	10%	Now	$44,000	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Annex								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2035	$79,900	5	$100	
Molded Case Bkrs	40%			2045	* *	5	$400	
Raceway								
Conduit	30%			2055	* *	1		
Conduit	70%			2035	$43,900	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$900	
Wiring								
Thermoplastic	40%			2055	* *	1		
Thermoplastic	60%			2035	$47,400	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : Connected To The Water Main								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$493,000	10	$29,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2035	$29,200	10	$4,100	
Exit, Battery	50%			2035	$24,700	10	$1,100	
Exterior Lighting								
HID	20%			2030	$32,500	10		
Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$32,700	1	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$89,800	1-3	$21,600	

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
Heating								
Energy Source								
Natural Gas	15%			2045	* *	1		
Interruptible Gas/Dual Fuel	85%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 1,700 Gallon Oil Tank								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Heating								
Conversion Equipment								
Furnace	15%			2030	$16,200	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wiing Roof								
Explanation : 10 Gasoline Fired Furnaces. Indicated Under Air Conditioning Units								
Steam Boiler	85%			2048	* *	1	$28,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Duel Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	85%			2045	* *			
No Component	15%							
Terminal Devices								
Convector/Radiator	85%			2033	$242,000	1	$9,300	
No Component	15%							
Controls								
Electrical	15%			2028	$29,000			
Pneumatic	85%			2029	$571,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2030	$87,700	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Rooftop Units Each With Built In Gasoline Fired Furnaces								
Window/Wall Unit	60%			2030	$79,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$2,800	
No Component	85%							
Exhaust Fans								
Interior	20%			2035	$30,900	2	$200	
Roof	20%			2035	$13,500	2	$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$88,900	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$7,000	4	$1,100	
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2035	$15,500	1	$2,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$9,600	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 22 - Q**		
Address	: **153-33 SANFORD AVENUE @ MURRAY ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q022**
Program / Asset #	: **BOE0685.000 / 1196**	**Yr Built/Renovated**	: **1966 / 2009**
Area Sq Ft	: **64,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5328** **Lot** : **1**	**BIN**	: **4438184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$452,100	$97,100
Interior Architecture	$8,163,300	
Electrical	$428,500	$635,600
Mechanical	$978,500	$925,900
Site Enclosure	$69,900	
Site Pavements		$799,700
Total	**$10,092,300**	**$2,458,400**
Importance Code A	$509,200	$668,300
Importance Code B	$9,406,400	$1,685,500
Importance Code C	$176,600	$104,600
Total	**$10,092,300**	**$2,458,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,400	$9,700		
Interior Architecture	$72,000	$15,600	$7,100	$10,200
Electrical	$35,000	$28,100	$7,200	$6,000
Mechanical	$82,200	$43,600	$14,900	$8,800
Site Enclosure	$7,800			
Site Pavements	$8,200			
Total	**$240,500**	**$97,000**	**$29,200**	**$25,100**
Importance Code A	$35,400	$16,200	$6,300	$6,300
Importance Code B	$156,200	$80,800	$15,800	$18,700
Importance Code C	$48,900		$7,100	
Total	**$240,500**	**$97,000**	**$29,200**	**$25,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	$97,100	
Masonry: Brick Cavity	63%	0-2	$363,800	LIFE	* *	5	$40,800	
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : At Corners								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms 125, 123, Basement Workshop, Electrical Room								
Granite Panels	7%			LIFE	* *	5	$3,400	
Windows								
Aluminum	100%	Now	$35,400	2049	* *	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Parapets								
Cast in Place Concrete	30%			LIFE	* *	5	$26,900	
Masonry: Brick Cavity	45%			LIFE	* *	5	$3,900	
Metal Rail	20%			2046	* *	5-10	$31,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,700	
Roof								
Built-Up (BUR)	95%	Now	$88,400	2038	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Classrooms 329 And 327								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : At Parapet Base								
Explanation : Open Seams								
Copper/Terne	5%			2068	* *	10	$9,700	
Soffits								
Mosaic Tile	100%			2043	* *	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%			2042	* *	5	$5,000	
Mosaic Tile	3%	Now	$28,800	2038	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Vinyl Tile 9" X 9"	82%	Now	$1,342,800	2028	$6,713,800	3	$30,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$9,600	2042	* *	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 1st Floor Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 1st Floor Toilets								
Concrete Masonry Unit	10%	0-2	$54,600	LIFE	* *	5	$4,500	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Folding Partition	5%			2049	* *	5	$14,200	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	55%	Now	$31,100	LIFE	* *	5	$18,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Storage Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Storage Room								
SGFT/Glazed Masonry	25%	0-2	$52,200	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$31,200	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridors								
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,800	
Plaster	25%			LIFE	* *	5	$15,600	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%	0-2	$69,900	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Barclay Avenue								
Retaining Walls								
Cast in Place Concrete	30%			2068	* *			
Masonry: Brick	70%	Now	$7,800	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Site Pavements								
On-Site Walkways								
Asphalt	50%			2036	$104,600			
Cast in Place Concrete	50%	0-2	$8,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	60%			2036	$388,800			
Rubber Matting	40%			2033	$306,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$100	
Molded Case Bkrs	90%			2032	$165,500	5	$1,500	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$56,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$55,000	10	$7,700	
Exit, Service	50%			2028	$14,100	1		
Exterior Lighting								
HID	10%			2028	$30,600	10		
HID	10%	Now	$30,600	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	100%	Now	$123,000	2043	* *	1	$21,500	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Exit Doors, Hallways And Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Exit Doors And Offices								
Explanation : No CCTV Only Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$39,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium, Cafeteria And Basement								
Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$19,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$57,100	2031	$571,200	1	$57,000	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room. No. 2 Boiler Malfunctioning. Broken Fresh Air Louver.								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : The Boilers Are Beyond Their Useful Life Cycle Rating								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two No.4 Oil Burning Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$921,400	2043	* *	4	$3,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump Broken								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Terminal Devices								
Air Handler	20%	Now	$12,300	2033	$246,600	1	$7,100	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Auditorium Blower Steam Coil. Basement Fan Room								
Convector/Radiator	80%	0-2	$42,900	2038	* *	1	$14,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Hallway Radiator Leaking								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	$1,200	2028	$24,800	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Of The Unit Is Not Working								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,700	
Exhaust Fans								
Interior	15%			2033	$43,600	2	$300	
Roof	85%	0-2	$10,800	2033	$108,100	2	$1,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Classsroom Exhaust Fan Broken Bearing								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$9,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	0-2	$11,600	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Storm Drain Leaking At Basement								
Sump Pump(s)								
Non-Submersible	100%			2033	$13,100	4	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$900	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

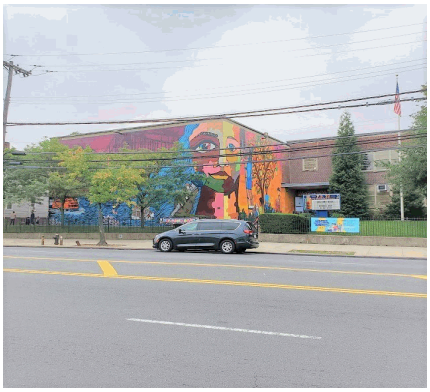
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 22 - SI**		
Address	: **1860 FOREST AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R022**
Program / Asset #	: **BOE0913.000 / 2526**	**Yr Built/Renovated**	: **1914 / 2010**
Area Sq Ft	: **99,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1706** **Lot** : **1**	**BIN**	: **5107239**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$454,500	$947,900
Interior Architecture	$370,800	$3,592,900
Electrical	$280,600	$1,425,800
Mechanical	$643,500	$1,772,400
Site Enclosure	$137,800	
Site Pavements		$379,700
Total	**$1,887,200**	**$8,118,600**
Importance Code A	$454,500	$947,900
Importance Code B	$1,207,900	$5,816,700
Importance Code C	$224,700	$1,354,100
Total	**$1,887,200**	**$8,118,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,900	$11,200	$13,500	
Interior Architecture	$45,400	$25,800	$3,700	$15,700
Electrical	$32,800	$16,600	$16,100	$18,000
Mechanical	$75,700	$99,700	$62,000	$22,300
Site Enclosure	$41,500			
Site Pavements	$102,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$356,300**	**$160,500**	**$102,500**	**$63,200**
Importance Code A	$60,700	$21,200	$23,300	$9,800
Importance Code B	$250,400	$139,300	$79,200	$53,400
Importance Code C	$45,100			
Total	**$356,300**	**$160,500**	**$102,500**	**$63,200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$22,700	
Masonry: Brick	50%	Now	$306,100	LIFE	* *	5	$72,600	
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Building Expansion Joint								
Masonry: Brick Cavity	45%			LIFE	* *	5	$65,300	
Masonry: Limestone	3%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%			2049	* *	5	$27,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$9,200	
Masonry: Brick	70%	Now	$36,100	LIFE	* *	5	$5,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Cornice	5%			2061	* *	10	$1,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,500	
Roof								
Built-Up (BUR)	70%			2033	$747,400	10	$62,500	
Gravel/Slag Surface, Extent : Light, Area Affected : 90%								
Location : Throughout Upper Roofs								
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : At Patch Locations								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room A217								
Copper/Terne	5%			2048	* *	10	$11,200	
Roll Roofing	25%	0-2	$14,800	2029	$148,500	5	$18,600	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
Location : 1999 Wing								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 1999 Wing								
Soffits								
Cast in Place Concrete	25%			LIFE	* *	5		
Cast Stone/Terra Cotta	75%			LIFE	* *	5		
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Interior								
Floors								
Carpet	5%			2032	$133,600	3	$11,100	
Ceramic Tile	5%	Now	$42,600	2036	$426,000	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Patching Evident, Extent : Light, Area Affected : 50%								
Location : Toilets And Kitchen								
Vinyl Tile	70%	Now	$146,100	2038	* *	3	$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%			2033	$1,812,800	3	$11,100	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2061	* *	5	$13,800	
Interior Walls								
Ceramic Tile	7%	Now	$129,700	2036	$1,296,800	5	$11,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,600	
Gypsum Board	5%			LIFE	* *	5	$9,900	
Plaster	58%	Now	$95,000	LIFE	* *	5	$57,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%			2038	* *	5	$51,700	
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,800	
Plaster	40%			LIFE	* *	5	$36,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%	Now	$31,800	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Dumpster Area								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Concrete Base Cracking, Crumbling								
Retaining Walls								
Cast in Place Concrete	10%	4+	$4,400	2053	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Forest Avenue								
Explanation : Worn And Eroded								
Masonry: Brick	15%	0-2	$5,200	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	75%	Now	$137,800	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$49,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Forest Avenue								
On-Site Walkways								
Asphalt	50%	Now	$1,100	2036	$21,300			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Cast in Place Concrete	40%			2046	* *			
Masonry: Granite	10%	Now	$12,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Side Steps								

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Site Pavements								
Parking/Driveway								
Asphalt	90%			2036				
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parking Area								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Sanders Street								
Cast in Place Concrete	10%			2046	* *			
Activity Yard								
Asphalt	95%	Now	$38,000	2036	$379,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : At Drywells								
Rubber Matting	5%	Now	$2,400	2033	$23,600			
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Monsey Place								
Explanation : Displaced								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$2,300	
Wiring								
Thermoplastic	100%			2033	$298,700	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$600	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$30,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$38,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof. New Addition Building								
Explanation : One 80 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$22,100	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$87,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2038	* *	10	$3,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$94,600	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$95,100	1	$18,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Surveillance Cameras System								
Generic	50%			2028	$95,100	1	$18,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$261,500	1-3	$62,900	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Existing 5,000 Gallon Tank, Oil No. 2								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$98,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$285,100	2043	* *	4	$4,900	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump In The Basement								
Malfunctioning, Extent : Severe, Area Affected : 25%								
Location : Steam Traps Throughout. Condensate Pump Overheating								
Terminal Devices								
Air Handler	40%	0-2	$76,300	2033	$763,100	1	$22,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Old Building. House Blower Malfunctioning								
Convector/Radiator	60%	Now	$9,900	2038	* *	1	$17,300	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Second Floor Room 210								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2038	* *	1	$9,200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : For 1913 Building								
Exterior Pkg Unit - Cooling	50%			2033	$555,800	2	$3,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Rooftop Unit								
Window/Wall Unit	10%			2028	$38,400	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2	$64,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2038	* *	1	$24,500	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	40%			2033	$93,900	2	$27,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$222,600	LIFE	* *	2-5	$55,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Duct At Room A217								
Exhaust Fans								
Interior	80%	0-2	$36,000	2033	$359,700	2	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Library And House Exhaust Leaking								
Roof	20%			2033	$39,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2053	* *	1		
Galvanized Steel	60%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$14,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,300	4	$2,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : From 1st To 2nd Floor								
Explanation : 1 Elevator								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2059	* *	1-5	$25,000	
Sprinkler								
No Component	60%							
Generic	40%			2043	* *	1-2	$11,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 60 Square Feet (5x12).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 23 - BK**		
Address	: **545 WILLOUGHBY AVENUE BTWN MARCY AVE - TOMPKINS AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K023**
Program / Asset #	: **BOE0358.000 / 339**	**Yr Built/Renovated**	: **1966 / 2000**
Area Sq Ft	: **98,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1759** **Lot** : **13**	**BIN**	: **3048818**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$548,100
Interior Architecture	$495,500	$3,708,500
Electrical		$1,679,000
Mechanical	$524,800	$1,734,800
Total	**$1,020,300**	**$7,670,300**
Importance Code A	$524,800	$548,100
Importance Code B	$72,400	$7,122,200
Importance Code C	$423,100	
Total	**$1,020,300**	**$7,670,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,200		$12,000	
Interior Architecture	$106,200		$2,000	$14,000
Electrical	$12,500	$9,200	$9,600	$12,100
Mechanical	$54,700	$14,800	$24,500	$19,600
Site Enclosure	$14,000			
Site Pavements	$23,700			
Total	**$302,300**	**$23,900**	**$48,200**	**$45,700**
Importance Code A	$91,200	$9,700	$21,700	$9,700
Importance Code B	$169,700	$14,200	$26,500	$36,000
Importance Code C	$41,400			
Total	**$302,300**	**$23,900**	**$48,200**	**$45,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum w/ Guards	100%			2044	* *	5	$24,000	
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$34,500	
Metal Rail	10%			2041	* *	5-10	$11,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$7,900	
Roof								
Built-Up (BUR)	50%			2031	$548,100	10	$45,900	
Under Construction	50%							
Soffits								
Stucco Cement	100%	4+	$11,900	2041	* *	5	$16,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Willoughby Avenue								
Interior								
Floors								
Ceramic Tile	3%	0-2	$11,700	2045	* *	5	$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets At 2nd And 3rd Floor And Kitchen								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Toilets At 2nd And 3rd Floor And Kitchen								
Poured Epoxy/Resin	5%	Now	$7,800	2031	$387,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Sheet Vinyl/Rubber	2%			2044	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$4,200	
Vinyl Tile	81%			2036	$3,099,000	3	$54,800	
Vinyl Tile 9" X 9"	2%	Now	$4,400	2031	$221,500	3	$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout Basement								
Wood	5%			2051	* *	5	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Eight Classrooms								
Explanation : Actually Wood Laminate Floating Floor								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$160,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Along Vernon Avenue								
Ceramic Tile	5%	Now	$116,200	2039	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Toilets At 2nd And 3rd Floor, Kitchen Staff Toilet In Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilets At 2nd And 3rd Floor And Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Toilets At 2nd And 3rd Floor And Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,500	
Plaster	50%	Now	$51,400	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
SGFT/Glazed Masonry	25%	4+	$94,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	35%	0-2	$30,500	2041	* *	5	$23,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors All Floors								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$16,500	
Exposed Struc: Steel	5%			LIFE	* *	10	$13,200	
Plaster	50%			LIFE	* *	5-10	$113,800	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Chain Link	15%			2046	* *			
Iron Picket	85%	Now	$9,500	2056	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Vernon Avenue Gate								
Explanation : Gate Hinges Broken								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$4,600	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Vernon Avenue Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	4+	$22,100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%	4+	$1,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Vernon Avenue Entrance								
Activity Yard								
Cast in Place Concrete	60%			2041	* *			
Rubber Matting	40%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	80%			2035	$196,200	5	$2,100	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	85%			2034	$104,000	5	$600	
Locally Mounted	10%			2049	* *	5	$100	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Lighting								
Interior Lighting								
Fluorescent	65%			2041	* *	10	$58,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$9,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Staircases And Basement								
Incandescent	20%			2031	$556,000	2	$400	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$6,200	1		
Emergency, Battery	40%			2036	$67,400	10	$9,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting Around Building Perimeter								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2076	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Chimney Stack								
Explanation : Recent Installation								
Alarm								
Security System								
Generic	100%			2041	* *	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	95%			2036	$245,900	1-3	$59,100	
Generic, Digital	5%			2041	* *	1-3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor And Basement								
Explanation : Carbon Monoxide System								

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
Heating								
Energy Source								
Natural Gas	100%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$524,800	2056	* *	1	$87,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	70%			2062	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Steam Piping/Pump	30%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$377,700	1	$12,100	
Convector/Radiator	80%			2041	* *	1	$25,300	
Controls								
Electrical	100%			2036	$557,900			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$238,300			
Window/Wall Unit	70%			2031	$266,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,500	
Exhaust Fans								
Interior	40%			2036	$178,000	2	$1,200	
Roof	60%			2036	$116,800	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$9,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$17,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Explanation : Backs Up In The Basement With Heavy Rain								
Sump Pump(s)								
Submersible	100%			2029	$3,100	4	$3,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2036	$33,200	2	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Hot Water Storage Tank								
Generic	100%			2046	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Storage Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 23 - BX**
Address : **2151 WASHINGTON AVE. BTWN: E.181 ST. - E.182 ST**
Borough : **BRONX** | **Agency's Number** : **X023**
Program / Asset # : **BOE0983.000 / 4148** | **Yr Built/Renovated** : **1992 /**
Area Sq Ft : **89,931** | **Project Type** : **EDUCATION**
Date of Survey : **09-May-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **3037** **Lot** : **79** | **BIN** : **2090472**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$663,600	$159,200
Interior Architecture	$714,300	$120,800
Electrical	$1,974,000	$1,056,900
Mechanical	$2,097,800	$4,650,800
Total	**$5,449,700**	**$5,987,800**
Importance Code A	$663,600	$159,200
Importance Code B	$4,369,200	$5,766,600
Importance Code C	$416,900	$61,900
Total	**$5,449,700**	**$5,987,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,000			
Interior Architecture	$99,400	$3,400		$15,100
Electrical	$82,000	$15,800	$64,800	$14,700
Mechanical	$69,000	$40,500	$85,100	$42,400
Site Enclosure	$73,600			
Site Pavements	$101,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$470,800**	**$66,900**	**$157,100**	**$79,400**
Importance Code A	$46,900	$8,900	$9,100	$8,900
Importance Code B	$338,300	$58,000	$148,000	$70,500
Importance Code C	$85,600			
Total	**$470,800**	**$66,900**	**$157,100**	**$79,400**

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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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	$152,200	LIFE	* *	5	$85,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Electrical Room B06 At Foundation Wall								
Metal, Corrugated	5%	4+	$2,300	2054	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Mechanical Rooftop Enclosures								
Pre-Cast Concrete	20%			LIFE	* *	5	$73,900	
Windows								
Aluminum	50%	Now	$265,400	2042	* *	5	$9,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Various Locations Throughout								
Aluminum	45%			2042	* *	5	$16,300	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2043	* *	10	$11,300	
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$11,400	
Metal Rail	15%			2047	* *	5-10	$41,200	
Pre-Cast Concrete	10%	2-4	$2,500	LIFE	* *	5	$9,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	95%	Now	$246,100	2039	* *			
Broken Paver Blocks, Extent : Severe, Area Affected : 25%								
Location : Roof Walkways								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Cafeteria Low Roof, Library And Upper Roof								
Modified Bitumen	5%			2034	$29,900	10	$2,700	
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : New Smoke Hatches								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$6,700	
Vinyl Tile	90%	2-4	$171,300	2039	* *	3	$45,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement								
Wood	5%	2-4	$41,100	2062	* *	5	$6,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	60%	2-4	$298,100	LIFE	* *	5	$61,900	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Stairwell Bulkheads								
Gypsum Board	5%			LIFE	* *	5	$7,700	
Plaster	5%	0-2	$16,100	LIFE	* *	5	$3,900	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Some Bulkheads Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Bulkhead And Window Locations								
SGFT/Glazed Masonry	25%	4+	$118,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Ceilings								
AcousTileSusp.Lay-In	55%	0-2	$126,000	2039	* *	5	$37,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Basement Corridors								
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exposed Metal Decking In Basement								
Explanation : Location Noted								
Gypsum Board	35%	Now	$42,200	LIFE	* *	5	$58,900	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Library, Room 312, Stair Bulkheads, Gymnasium								
Metal Panel	5%			LIFE	* *	5	$8,400	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	20%	4+	$23,900	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Base Of Iron Pickets And Fencing Throughout								
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Base Of Chain-link Fencing In Play Yards								
Chain Link	50%			2054	* *			
Iron Picket	30%			2069	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	15%	4+	$1,800	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Bases Of Brick Walls								
Spalling, Extent : Light, Area Affected : 25%								
Location : Bases Of Brick Walls								
Masonry: Brick	85%	Now	$18,200	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$29,700	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear At Raised Planting Areas								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$30,600	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Curbs Along Washington Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Washington Avenue								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Along Washington Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$13,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Area								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$12,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking/ Dumpster Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Parking/ Dumpster Area								
Activity Yard								
Asphalt	90%	2-4	$42,600	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rubber Matting	10%	4+	$2,800	2039	* *			
Open Seams, Extent : Light, Area Affected : 25%								
Location : Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Vertical Sections								
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	90%			2033	$220,700	5	$2,100	
Wiring								
Thermoplastic	100%			2034	$298,700	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Variable Frequency Drive	20%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Corroded, Extent : Light, Area Affected : 100%								
Location : Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$27,700	
Generators								
Diesel	100%			2030	$142,000	1	$34,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Nameplate Rating Capacity Is 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$20,000	
Fuel Storage								
Day Tank	30%			2033	$7,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons Nameplate Rating Capacity								
Main Tank	70%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Nameplate Rating Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Lighting								
Interior Lighting								
Fluorescent	3%			2029	$41,200	10	$2,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Auditorium								
Fluorescent	92%			2029	$1,262,900	10	$75,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	1%			2034	$10,900	10		
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lights								
LED	2%	Now	$51,000	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	50%			2029	$28,400	1		
Exit, Service	50%			2029	$19,900	1		
Exterior Lighting								
HID	10%	Now	$43,000	2044	* *			
Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%								
Location : Exterior Lights								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$172,900	1	$33,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	95%			2029	$225,700	1-3	$52,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Toilets, Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.								
Generic, Digital	5%	Now	$11,900	2044	* *	1-3	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Trouble Alarm On Fire Alarm Control Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 5,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$89,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2042	* *	4	$1,800	
Steam Piping/Pump	10%	0-2	$14,700	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : All F And T Traps And Thermostats								
Steam Piping/Pump	50%			2044	* *			
Terminal Devices								
Air Handler	50%			2034	$866,500	1	$27,800	
Convector/Radiator	40%			2047	* *	1	$11,600	
Fan Coil Unit/Heat	10%			2034	$228,300	1	$2,900	
Controls								
Electrical	50%	Now	$128,000	2029	$256,000			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Pneumatic	50%	Now	$444,900	2032	$889,900			
Low Pressure, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building- Air Leakages In The Tubing Result In Low Pressure And System Malfunctions								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2029	$1,154,800	1	$35,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Roof								
Reciprocating Compr/Chiller	10%	0-2	$27,200	2034	$135,900	1	$3,800	
Malfunctioning, Extent : Moderate, Area Affected : 35%								
Location : 9 Out Of 24 Compressors, Roof								
Split Unit	5%	Now	$54,700	2034	$109,300			
Broken, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Units Roof								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$1,786,800	1	$55,600	

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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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	$266,600	2	$62,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,100	
Exhaust Fans								
Interior	90%			2034	$367,600	2	$2,500	
Roof	10%			2034	$17,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$18,400	4	$1,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 115 Gallons							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 4th Floor							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$45,300	
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,500	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Hood							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 23 - SI**
Address : **30 NATICK STREET @ MAPLEWOOD AVE.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0914.000 / 1448**
Area Sq Ft : **66,000**
Date of Survey : **18-Jun-2020**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **4373** **Lot** : **1**

Agency's Number : **R023**
Yr Built/Renovated : **1964 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5059927**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$852,900	$1,385,000
Interior Architecture	$6,646,900	$1,990,000
Electrical	$384,300	$340,400
Mechanical	$204,800	$2,222,600
Site Pavements		$2,603,400
Total	**$8,088,800**	**$8,541,400**
Importance Code A	$852,900	$1,385,000
Importance Code B	$7,235,900	$6,886,600
Importance Code C		$269,800
Total	**$8,088,800**	**$8,541,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,000			
Interior Architecture	$69,000		$5,500	$16,100
Electrical	$61,100	$1,300	$1,700	$20,400
Mechanical	$54,100	$10,300	$36,600	$9,600
Site Enclosure	$3,200			
Site Pavements	$3,100			
Total	**$227,500**	**$11,700**	**$43,900**	**$46,100**
Importance Code A	$43,600	$6,500	$6,500	$6,500
Importance Code B	$139,900	$5,100	$37,300	$37,300
Importance Code C	$44,000			$2,200
Total	**$227,500**	**$11,700**	**$43,900**	**$46,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

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
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	$85,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Over Windows At Auditorium, North Elevation								
Explanation : Brise Soleil Panels								
Windows								
Aluminum	100%			2047	* *	5	$32,500	
Parapets								
Metal Panel	5%			2041	* *	5	$3,100	
Metal Rail	95%	Now	$20,800	2036	$1,039,200	5	$107,200	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Roof								
Built-Up (BUR)	95%			2027	$787,000	10	$65,900	
Copper/Terne	5%			2046	* *	10	$8,700	
Soffits								
Stucco Cement	100%			2036	$152,700	5	$8,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Mosaic Tile	2%	4+	$14,200	2044	* *	5	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Mosaic Tile	3%			2044	* *	5	$11,100	
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	20%			2036	$834,900	3	$14,800	
Vinyl Tile 9" X 9"	55%			2027	$6,646,900	3	$40,600	
Wood	5%			2046	* *	5	$13,800	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2040	* *	5	$4,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,600	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$9,300	
SGFT/Glazed Masonry	25%	0-2	$41,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%			LIFE	* *	5	$17,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2036	$972,700	5	$29,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,500	
Fiber Board	5%			2031	$117,900			
Metal Panel	5%			LIFE	* *	5	$9,200	
Plaster	50%			LIFE	* *	5	$46,100	
Wood	5%			LIFE	* *	5	$64,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Retaining Walls								
Cast in Place Concrete	7%	4+	$3,200	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Walls In Play Yard								
Cast in Place Concrete	93%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	$1,149,300			
On-Site Walkways								
Asphalt	65%			2034	$156,200			
Cast in Place Concrete	30%	Now	$2,300	2036	$113,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair At Rear Play Yard								
Panel/Paver: Cer/Brk	5%			2047	* *	5	$1,600	
Parking/Driveway								
Cast in Place Concrete	100%			2036	$42,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To North Elevation								
Explanation : Trash Container Area								
Activity Yard								
Asphalt	95%			2034	$1,115,000			
Rubber Matting	5%			2031	$69,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2031	$41,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2057	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$199,700	5	$300	
Raceway								
Conduit	95%			2031	$140,700	1		
Conduit	5%			2057	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$18,400	5	$200	
Molded Case Bkrs	80%			2030	$147,100	5	$1,400	
Molded Case Bkrs	10%			2053	* *	5	$200	
Motor Controllers								
Locally Mounted	100%			2029	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$48,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	16%			2039	* *	10	$9,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement Hallway, Fan Room, Crawl Space And Storage								
LED	4%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2027	$56,700	10	$8,000	
Exit, Service	50%			2027	$14,600	1		
Exterior Lighting								
HID	100%	Now	$31,500	2041	* *			
Outdr Lights On During Daytime, Extent : Light, Area Affected : 10%								
Location : West Exterior Wall								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : West Exterior Wall								
Explanation : Fixture Alignment Required								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney								
Explanation : Air Terminals On Chimney And Downleads Run Inside Chimney To Basement Grounding Rod								
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

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
Alarm								
Security System								
No Component	80%							
Generic	12%	Now	$6,100	2041	* *	1	$2,700	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Custodian Office								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Custodian Office								
Explanation : Communications Failure Displayed On Control Panel								
Generic	8%			2041	* *	1	$2,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2041	* *	1-3	$8,100	

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
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Steam Boiler	100%			2044	* *	1	$65,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2041	* *			
Terminal Devices								
Air Handler	40%			2036	$508,700	1	$16,300	
Convector/Radiator	60%			2036	$331,600	1	$12,800	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Split Unit	20%			2036	$321,000			
Window/Wall Unit	80%			2027	$204,800	1		
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	$17,200	
No Component	80%							
Terminal Devices								
No Component	70%							
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

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
Ventilation								
Exhaust Fans								
Interior	40%			2036	$119,900	2	$800	
Roof	60%	Now	$7,900	2031	$78,700	2	$1,000	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	$862,800	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$13,500	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2027	$35,400	4	$3,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2041	* *	1-2	$400	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 24 - BK**		
Address	: **427 38 STREET @ 4TH AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K024**
Program / Asset #	: **BOE0968.000 / 4480**	**Yr Built/Renovated**	: **1997 / 2002**
Area Sq Ft	: **93,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **701** **Lot** : **1**	**BIN**	: **3346119**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$58,600	$210,000
Interior Architecture		$52,100
Electrical		$1,884,100
Mechanical	$59,500	$5,692,800
Total	**$118,100**	**$7,839,100**
Importance Code A	$58,600	$210,000
Importance Code B	$59,500	$7,629,100
Total	**$118,100**	**$7,839,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,600			$12,600
Interior Architecture	$114,600	$3,500		$13,900
Electrical	$29,200	$16,900	$15,800	$15,100
Mechanical	$29,300	$39,800	$49,900	$41,000
Site Enclosure	$53,200			
Site Pavements	$6,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$276,900**	**$74,600**	**$80,100**	**$97,000**
Importance Code A	$38,800	$9,200	$9,400	$21,800
Importance Code B	$204,500	$65,400	$70,700	$75,200
Importance Code C	$33,600			
Total	**$276,900**	**$74,600**	**$80,100**	**$97,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$154,300	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Pre-Cast Concrete	10%			LIFE	* *	5	$55,700	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Windows								
Aluminum	5%	Now	$1,200	2050	* *	5	$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Room 124								
Aluminum	95%			2050	* *	5	$23,000	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$9,900	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Sidewalk Shed Below, Extent : Light, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Metal Panel	5%			2060	* *	5	$2,300	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Exterior Southeast And Northeast Facade								
Pre-Cast Concrete	10%			LIFE	* *	5	$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Lower Parapets								
Open Joints, Extent : Moderate, Area Affected : 10%								
Location : Throughout Parapets								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Parapets Throughout								
Roof								
IRMA/Protected Membrane	50%	Now	$28,400	2039	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Throughout Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Room 420 And 401								
IRMA/Protected Membrane	50%			2039	* *	10	$58,600	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$21,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$7,000	
Quarry Tile	5%			2047	* *	5	$10,400	
Vinyl Tile	20%	Now	$15,700	2039	* *	3	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	60%			2039	* *	3	$41,700	
Wood	10%			2062	* *	5	$26,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2047	* *	5	$7,900	
Concrete Masonry Unit	40%			LIFE	* *	5	$25,400	
Gypsum Board	10%			LIFE	* *	5	$9,500	
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2047	* *	5	$34,800	
AcousTileSusp.Lay-In	15%	Now	$7,100	2047	* *	5	$10,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 401								
AcousTileSusp.Lay-In	60%			2047	* *	5	$83,400	
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	15%	0-2	$1,800	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fence Posts								
Chain Link	10%			2054	* *			
Concrete Masonry Unit	10%			2054	* *			
Iron Picket	65%	0-2	$22,100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Fencing								
Free Standing Walls								
Concrete Masonry Unit	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$29,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2047	* *			
Masonry: Granite	35%	0-2	$5,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%			2043	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	10%	2-4	$900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rubber Matting	15%			2039	* *			
Traffic Topping	35%			2039	* *			
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	30%			2042	* *	5	$600	
Molded Case Bkrs	70%			2042	* *	5	$1,700	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$600	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$28,600	
Generators								
Diesel	100%			2037	* *	1	$36,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 230 Kilowatts								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$20,700	
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2034	$1,206,600	10	$72,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	12%			2034	$170,300	10	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
HID	3%			2034	$33,800	10	$100	
Egress Lighting								
Emergency, Service	50%			2034	$29,300	1		
Exit, Service	50%			2034	$20,500	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$178,800	1	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$245,600	1-3	$57,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No. 2 Fuel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$92,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers. 1 Heat Exchanger								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	$2,300	
Steam Piping/Pump	50%			2044	* *			
Terminal Devices								
Air Handler	50%			2034	$896,000	1	$28,800	
Convector/Radiator	50%			2039	* *	1	$15,000	
Controls								
Pneumatic	100%			2032	$1,840,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2034	$1,053,700	1	$32,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers, Penthouse								
Split Unit	5%			2034	$113,100			
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2044	* *	4	$5,200	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2034	$1,182,600	1	$46,000	
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2034	$279,700	2	$51,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	60%			2034	$253,400	2	$1,700	
Roof	40%			2034	$73,900	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Triplex Booster Pumps								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,900	
Backflow Preventer								
No Component	50%							
Generic	50%			2042	* *	1	$2,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$48,600	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$5,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 24 - Q**		
Address	: **45-57 UNION STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q024**
Program / Asset #	: **BOE0687.000 / 1197**	**Yr Built/Renovated**	: **1932 / 2010**
Area Sq Ft	: **65,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **5201** **Lot** : **21**	**BIN**	: **4117403**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$1,140,600	$1,668,700
Electrical	$61,300	$116,400
Mechanical	$707,000	$2,303,100
Total	**$1,908,900**	**$4,088,200**
Importance Code A	$58,000	
Importance Code B	$1,522,400	$4,088,200
Importance Code C	$328,500	
Total	**$1,908,900**	**$4,088,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,400	$27,400		
Interior Architecture	$68,300	$53,100	$2,900	$3,700
Electrical	$10,600	$69,400	$12,100	$11,600
Mechanical	$27,300	$36,200	$15,600	$11,100
Site Enclosure	$22,700			
Total	**$182,300**	**$186,100**	**$30,600**	**$26,400**
Importance Code A	$53,400	$33,900	$6,600	$6,400
Importance Code B	$72,300	$140,600	$21,100	$19,900
Importance Code C	$56,600	$11,700	$2,900	
Total	**$182,300**	**$186,100**	**$30,600**	**$26,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	$45,000	LIFE	* *	5	$26,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Foundation Walls, Room C18								
Masonry: Brick Cavity	50%			LIFE	* *	5	$44,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Masonry: Granite	3%			LIFE	* *	5	$2,000	
Masonry: Limestone	15%			LIFE	* *	5	$10,000	
Metal Panel	2%			2063	* *	5-10	$12,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Windows								
Aluminum	40%	4+	$8,400	2049	* *	5	$4,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Windows In The 1932 Wing								
Aluminum	60%			2058	* *	5	$13,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Explanation : Roofing Membrane Placed On Parapet Walls								
Masonry: Brick	30%			LIFE	* *	5	$2,900	
Metal Rail	20%			2046	* *	5-10	$34,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Roof								
Built-Up (BUR)	35%			2038	* *	10	$17,600	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	2%			LIFE	* *			
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition Roof Top Play Area								
Copper/Terne	4%			2061	* *	10	$5,000	
Copper/Terne	1%			2073	* *	10	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Plaza Roof: Stone Panels	58%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Explanation : New Plaza Deck Roofing System								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Exterior								
Soffits								
Metal Panel	100%			2063	* *	5-10		
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$10,900	
Ceramic Tile	5%			2036	$287,900	5	$5,000	
Ceramic Tile	20%			2048	* *	5	$19,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Terrazzo	5%			LIFE	* *	5	$3,900	
Vinyl Tile	20%	Now	$28,200	2033	$564,200	3	$7,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Classrooms In The 1932 Wing								
Vinyl Tile	20%			2043	* *	3	$7,500	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New School Addition								
Vinyl Tile 9" X 9"	10%	Now	$490,000	2033	$816,700	3	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 1932 Wing Hallways								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : 1932 Wing Hallways And 2nd Floor Classrooms								
Wood	15%			2048	* *	5	$28,000	
Interior Walls								
Cast in Place Concrete	5%	Now	$22,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Foundation, Boiler Room								
Ceramic Tile	5%			2029	$328,500	5	$5,800	
Ceramic Tile	20%			2048	* *	5	$23,300	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Concrete Masonry Unit	5%	Now	$11,200	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Bulkhead Stair								
Gypsum Board	20%			LIFE	* *	5	$14,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$10,500	
SGFT/Glazed Masonry	5%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2046	* *	5	$10,000	
AcousTileSusp.Lay-In	30%			2053	* *	5	$29,900	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Exposed Struc: Concrete	10%	4+	$153,000	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Of 1932 Wing								
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	7%			LIFE	* *	5	$8,700	
Metal Panel	5%	Now	$169,100	LIFE	* *	5	$6,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Classrooms 125, 127, 129 And 131 In 1932 Wing								
Plaster	10%	0-2	$6,200	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair								
Plaster	23%			LIFE	* *	5	$14,300	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	40%	4+	$22,700	2038	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Holly Avenue And Union Street								
Iron Picket	40%			2083	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter On New Addition								
Explanation : Fence For New Addition								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2046	* *			
Pavers/Stone	5%			2048	* *			
On-Site Walkways								
Asphalt	30%			2048	* *			
Cast in Place Concrete	60%			2046	* *			
Masonry: Granite	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Explanation : Parking Area								
Activity Yard								
Asphalt	95%			2048	* *			
Rubber Matting	5%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$300	
Raceway								
Conduit	40%			2033	$59,200	1		
Conduit	60%			2059	* *	1		
Panelboards								
Fused Disc Sw	7%			2055	* *	5	$100	
Fused Disc Sw	3%			2032	$5,500	5		
Molded Case Bkrs	90%			2055	* *	5	$1,500	
Wiring								
Braided Cloth	30%	2-4	$61,300	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2059	* *	1		
Thermoplastic	10%			2033	$20,400	1		
Motor Controllers								
Locally Mounted	70%			2050	* *	5	$300	
Locally Mounted	30%			2031	$36,700	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$20,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Stand-by Power								
Generators								
Diesel	100%			2046	* *	1	$25,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Penthouse								
Explanation : One 312 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,400	
Fuel Storage								
Day Tank	50%			2055	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Penthouse								
Explanation : One 75 Gallons								
Main Tank	50%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	40%			2038	* *	10	$23,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
LED	58%			2041	* *			
Egress Lighting								
Emergency, Service	35%			2041	* *	1		
Emergency, Battery	20%			2028	$22,300	10	$3,100	
Exit, LED	25%			2068	* *	1		
Exit, Service	20%			2028	$5,700	1		
Exterior Lighting								
HID	10%			2038	* *	10		
LED	20%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$12,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Cameras								
Generic	50%			2041	* *	1	$12,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$40,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 6,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	0-2	$58,000	2046	* *	1	$57,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : No. 2 Boiler Leaking Tubes And Leaking Storage Tank								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	80%	0-2	$74,900	2033	$1,497,300	4	$2,600	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In The Basement And Steam Leaking In Basement Of Old Building								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam And Condensate Piping In The Basement.								
Central Plant Steam Piping/Pmp	20%			2053	* *	4	$600	
Terminal Devices								
Air Handler	20%	0-2	$12,500	2028	$250,500	1	$7,200	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium Blower Heating Coil In The First Floor Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Blowers In The Basement Fan Room.								
Convector/Radiator	80%			2038	* *	1	$16,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2038	* *	1	$6,000	
Exterior Pkg Unit - Cooling	30%			2041	* *	2	$1,200	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Roof								
Explanation : Three Rooftop Units								
Window/Wall Unit	50%			2031	$126,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,200	
Exhaust Fans								
Interior	80%			2028	$236,200	2	$1,600	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Exhaust Fan Bearing In The First Floor Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout.								
Roof	20%			2028	$25,800	2	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Rooftop Exhaust Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	* *	1		
Galvanized Steel	80%			2031	$679,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond The Boiler Room, The Domestic Water Piping Beyond Useful Life Cycle Rating								
Water Heater With Tanks								
Gas Fired	100%			2028	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons. One Gasoline Fired And One Electric								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Beyond Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%	0-2	$11,700	LIFE	* *	1		
Broken, Extent : Light, Area Affected : 10%								
Location : Old Building								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Drain Piping Beyond Useful Life Cycle Rating								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

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
Plumbing								
Backflow Preventer								
Generic	80%			2043	* *	1	$3,200	
Generic	20%			2038	* *	1	$800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Serves Boilers Only							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 25 - BK**				
Address	: **787 LAFAYETTE AVENUE @MARCUS GARVEY BLVD.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K025**	
Program / Asset #	: **BOE0359.000 / 340**		**Yr Built/Renovated**	: **1942 / 2018**	
Area Sq Ft	: **102,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **28-Aug-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **1787**	**Lot** : **14**	**BIN**	: **3049858**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$159,000	$153,500
Interior Architecture	$788,200	$323,300
Electrical		$1,347,600
Mechanical		$1,267,300
Site Pavements	$506,700	
Total	**$1,453,800**	**$3,091,700**
Importance Code A	$159,000	$206,100
Importance Code B	$350,000	$2,885,600
Importance Code C	$944,800	
Total	**$1,453,800**	**$3,091,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,300		$14,700	
Interior Architecture	$163,600		$12,100	$1,900
Electrical	$12,900	$9,500	$10,500	$12,000
Mechanical	$47,300	$15,900	$22,000	$14,800
Site Enclosure	$45,600			
Site Pavements	$17,200			
Total	**$323,000**	**$25,400**	**$59,400**	**$28,700**
Importance Code A	$46,400	$10,100	$24,800	$10,100
Importance Code B	$136,900	$15,300	$34,600	$18,600
Importance Code C	$139,700			
Total	**$323,000**	**$25,400**	**$59,400**	**$28,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$178,800	
Masonry: Limestone	5%			LIFE	* *	5	$7,100	
Windows								
Aluminum	100%			2044	* *	5	$29,400	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$81,400	
Masonry: Limestone	10%			LIFE	* *	5-10	$16,100	
Roof								
Modified Bitumen	70%			2041	* *	10	$64,000	
Single Ply Membrane	10%			2041	* *	10	$9,100	
Slate	20%			LIFE	* *	10	$18,300	
Interior								
Floors								
Carpet	2%			2032	$54,800	3	$6,000	
Cast in Place Concrete	5%			LIFE	* *	5	$33,100	
Mosaic Tile	5%			2041	* *	5	$18,900	
Sheet Vinyl/Rubber	1%			2044	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studio								
Explanation : Location Noted								
Terrazzo	5%	4+	$14,500	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby And Stair Treads								
Vinyl Tile	43%			2041	* *	3	$24,400	
Vinyl Tile 9" X 9"	2%	Now	$12,400	2031	$247,700	3	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Classrooms								
Wood	35%	Now	$161,600	2051	* *	5	$49,600	
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : 2nd And 3rd Floor Classrooms By Radiators								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : 2nd And 3rd Floor Classrooms By Radiators								
Wood	2%			2064	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Eight Classrooms								
Explanation : Wood Laminate Planks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$199,700	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement Mechanical Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Room								
Ceramic Tile	10%	Now	$72,300	2039	* *	5	$12,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$10,300	
Gypsum Board	3%			LIFE	* *	5-10	$13,100	
Marble Panels	5%	0-2	$46,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Plaster	52%	Now	$166,200	LIFE	* *	5	$40,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Auditorium, Toilets, 3rd Floor Classrooms Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Toilets, Classrooms Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$25,700	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$37,800	
Plaster	80%	Now	$188,400	LIFE	* *	5	$75,600	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Auditorium, Cafeteria And Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Auditorium, Cafeteria And Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$1,400	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Courtyard								
Iron Picket	75%	Now	$44,300	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Northwest Corner								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout Perimeter								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout Perimeter								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout Perimeter								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$506,700	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Courtyards								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$8,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East Courtyard								
Activity Yard								
Asphalt	70%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Replacement								
Cast in Place Concrete	20%	Now	$8,700	2041	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Rubber Matting	10%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%			2036	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$266,300	5	$400	
Raceway								
Conduit	80%			2036	$199,600	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Knife Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	40%			2035	$98,100	5	$900	
Molded Case Bkrs	50%			2044	* *	5	$1,300	
Wiring								
Braided Cloth	40%			2035	$140,000	1		
Thermoplastic	60%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$167,200	5	$600	
Locally Mounted	10%			2049	* *	5	$100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$84,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$6,400	1		
Emergency, Battery	40%			2036	$70,100	10	$9,800	
Exit, Service	45%			2031	$20,300	1		
Exit, Battery	5%			2036	$7,400	10	$300	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$269,400	1-3	$64,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Heating								
Terminal Devices								
Air Handler	20%			2036	$393,100	1	$12,600	
Convector/Radiator	80%			2041	* *	1	$26,400	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	1%			2041	* *			
Window/Wall Unit	80%			2031	$316,500	1		
No Component	19%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,100	
Exhaust Fans								
Interior	100%			2036	$463,200	2	$3,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : 2 Water Mains								
Water Heater With Tanks								
Electric	10%			2034	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One Unit - 40 Gallon Electric								
Gas Fired	90%			2031	$94,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Unit - 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$20,900	4	$3,200	
Backflow Preventer								
No Component	95%							
Generic	5%			2036	$2,300	1	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Serves Boilers Only								
Fixtures								
Generic	100%							
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,400	

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.*

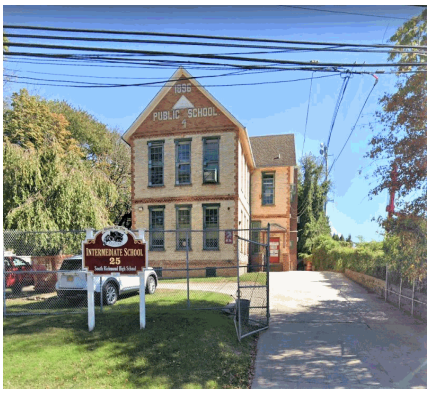
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 25 - SI OLD P.S. 4 - SI**
Address : **4210 ARTHUR KILL ROAD BTWN: CLAY PIT RD. - STORER AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R025**
Program / Asset # : **BOE0916.000 / 4428**
Yr Built/Renovated : **1896 / 2011**
Area Sq Ft : **18,000**
Project Type : **EDUCATION**
Date of Survey : **11-Jan-2022**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **7315** **Lot** : **7**
BIN : **5086781**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,900	
Interior Architecture	$1,220,900	$97,800
Electrical	$60,100	$201,500
Mechanical	$117,700	
Site Pavements	$300,800	
Total	**$1,760,400**	**$299,300**
Importance Code A	$60,900	
Importance Code B	$1,577,500	$299,300
Importance Code C	$122,100	
Total	**$1,760,400**	**$299,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,800	$25,500		
Interior Architecture	$78,200	$1,600		$3,300
Electrical	$1,900	$79,500	$2,000	$1,700
Mechanical	$10,000	$40,600	$2,400	$2,900
Site Enclosure	$99,400			
Site Pavements	$4,700	$3,900	$200	$200
Total	**$233,100**	**$151,100**	**$4,500**	**$8,100**
Importance Code A	$40,600	$27,400	$1,800	$1,800
Importance Code B	$100,200	$119,800	$2,600	$6,100
Importance Code C	$92,300	$3,900	$200	$200
Total	**$233,100**	**$151,100**	**$4,500**	**$8,100**



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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	$60,900	LIFE	* *	5	$33,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$32,100	2049	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	30%			LIFE	* *	5	$800	
Metal Rail	10%			2046	* *	5-10	$4,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$800	
No Component	55%							
Roof								
Asphalt Shingle	40%	4+	$5,100	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Peaked Roof								
Built-Up (BUR)	60%			2038	* *	10	$25,500	
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Wood	100%	Now	$1,500	2038	* *	5	$3,100	
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,400	
Ceramic Tile	5%	Now	$19,600	2036	$97,800	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets								
Vinyl Tile	45%	0-2	$21,600	2038	* *	3	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Vinyl Tile 9" X 9"	40%	Now	$111,000	2028	$1,110,000	3	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	5%			2061	* *	5	$2,900	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$500	
Masonry: Brick	5%			LIFE	* *			
Plaster	85%	Now	$30,500	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Lunch Room								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Lunch Room								
SGFT/Glazed Masonry	5%	2-4	$6,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
Location : Toilets, 1st Floor								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$3,100	
Embossed Metal	15%			LIFE	* *	5	$2,100	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout 1896 Side								
Plaster	75%			LIFE	* *	5	$14,500	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$46,600	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Property								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	0-2	$3,900	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Property								
Retaining Walls								
Cast in Place Concrete	75%			2068	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Property								
Masonry: Fieldstone	25%	0-2	$48,900	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$58,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$4,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout And Steps At Exit 6								
Metal	20%			2043	* *	1-3	$12,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : North Side Of School								
Pavers/Stone	5%			2036	$24,100			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$122,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	100%	Now	$120,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$121,300	5	$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$28,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$4,500	5		
Molded Case Bkrs	90%			2032	$40,200	5	$400	
Wiring								
Thermoplastic	100%			2033	$32,100	1		
Motor Controllers								
Locally Mounted	100%			2031	$80,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$13,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2028	$60,100	10	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2028	$16,900	10	$2,200	
Exit, Service	50%			2028	$4,300	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$37,800	1	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$11,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$4,600	2053	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Vault								
Explanation : 2,500 Gallon Tank, Pipe Leaks								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$17,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boliers								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$56,600	2043	* *	4	$900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Explanation : Vacuum Pump Leaks								
Terminal Devices								
Convector/Radiator	80%			2038	* *	1	$4,700	
Fan Coil Unit/Heat	20%			2038	* *	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	Now	$3,100	2028	$61,100	1		
Not in Service, Extent : Light, Area Affected : 10%								
Location : Classroom								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Classroom								
Explanation : Two Units								
No Component	20%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$38,200	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 125 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$400	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$700	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 26 - BK**				
Address	: **1014 LAFAYETTE AVENUE @MALCOLM X BLVD.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K026**	
Program / Asset #	: **BOE0360.000 / 341**		**Yr Built/Renovated**	: **1956 / 2018**	
Area Sq Ft	: **124,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **01-Oct-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **1616**	**Lot** : **1**	**BIN**	: **3043822**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$442,300	$1,575,600
Interior Architecture	$546,600	$5,178,300
Electrical	$59,200	$1,199,800
Mechanical		$5,122,000
Site Pavements	$99,000	
Total	**$1,147,200**	**$13,075,700**
Importance Code A	$442,300	$1,575,600
Importance Code B	$617,700	$11,105,900
Importance Code C	$87,200	$394,300
Total	**$1,147,200**	**$13,075,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,500		$22,100	
Interior Architecture	$228,500		$20,400	$14,300
Electrical	$27,900	$11,800	$12,000	$15,200
Mechanical	$102,200	$21,500	$30,300	$19,600
Site Enclosure	$56,500			
Site Pavements	$65,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$511,700**	**$40,500**	**$92,000**	**$56,300**
Importance Code A	$35,700	$12,300	$34,400	$12,300
Importance Code B	$282,600	$28,200	$57,600	$44,100
Importance Code C	$193,300			
Total	**$511,700**	**$40,500**	**$92,000**	**$56,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$4,000	LIFE	* *	5	$16,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Adjacent To Main Entrance								
Glazed Ceramic Panel	5%	4+	$13,500	LIFE	* *	5	$37,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Facade								
Masonry: Brick Cavity	78%	0-2	$224,400	LIFE	* *	5	$125,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Southwest Corner At Kitchen								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : North, East And West Facades, Lower Walls								
Staining/Discoloring, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Panel	10%			2046	* *	5-10	$110,900	
Panel: Limestone	5%			LIFE	* *	5	$12,100	
Windows								
Aluminum w/ Guards	100%			2044	* *	5	$44,300	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5-10	$101,600	
Metal Panel	10%			2046	* *	5	$8,800	
Metal Rail	25%			2049	* *	5-10	$103,200	
Roof								
Metal Panel	2%			2041	* *	10	$4,600	
Modified Bitumen	98%	Now	$68,500	2036	$1,369,100			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roofs								
Ponding, Extent : Light, Area Affected : 5%								
Location : Adjacent To Bulkhead And Low Overhang Roofs								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Corridor								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : Roof Substantially Covered With Solar Panels								
Soffits								
Stucco Cement	100%			2041	* *	5		
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : South Elevation								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Interior								
Floors								
Cast in Place Concrete	14%	Now	$44,300	LIFE	* *	5	$55,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Corridors And Mechanical Area								
Mosaic Tile	1%	0-2	$8,700	2041	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Poured Epoxy/Resin	5%			2034	$520,500			
Terrazzo	5%			LIFE	* *	5	$14,200	
Vinyl Tile	55%	Now	$141,200	2036	$2,823,200	3	$37,400	
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And Auditorium								
Vinyl Tile 9" X 9"	8%			2031	$1,188,800	3	$7,300	
Wood	12%			2064	* *	5	$40,800	
Recent Repair Evident, Extent : N/A, Area Affected : 95%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%	0-2	$39,400	2032	$394,300	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	32%			LIFE	* *	5	$59,700	
Glazed Ceramic Panel	5%			LIFE	* *	10	$10,500	
Masonry: Brick	5%			LIFE	* *	10	$3,500	
Plaster	30%	0-2	$87,200	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Various Locations Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$29,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Interior								
Ceilings								
AcousTile,Adhered	28%	0-2	$167,400	2049	* *	5	$25,400	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Corridors								
AcousTileConcealSpLn	2%			2041	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$22,700	
Fiber Board	5%	Now	$14,500	2036	$144,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Gypsum Board	5%			LIFE	* *	5-10	$31,200	
Metal Panel	5%	Now	$61,500	LIFE	* *	5	$11,300	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5-10	$140,300	
Site Enclosure								
Fence/Gates								
Chain Link	30%	4+	$16,000	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : South Parking Lot								
Iron Picket	70%	Now	$40,600	2056	* *			
Concrete Curb, Extent : Moderate, Area Affected : 10%								
Location : Along Malcom X And Lafayette Avenue								
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Asphalt	25%	4+	$7,400	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Along Lafayette Avenue								
Cast in Place Concrete	75%	Now	$99,000	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Along Lafayette Avenue And Malcolm X Blvd.								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Tree Pits Along Malcolm X Blvd.								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exits 3, 9 And West Walkway								
Masonry: Granite	10%	2-4	$1,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entrances Throughout								
Parking/Driveway								
Asphalt	90%	0-2	$20,500	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : South Parking Area								
Cast in Place Concrete	10%	0-2	$1,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Driveway								
Activity Yard								
Asphalt	100%	0-2	$34,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Schoolyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	65%			2036	$34,200	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere And One 800 Ampere Disconnect Switches								
Photovoltaic Panel(s)	35%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Disconnect Switch								
Transformers								
Dry Type	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 300 Kva Transformer								
Switchgear / Switchboard								
Fused Disc Sw	25%			2036	$66,600	5	$100	
Fused Knife Sw	75%			2036	$199,700	5	$400	
Raceway								
Conduit	70%			2036	$174,700	1		
Conduit	20%			2056	* *	1		
Conduit	10%			2062	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$300	
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Knife Sw	5%			2035	$15,300	5	$100	
Fused Toggle Switch	5%			2035	$15,300	5	$100	
Molded Case Bkrs	65%			2035	$199,300	5	$2,100	
Molded Case Bkrs	10%			2052	* *	5	$300	
Wiring								
Braided Cloth	55%			2035	$192,500	1		
Thermoplastic	40%			2056	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	95%			2034	$176,500	5	$800	
Locally Mounted	5%			2049	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Lighting								
Interior Lighting								
Fluorescent	5%			2036	$94,600	10	$5,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Rooms 135 And Adjacent Spaces								
LED	95%			2044	* *			
Egress Lighting								
Emergency, Service	5%			2041	* *	1		
Emergency, Battery	45%	0-2	$4,800	2036	$95,900			
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Exit, Service	10%			2031	$5,500	1		
Exit, Battery	40%			2041	* *	10	$3,300	
Exterior Lighting								
HID	10%	Now	$59,200	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter And Roof								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,300	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Alarm								
Security System								
Generic	50%			2041	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV System								
Generic	50%			2041	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	4+	$16,400	2044	* *	1-3	$69,500	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Basement Carbon Monoxide Detectors								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$122,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$477,900	1	$15,300	
Convector/Radiator	70%			2041	* *	1	$28,000	
Unit Heater - Steam	10%			2036	$72,200	4	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Explanation : Location Noted								
Controls								
Pneumatic	100%			2034	$2,453,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2041	* *	2	$800	
Split Unit	5%			2041	* *			
Window/Wall Unit	50%			2031	$240,500	1		
No Component	35%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$109,500	
Exhaust Fans								
Interior	20%			2041	* *	2	$800	
Roof	80%	Now	$9,900	2031	$197,100	2	$2,400	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof Units 16h And 20t								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	$1,621,000	1		
Antiquated, Extent : Moderate, Area Affected : 10%								
Location : Basement Water Main								
Sanitary Piping								
Cast Iron	100%	Now	$32,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Gymnasium, Kitchen And Basement Backup From The Rain								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Bathroom 318 And Bathrooms And Janitors Closets Below								
Explanation : The Rooms Have Odor Problems Coming Through Plumbing Fixtures Despite Working Ventilation Systems								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$25,400	4	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit								
Explanation : 1st To 3rd Floor								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 26 - Q**
Address : **195-02 69TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0689.000 / 2260**
Area Sq Ft : **86,000**
Date of Survey : **13-Nov-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **7117** **Lot** : **421**

Agency's Number : **Q026**
Yr Built/Renovated : **1949 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4153296**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$82,400	$1,198,500
Interior Architecture	$1,071,400	$7,108,500
Electrical		$593,600
Mechanical		$3,600,900
Site Pavements		$217,300
Total	**$1,153,700**	**$12,718,800**
Importance Code A	$82,400	$1,198,500
Importance Code B	$814,800	$11,467,900
Importance Code C	$256,500	$52,300
Total	**$1,153,700**	**$12,718,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$114,100			
Interior Architecture	$56,200			$15,000
Electrical	$9,300	$9,000	$9,900	$8,200
Mechanical	$40,500	$12,900	$20,100	$12,900
Site Enclosure	$22,000			
Site Pavements	$82,100			
Total	**$324,200**	**$21,900**	**$30,000**	**$36,100**
Importance Code A	$122,700	$8,500	$8,500	$8,500
Importance Code B	$170,400	$13,400	$21,500	$23,200
Importance Code C	$31,200			$4,400
Total	**$324,200**	**$21,900**	**$30,000**	**$36,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$1,800	LIFE	* *	5	$500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Various Stairwell Locations								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Stairwell Locations								
Masonry: Brick	23%	0-2	$82,400	LIFE	* *	5	$9,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	65%			LIFE	* *	5	$55,200	
Masonry: Limestone	10%	0-2	$17,100	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Columns At Exit 2								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Limestone Wall And Band								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : All Facades								
Windows								
Aluminum	70%			2052	* *	5	$22,700	
Aluminum w/ Guards	30%			2052	* *	5	$9,700	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$3,800	LIFE	* *	5	$1,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Transverse Joints Throughout								
Copper/Terne	5%			2071	* *	5	$1,000	
Masonry: Brick	90%	0-2	$23,700	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout Inner Side								
Roof								
Built-Up (BUR)	98%	Now	$24,000	2036	$1,198,500			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Stage Area								
Skylight, Plastic	2%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Exit Stair 6								
Explanation : Recent Repairs								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Mosaic Tile	5%	2-4	$53,300	2049	* *	5	$6,900	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Toilet Rooms And Kitchen Area								
Slate	3%	2-4	$8,400	LIFE	* *	5	$3,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Stair Treads Throughout								
Terrazzo	5%	2-4	$10,600	LIFE	* *	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Stair Treads								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Vinyl Tile 9" X 9"	77%	Now	$699,400	2031	$6,993,800	3	$32,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%	0-2	$16,900	2051	* *	5	$5,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$8,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$11,600	
Marble Panels	2%			LIFE	* *	10	$2,300	
Plaster	60%			LIFE	* *	5-10	$148,300	
SGFT/Glazed Masonry	30%	2-4	$160,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
Fiber Board	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Gymnasiums								
Explanation : Location Noted								
Plaster	90%	4+	$62,200	LIFE	* *	5	$62,400	
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Bulkheads And Various Classrooms								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$7,800	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Iron Picket	25%	Now	$14,200	2071	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Along 69th Avenue								
Deteriorated Finish, Extent : Severe, Area Affected : 75%								
Location : Along 69th Avenue								
Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : Along 69th Avenue								
Retaining Walls								
Cast in Place Concrete	70%			2071	* *			
Masonry: Brick	30%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2049	* *			
Pavers/Stone	10%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2053	* *			
Masonry: Granite	5%	0-2	$1,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Stairs								
Activity Yard								
Asphalt	65%	2-4	$23,900	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Ponding, Extent : Light, Area Affected : 10%								
Location : Rear Yard Play Area								
Pavers/Stone	10%	Now	$46,200	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	25%	2-4	$10,900	2036	$217,300			
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2056	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	65%			2036	$134,300	1		
Conduit	20%			2056	* *	1		
Under Construction	15%							
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Disc Sw	2%			2058	* *	5		
Molded Case Bkrs	83%			2058	* *	5	$1,900	
Molded Case Bkrs	5%			2035	$12,300	5	$100	
Wiring								
Braided Cloth	65%			2035	$194,200	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Under Construction	15%							
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$500	
Locally Mounted	20%			2034	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Electrical Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	80%			2041	* *	10	$63,100	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2044	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2041	* *	10	$5,200	
Exit, Battery	50%			2044	* *	10	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Lighting								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2031	$165,300	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Stairwell And Some Offices								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$53,000	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$85,200	
Distribution								
Steam Piping/Pump	100%			2056	* *			
Terminal Devices								
Air Handler	25%			2036	$414,300	1	$13,300	
Convector/Radiator	75%			2041	* *	1	$20,800	
Controls								
Digital	100%			2034	$2,529,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Window/Wall Unit	80%			2031	$266,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,900	
Exhaust Fans								
Interior	100%			2036	$390,600	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2062	* *	1		
Galvanized Steel	95%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 200 Gallons							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 26 - SI**
Address : **4108 VICTORY BLVD. @ WILD AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R026**
Program / Asset # : **BOE0917.000 / 1450**
Yr Built/Renovated : **1886 / 2011**
Area Sq Ft : **28,000**
Project Type : **EDUCATION**
Date of Survey : **13-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2634** **Lot** : **1** **BIN** : **5107386**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$407,700	$52,900
Interior Architecture	$145,900	$729,400
Electrical	$397,500	$389,300
Mechanical	$10,900	$923,000
Site Pavements		$79,500
Total	**$961,900**	**$2,174,100**
Importance Code A	$407,700	$52,900
Importance Code B	$554,200	$2,121,200
Total	**$961,900**	**$2,174,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,800	$24,400		$12,600
Interior Architecture	$40,700	$1,300		$5,200
Electrical	$2,600	$2,600	$3,400	$62,100
Mechanical	$4,200	$3,600	$4,800	$3,600
Site Enclosure	$6,800			
Site Pavements	$22,800			
Total	**$95,900**	**$31,900**	**$8,200**	**$83,500**
Importance Code A	$21,400	$27,000	$2,600	$15,300
Importance Code B	$46,200	$4,900	$5,600	$68,200
Importance Code C	$28,300			
Total	**$95,900**	**$31,900**	**$8,200**	**$83,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	$4,200	
Masonry: Brick	5%	Now	$17,700	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Left Side Of Buildings								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	75%			LIFE	* *	5	$31,400	
Painted Surfaces, Extent : Moderate, Area Affected : 80%								
Location : All Facades								
Metal Panel	5%			2055	* *	5-10	$14,400	
Window Wall	5%			2055	* *	5	$7,900	
Windows								
Aluminum	95%			2043	* *	5	$7,600	
Metal Louvers	5%	0-2	$1,100	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Roof Louver Vent								
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$1,600	
Masonry: Limestone	10%			LIFE	* *	5	$400	
Metal Rail	40%			2048	* *	5-10	$22,500	
Roof								
Asphalt Shingle	25%			2038	* *	10	$1,000	
Modified Bitumen	20%			2040	* *	10	$4,700	
Skylight, Metal/Glass	5%	Now	$341,000	2065	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Roof Skylights								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : 3 Skylights								
Spray-on Foam	50%	Now	$66,700	2045	* *	5	$7,900	1
Blisters, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Soffits								
Wood	100%			2033	$52,900	5	$11,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$23,500	
Ceramic Tile	5%	Now	$12,400	2038	* *	5	$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Boy's Bathrooms								
Vinyl Tile	5%			2043	* *	3	$800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Vinyl Tile	60%	Now	$145,900	2035	$729,400	3	$9,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Classrooms								
Wood	5%			2070	* *	5	$4,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Interior Walls								
Ceramic Tile	5%	Now	$11,800	2038	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boy's Bathrooms								
Gypsum Board	5%			LIFE	* *	5	$1,300	
Masonry: Brick	10%	Now	$16,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	80%			LIFE	* *	5	$10,100	
Ceilings								
AcousTileSusp.Lay-In	5%			2048	* *	5	$2,100	
Embossed Metal	35%			LIFE	* *	5	$6,800	
Gypsum Board	2%			LIFE	* *	5	$1,100	
Plaster	58%			LIFE	* *	5	$15,600	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2045	* *			
Iron Picket	2%			2055	* *			
Retaining Walls								
Cast in Place Concrete	80%	0-2	$6,800	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Masonry: Brick	20%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$22,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Victory Boulevard And Wild Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Site Pavements								
Activity Yard								
Asphalt	90%			2044	* *			
Rubber Matting	10%			2035	$79,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Raceway								
Conduit	10%			2055	* *	1		
Conduit	90%			2035	$56,400	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	10%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$81,700	5	$600	
Wiring								
Braided Cloth	40%			2034	$31,600	1		
Thermoplastic	10%			2055	* *	1		
Thermoplastic	50%			2035	$39,500	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	93%			2030	$397,500	10	$23,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2035	$17,100	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor Lobby, Bathroom And Hallway 1st Floor								
Incandescent	1%			2030	$7,900	2		
LED	2%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Library And Gymnasium								
Explanation : Led Light								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	$24,100	10	$3,400	
Exit, Battery	50%			2035	$20,300	10	$900	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$26,900	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$74,000	1-3	$17,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 3,000 Gallon Oil Tank								
Conversion Equipment								
Furnace	10%			2040	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Gasoline Fired Furnaces								
Steam Boiler	90%			2048	* *	1	$25,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2045	* *	4	$1,400	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Various Locations Throughout Basement								
Explanation : Float And Thermostatic Traps And Terminal Unit Thermostatic Traps Were Upgraded In 2019. Steam Condensate, Vacuum Pump System Was Upgraded In 2020.								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Heating								
Terminal Devices								
Convector/Radiator	90%			2040	* *	1	$8,100	
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Room 206								
Unit Heater - Steam	10%			2035	$16,300	4	$400	
Controls								
Pneumatic	100%			2036	$554,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2040	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Three Packaged Air Conditioning Units Each Includes A Gasoline Fired Furnace.								
Window/Wall Unit	70%			2034	$76,000	1		
Window/Wall Unit	10%	0-2	$500	2028	$10,900	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Three Units Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$1,600	
No Component	90%							
Exhaust Fans								
Roof	10%			2040	* *	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2055	* *	1		
Galvanized Steel	80%			2033	$292,800	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Heater Installed In 2020. Circulating Pump Was Repaired. 75 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2045	* *	4	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Installed In 2020.								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

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
Plumbing								
Backflow Preventer								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : One Water Main In Basement Provides Service To Domestic And Sprinkler System Each With A Reduced Pressure Zone Devic And Double Check Valve, Respectively.								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 1st Floor Girls Toilet Room								
Explanation : 1 Of 2 Water Mains Does Not Have A Backflow Preventer.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2055	* *	1-2	$800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 27 - BK**				
Address	: **27 HUNTINGTON STREET NELSON AND HICKS STREETS**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K027**
Program / Asset #	: **BOE0361.000 / 342**			**Yr Built/Renovated**	: **1890 / 2007**
Area Sq Ft	: **92,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **10-Jan-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att**				
Block	: **525**	**Lot**	: **1**	**BIN**	: **3008342**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$571,100
Interior Architecture	$496,000	
Electrical		$901,500
Mechanical	$3,022,300	$1,059,100
Site Pavements	$60,500	$100,100
Total	**$3,578,800**	**$2,631,800**
Importance Code A		$571,100
Importance Code B	$3,578,800	$2,060,700
Total	**$3,578,800**	**$2,631,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,600			$2,000
Interior Architecture	$78,000	$1,500		$24,900
Electrical	$8,600	$10,100	$10,300	$9,000
Mechanical	$94,000	$13,600	$20,600	$13,600
Site Enclosure	$25,400			
Site Pavements	$81,200			
Total	**$299,800**	**$25,100**	**$31,000**	**$49,400**
Importance Code A	$21,700	$9,100	$9,100	$11,300
Importance Code B	$149,600	$16,000	$21,800	$38,200
Importance Code C	$128,500			
Total	**$299,800**	**$25,100**	**$31,000**	**$49,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$73,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 332, 334, 336								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Exterior Repairs To Follow Below Grade Waterproofing Project								
Masonry: Granite	3%			LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Stair Cheek Walls								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	98%			2051	* *	5	$25,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : 5 Windows Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Throughout								
Wood	2%	Now	$12,600	2060	* *	5	$2,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : Basement Windows. Hicks Street Facade								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Masonry: Brick	90%			LIFE	* *	5	$10,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Exterior								
Roof								
Built-Up (BUR)	78%			2035	$497,200	10	$41,600	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%								
Location : Gutter Clogged. Interior Courtyard Facade								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkheads And 3rd Floor Corridor And Classrooms								
Metal Panel	2%			2040	* *	10	$2,000	
Skylight, Metal/Glass	2%			2045	* *	10	$3,600	
Slate	18%			LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 1890 Wing. Various Locations								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 252, 254, 257								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Repairs In Progress								
Interior								
Floors								
Carpet	3%			2031	$45,600	3	$3,800	
Cast in Place Concrete	5%	Now	$7,300	LIFE	* *	5	$9,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Crawl Space And Fan Room								
Ceramic Tile	10%	Now	$9,700	2038	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Bathroom								
Vinyl Tile	35%	Now	$83,200	2040	* *	3	$11,000	
Uneven Substrate, Extent : Moderate, Area Affected : 35%								
Location : Cafeteria And Auditorium Floors								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout Cafeteria, Auditorium								
Vinyl Tile	2%			2043	* *	3	$600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Vinyl Tile 9" X 9"	30%	Now	$412,800	2045	* *	3	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	15%			2050	* *	5	$23,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$3,700	2038	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass: Single Pane	5%	Now	$4,100	LIFE	* *	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Masonry: Brick	7%	0-2	$17,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Hicks Street Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Penetration Repairs In Progress								
Plaster	53%			LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 1890 Wing. 2nd Floor Corridor								
SGFT/Glazed Masonry	25%	Now	$30,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 3%								
Location : 3rd Floor								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$8,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2040	* *	5	$4,200	
Embossed Metal	10%	Now	$5,200	LIFE	* *	5	$3,800	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Classrooms Old Wing								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Plaster	60%			LIFE	* *	5	$31,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd Floor North Wing								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Corridor And Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	75%	0-2	$25,400	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Of Schoolyard								
Iron Picket	25%			2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Along Hicks Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%	Now	$60,500	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Columbia Street								
Under Construction	40%							

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Site Pavements								
On-Site Walkways								
Asphalt	25%	0-2	$1,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	70%	Now	$13,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	0-2	$4,200	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Exit Stairs								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exit Stairs								
Parking/Driveway								
Asphalt	100%	0-2	$28,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Parking Lot								
Activity Yard								
Asphalt	80%	0-2	$33,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Schoolyard								
Rubber Matting	10%			2035	$100,100			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Prekindergarten Playground Huntington Street								
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Older Kids Playground								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	60%			2035	$124,000	1		
Conduit	40%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$2,400	
Wiring								
Braided Cloth	30%			2034	$89,600	1		
Thermoplastic	70%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Crawl Space								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
LED	100%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	$79,100	10	$11,100	
Exit, Battery	50%			2035	$66,700	10	$3,100	
Exterior Lighting								
LED	20%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$88,400	1	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$88,400	1	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$243,000	1-3	$56,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Station, Smoke Detectors, Horns And Strobe Lights								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%			2045	* *			
Steam Piping/Pump	20%			2035	$150,900			
Terminal Devices								
Air Handler	15%			2030	$265,900	1	$8,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Air Handler	10%	Now	$8,900	2030	$177,300	1	$5,100	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Coil Of The Auditorium Unit								
Convector/Radiator	40%			2033	$308,100	1	$11,900	
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : 1934 And 1957 Section Of The Building. The 1890 Section Of The Building Had New Convector Installed In 2007.								
Convector/Radiator	15%			2052	* *	1	$4,500	
Convector/Radiator	5%	0-2	$3,900	2033	$38,500	1	$1,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Defective Control Valves In Various Locations Throughout								
Fan Coil Unit/Heat	15%	Now	$7,000	2030	$350,400	1	$4,000	
Broken, Extent : Moderate, Area Affected : 20%								
Location : The Motors								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Classrooms In The 1934 Section Of The Building								
Controls								
Pneumatic	90%			2029	$1,638,600			
Pneumatic	10%	Now	$9,100	2033	$182,100			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats, Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2035	$103,300	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Roof								
Explanation : Rooftop Unit Serves Auditorium								
Window/Wall Unit	10%	0-2	$14,300	2035	$35,700	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2030	$214,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$4,100	LIFE	* *	2-5	$2,600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Fan Room								
Explanation : Defective Outside Air Damper Actuators								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$48,700	
Exhaust Fans								
Interior	10%	Now	$16,700	2045	* *	2	$200	
Malfunctioning, Extent : Severe, Area Affected : 25%								
Location : House Exhaust In Basement Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Interior	90%			2030	$376,000	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$240,500	1		
Antiquated, Extent : Light, Area Affected : 100%								
Location : Basement Crawl Space								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room Of Original Building, Basement Crawl Space By Nelson Street And Huntington Street								
Explanation : Three Water Mains Exist								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

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
Plumbing								
Sanitary Piping								
Cast Iron	5%	Now	$11,900	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 20%								
Location : 20 Linear Feet Of Cracked Drainage Piping Located In Basement Mechanical Area								
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	95%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	5%	Now	$5,000	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 20%								
Location : Basement Mechanical Area								
Cast Iron	95%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	Now	$900	2035	$18,900	4	$1,900	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : 1 Unit In Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Pit								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 175 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$26,100	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 28 - M**				
Address	: **475 WEST 155 STREET @AMSTERDAM AVE.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M028**
Program / Asset #	: **BOE0016.000 / 442**			**Yr Built/Renovated**	: **1960 / 2000**
Area Sq Ft	: **102,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**				
Block	: **2107**	**Lot**	: **26**	**BIN**	: **1076739**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$856,200	
Interior Architecture	$402,600	$3,418,900
Electrical		$1,968,100
Mechanical		$7,563,800
Site Pavements	$203,900	$198,100
Total	**$1,462,800**	**$13,148,900**
Importance Code A	$856,200	$52,600
Importance Code B	$534,100	$13,096,300
Importance Code C	$72,500	
Total	**$1,462,800**	**$13,148,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$93,000			
Interior Architecture	$180,100		$3,200	$14,100
Electrical	$26,800	$3,800	$4,400	$4,900
Mechanical	$84,200	$22,500	$25,700	$20,700
Site Enclosure	$3,000		$5,100	
Site Pavements	$400			
Total	**$387,500**	**$26,300**	**$38,400**	**$39,700**
Importance Code A	$103,100	$9,900	$10,100	$9,900
Importance Code B	$196,700	$16,400	$23,200	$29,800
Importance Code C	$87,700		$5,100	
Total	**$387,500**	**$26,300**	**$38,400**	**$39,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%			LIFE	* *	5	$90,000	
Metal/Glass Curt Wall	30%	2-4	$84,700	LIFE	* *	5	$46,000	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	12%	0-2	$61,900	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corner Of 155th Street And Amsterdam Avenue								
Marble Panels	3%			LIFE	* *	5	$3,700	
Windows								
Aluminum	60%	0-2	$568,400	2061	* *	5	$5,800	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Original Building								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Original Building								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Original Building								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Original Building								
Aluminum	20%			2052	* *	5	$3,900	
Aluminum w/ Guards	20%			2052	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Ground Floor								
Explanation : Location Noted								
Parapets								
Masonry: Brick Cavity	40%			LIFE	* *	5-10	$32,400	
Metal/Glass Curt Wall	30%			2056	* *	5	$13,800	
Metal Panel	15%			2062	* *	5	$6,900	
Pre-Cast Concrete	15%			LIFE	* *	5	$22,300	
Roof								
Metal Panel	5%			2053	* *	10	$12,200	
Modified Bitumen	95%	4+	$141,200	2041	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Soffits								
Stucco Cement	100%			2041	* *	5	$4,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$140,000	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridors And Electrical Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Basement Corridors And Electrical Room								
Ceramic Tile	4%			2039	* *	5	$6,400	
Mosaic Tile	1%	4+	$3,100	2049	* *	5	$2,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Toilet Rooms								
Quarry Tile	5%	Now	$30,300	2041	* *	5	$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Vinyl Tile	45%	Now	$102,300	2041	* *	3	$27,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Vinyl Tile 9" X 9"	25%			2031	$3,290,500	3	$20,100	
Wood	10%	4+	$19,600	2051	* *	5	$15,100	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stage								
Interior Walls								
Ceramic Tile	7%	0-2	$72,500	2039	* *	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Cafeteria								
Concrete Masonry Unit	10%			LIFE	* *	5	$14,700	
Masonry: Brick	10%			LIFE	* *	10	$5,500	
Plaster	48%			LIFE	* *	5-10	$75,000	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$23,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Walls								
Ceilings								
AcousTile,Adhered	25%			2041	* *	5	$40,200	
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$100,500	
Exposed Struc: Steel	5%			LIFE	* *	10	$16,100	
Fiber Board	5%	4+	$6,400	2036	$128,400			
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Metal Panel	3%	4+	$3,300	LIFE	* *	5	$6,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	12%	Now	$12,000	LIFE	* *	5	$12,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2056	* *			
Aluminum Rail	10%			2049	* *	5-10	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Railing								
Chain Link	30%			2046	* *			
Iron Picket	20%	Now	$3,000	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : West 155th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$103,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 155th Street								
On-Site Walkways								
Asphalt	10%	2-4	$200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear And Side Walkways Of Building								
Cast in Place Concrete	85%			2049	* *			
Masonry: Granite	5%	Now	$200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Entrance Steps On 155th Street								
Parking/Driveway								
Cast in Place Concrete	100%			2053	* *			
Activity Yard								
Asphalt	60%	Now	$100,600	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Play Yard Off 155th Street								
Pavers/Stone	20%			2045	* *			
Rubber Matting	20%			2036	$198,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$47,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2036	$5,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2036	$239,700	5	$2,400	
Raceway								
Conduit	95%			2036	$237,100	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Molded Case Bkrs	75%			2035	$183,900	5	$2,000	
Molded Case Bkrs	15%			2044	* *	5	$400	
Wiring								
Braided Cloth	70%			2035	$245,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	20%			2036	$70,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	26%			2036	$404,800	10	$24,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	70%			2041	* *	10	$65,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$87,700	10	$12,300	
Exit, Service	50%			2031	$22,500	1		
Exterior Lighting								
Fluorescent	10%			2041	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside Wall								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Alarm								
Security System								
Generic	100%			2031	$196,100	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Electricity	2%			2056	* *	1		
Natural Gas	98%			2056	* *	1		
Conversion Equipment								
Radiant Heater	2%			2041	* *	2	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2049	* *	1	$99,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$836,400			
Terminal Devices								
Air Handler	20%			2031	$393,100	1	$12,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Closet								
Convector/Radiator	75%			2034	$640,600	1	$24,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2031	$29,700	4	$700	
Controls								
Digital	100%			2034	$2,999,700			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Kitchen, Auditorium								
Window/Wall Unit	70%			2031	$277,000	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Cafeteria								
Explanation : Location Noted								
Terminal Devices								
Air Handler/Cool/Ht	10%			2036	$172,300	1	$6,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,100	
Exhaust Fans								
Interior	20%			2031	$92,600	2	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Sub-basement Mechanical Room, Kitchen Storage Room And Other Locations								
Roof	80%	Now	$32,400	2031	$162,100	2	$2,000	
Dented, Extent : Moderate, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$1,207,300	1		
Galvanized Steel	10%			2034	$133,300	1		
HW Heat Exchanger								
Steam Fired	100%			2036	$505,000	4	$15,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$3,200	4	$3,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 200mbh								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 200 Gallons								
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$144,400	1-2	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 28 - Q**
Address : **109-10 47TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1025.000 / 13467**
Area Sq Ft : **51,715**
Date of Survey : **26-Oct-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2003** **Lot** : **23**

Agency's Number : **Q028**
Yr Built/Renovated : **2002 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4529578**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$739,800	
Interior Architecture		$1,707,900
Electrical		$314,900
Mechanical	$832,600	$3,621,100
Site Pavements	$72,800	
Total	**$1,645,200**	**$5,643,900**
Importance Code A	$739,800	
Importance Code B	$905,300	$5,643,900
Total	**$1,645,200**	**$5,643,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,300		$300	
Interior Architecture	$36,700	$2,800	$27,100	$7,500
Electrical	$17,400	$9,400	$8,700	$8,400
Mechanical	$32,800	$27,500	$33,500	$29,000
Site Pavements	$1,600		$15,900	
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$121,100**	**$54,000**	**$99,900**	**$59,400**
Importance Code A	$23,400	$5,100	$5,500	$5,100
Importance Code B	$97,700	$48,100	$94,400	$54,200
Importance Code C		$800		
Total	**$121,100**	**$54,000**	**$99,900**	**$59,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$500	
Masonry: Brick Cavity	91%			LIFE	* *	5	$38,700	
Pre-Cast Concrete	2%			LIFE	* *	5	$2,800	
Window Wall	5%	Now	$1,300	2044	* *	5	$4,000	
Glazing Broken/Cracked, Extent : Light, Area Affected : 10%								
Location : South Facade								
Windows								
Aluminum	50%	Now	$14,300	2042	* *	5	$2,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Aluminum	45%			2042	* *	5	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Lower Floor								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$3,700	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$6,500	
Metal Panel	2%			2054	* *	5	$600	
Pre-Cast Concrete	8%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	95%			2029	$682,700	10	$57,100	
Skylight, Plastic	5%			2039	* *	1		
Soffits								
Alum/Vinyl Siding	100%			2044	* *	10		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$11,900	
Ceramic Tile	5%			2043	* *	5	$3,900	
Ceramic Tile	2%			2047	* *	5	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Quarry Tile	3%			2047	* *	5	$3,500	
Terrazzo	5%			LIFE	* *	5	$3,000	
Vinyl Tile	78%	0-2	$34,200	2034	$1,707,900	3	$22,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Entry Door								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$1,700	
Concrete Masonry Unit	40%			LIFE	* *	5	$9,000	
Glass Block	2%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$10,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2039	* *	5	$54,200	
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Location Noted								
Gypsum Board	20%			LIFE	* *	5	$19,400	
Metal Panel	5%			LIFE	* *	5	$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2054	* *			
Iron Picket	20%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	90%	Now	$72,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Schoolyard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Schoolyard								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Throughout Schoolyard								
Cast in Place Concrete	5%			2047	* *			
Rubber Matting	5%	Now	$1,600	2029	$15,900			
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Throughout Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch Bolted Pressure Contact								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch For The Fire Pump								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$200	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	50%			2039	* *	5	$200	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$15,900	
Generators								
Diesel	100%			2037	* *	1	$20,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 230 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$11,500	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 60 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2034	$78,900	10	$4,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	90%			2042	* *			
Egress Lighting								
Emergency, Service	60%			2034	$19,600	1		
Exit, Service	40%			2034	$9,100	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Alarm								
Security System								
Generic	100%			2034	$99,400	1	$19,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Exit Doors And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$136,600	1-3	$31,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$8,500	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Pump In Storage Room								
Terminal Devices								
Air Handler	75%			2034	$747,400	1	$24,000	
Convector/Radiator	25%			2039	* *	1	$4,200	
Controls								
Digital	100%			2033	$1,520,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2029	$703,100	1	$21,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Penthouse								
Split Unit	10%			2034	$125,700			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2044	* *	4	$3,100	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	$924,800	1	$28,800	
No Component	10%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	90%			2034	$138,000	2	$32,400	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	4%	0-2	$4,700	LIFE	* *	2-5	$1,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Ductwork Leaking At Rooms 207, 209, 211								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Rooms 218, 220								
Explanation : Mechanical Defective Dampers								
Ductwork/Diffusers	96%			LIFE	* *	2-5	$27,700	
Exhaust Fans								
Interior	70%			2034	$164,400	2	$1,100	
Roof	30%			2034	$30,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 275 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$10,600	4	$1,100	
Sewage Ejector(s)								
Electric	100%			2034	$27,700	4	$2,100	
Backflow Preventer								
Generic	100%			2039	* *	1	$3,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$27,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

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
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$14,500	
Fire Pump								
Generic	100%			2037	* *	1	$9,700	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 45 Square Foot Hood							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 29 - BK**
Address : **425 HENRY STREET @BALTIC STREET**
Borough : **BROOKLYN**
Agency's Number : **K029**
Program / Asset # : **BOE0363.000 / 343**
Yr Built/Renovated : **1921 / 2015**
Area Sq Ft : **78,000**
Project Type : **EDUCATION**
Date of Survey : **25-Aug-2023**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **311** **Lot** : **1** **BIN** : **3255627**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$412,600	$195,600
Interior Architecture	$571,800	$484,600
Electrical	$909,400	$430,600
Mechanical	$1,009,200	$2,894,600
Site Enclosure	$88,400	
Site Pavements	$86,900	$406,400
Total	**$3,078,300**	**$4,411,800**
Importance Code A	$412,600	$246,300
Importance Code B	$2,149,800	$4,051,900
Importance Code C	$515,900	$113,700
Total	**$3,078,300**	**$4,411,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,100	$2,000	$51,200
Interior Architecture	$105,900	$14,500		$31,400
Electrical	$14,500	$7,700	$8,100	$68,400
Mechanical	$142,800	$50,800	$19,800	$18,500
Site Enclosure	$31,600			
Site Pavements	$41,100			
Total	**$335,900**	**$80,000**	**$29,900**	**$169,400**
Importance Code A	$22,200	$14,800	$9,700	$59,100
Importance Code B	$282,100	$65,200	$20,200	$110,400
Importance Code C	$31,600			
Total	**$335,900**	**$80,000**	**$29,900**	**$169,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$76,600	
Masonry: Brick	85%	Now	$219,400	LIFE	* *	5	$119,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Building Corner At Baltic Street And Henry Street								
Masonry: Granite	5%			LIFE	* *	5	$5,300	
Metal Panel	3%			2055	* *	5-10	$28,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse And Bulkheads								
Explanation : Metal Panels Cover Stair Bulkhead And Penthouse								
Windows								
Aluminum	99%	Now	$193,200	2051	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 1%								
Location : Classroom								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	1%			2044	* *	10	$2,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,500	
Masonry: Brick Cavity	83%			LIFE	* *	5	$10,200	
Metal Rail	2%			2048	* *	5-10	$4,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Roof								
Metal Panel	5%			2048	* *	10	$4,400	
Modified Bitumen	90%			2040	* *	10	$43,300	
Roll Roofing	5%			2034	$17,500	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Ventilation Shafts								
Explanation : Roll Roofing								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$54,600	
Ceramic Tile	4%			2038	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Quarry Tile	2%			2048	* *	5	$3,700	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : First Floor Stair Landing								
Explanation : One Stair Landing At First Floor								
Sheet Vinyl/Rubber	2%	Now	$18,300	2035	$182,900	5	$1,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Auditorium								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Auditorium								
Terrazzo	4%	Now	$26,100	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Corridors								
Traffic Topping	2%	Now	$13,300	2035	$133,400	5	$1,600	
Split/Cracked, Extent : Severe, Area Affected : 20%								
Location : Stair Treads								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Stair Treads								
Vinyl Tile	65%			2040	* *	3	$30,400	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%	Now	$55,900	2045	* *	3	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Storage Room And One Classroom								
Interior Walls								
Ceramic Tile	5%	Now	$82,100	2044	* *	5	$13,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Closets And Bathrooms								
Masonry: Brick	10%	Now	$227,500	LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Reconstructed Basement Wall								
Metal: Cage/Fence	2%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	71%	Now	$206,300	LIFE	* *	5	$113,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 400 And 500 And Stair Bulkhead								
SGFT/Glazed Masonry	10%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Interior								
Ceilings								
AcousTile,Adhered	27%	Now	$24,300	2040	* *	5	$16,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	40%			2040	* *	5	$62,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,000	
Plaster	28%	0-2	$23,800	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	80%	2-4	$31,600	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 40%								
Location : Play Yard								
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	50%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kane Street Side Of Activity Yard								
Explanation : Ramp From Sidewalk Level								
Masonry: Fieldstone	50%	Now	$88,400	2045	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kane Street Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$86,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : South Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	30%	2-4	$20,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	10%			2040	* *			
Traffic Topping	60%	0-2	$20,300	2035	$406,400			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Activity Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2035	$30,400	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.								
Fused Disc Sw	40%			2035	$20,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$218,300	2065	* *	5	$200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2035	$145,600	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$20,100	5	$200	
Molded Case Bkrs	20%			2043	* *	5	$400	
Molded Case Bkrs	70%			2034	$140,700	5	$1,400	
Wiring								
Braided Cloth	90%	2-4	$201,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	30%			2040	* *	5	$200	
Locally Mounted	70%			2033	$93,600	5	$400	
Ground								
Grounding Devices								
Generic	100%	2-4	$11,600	LIFE	* *	5	$1,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	97%			2040	* *	10	$69,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	3%			2030	$31,000	10	$100	
Egress Lighting								
Emergency, Battery	50%			2030	$73,300	10	$9,400	
Exit, Service	50%			2030	$18,800	1		
Exterior Lighting								
HID	30%			2030	$122,200	10	$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Alarm								
Security System								
Generic	100%			2040	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$225,200	2045	* *	1-3	$43,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 8,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	90%			2040	* *	1	$69,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	10%	Now	$15,200	2040	* *	1	$6,900	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Tubes Of Both Boilers. In Boiler Room								
Distribution								
Steam Piping/Pump	10%	Now	$35,000	2035	$69,900			
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Too Much Return Water From The Heating System.								
Steam Piping/Pump	90%			2035	$629,100			
Terminal Devices								
Air Handler	20%			2030	$328,600	1	$9,700	
Convector/Radiator	40%	0-2	$5,700	2033	$285,500	1	$9,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Convector/Radiator	40%			2048	* *	1	$10,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Heating								
Controls								
Pneumatic	100%	Now	$33,700	2033	$1,687,100			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Thermostats, Various Locations Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Explanation : Defective Pneumatic Valves								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 2%								
Location : The Main Distribution Frame Rooms								
Explanation : 2 Units								
Window/Wall Unit	70%			2030	$231,500	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Interior	85%			2030	$329,100	2	$2,000	
Roof	15%			2040	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$22,300	2033	$222,900	1		
Booster Pump w/Tank, Extent : Severe, Area Affected : 10%								
Location : Leak And Broken Pump In Basement								
Corroded, Extent : Severe, Area Affected : 10%								
Location : Domestic Main Valve In Basement								
Sanitary Piping								
Cast Iron	100%	Now	$55,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$15,400	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%	Now	$3,500	2035	$17,500	4	$1,600	
Corroded, Extent : Severe, Area Affected : 80%								
Location : The Housing. Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

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
Plumbing								
Fixtures								
Generic	70%							
Generic	30%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$36,300	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$34,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 500 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$24,100	1-2	$400	
Chemical System								
Generic	100%			2030	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 29 - Q**
Address : **125-10 23 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0690.000 / 2261**
Area Sq Ft : **76,000**
Date of Survey : **18-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4229** **Lot** : **14**

Agency's Number : **Q029**
Yr Built/Renovated : **1928 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4099925**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$109,000	
Interior Architecture	$232,700	
Electrical	$230,100	$353,400
Mechanical	$337,600	$688,900
Site Enclosure	$56,800	
Site Pavements		$201,900
Total	**$966,200**	**$1,244,300**
Importance Code A	$109,000	
Importance Code B	$857,200	$1,244,300
Total	**$966,200**	**$1,244,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,400	$7,700		
Interior Architecture	$90,700	$20,800	$6,100	$8,700
Electrical	$7,800	$23,300	$8,800	$7,100
Mechanical	$13,300	$13,000	$23,300	$15,300
Site Pavements	$4,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$199,500**	**$79,100**	**$52,600**	**$45,500**
Importance Code A	$75,600	$14,000	$6,200	$6,200
Importance Code B	$82,300	$65,100	$40,300	$39,300
Importance Code C	$41,600		$6,100	
Total	**$199,500**	**$79,100**	**$52,600**	**$45,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$29,300	
Masonry: Brick	38%			LIFE	* *	5	$28,500	
Masonry: Brick Cavity	50%			LIFE	* *	5	$37,500	
Masonry: Granite	2%	0-2	$2,400	LIFE	* *	5	$1,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Old Wing								
Masonry: Marble	2%			LIFE	* *	5	$1,100	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,300	
Windows								
Aluminum	75%	Now	$19,400	2049	* *	5	$4,000	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	25%	Now	$109,000	2058	* *	5	$13,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : 1928 Wing								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : 1928 Wing								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : 1928 Wing								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : 1928 Wing								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$19,000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,800	
Masonry: Brick	35%			LIFE	* *	5	$2,600	
Masonry: Brick Cavity	30%			LIFE	* *	5	$2,200	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	65%	Now	$47,600	2038	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Roof Old Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into 4th Floor Old Wing								
Copper/Terne	5%			2048	* *	10	$7,700	
Panel/Paver: Cer/Brk	30%			2053	* *	10	$24,500	
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$19,300	LIFE	* *	5	$24,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Ceramic Tile	5%			2042	* *	5	$5,500	
Terrazzo	2%			LIFE	* *	5	$1,700	
Vinyl Tile	43%	0-2	$27,000	2038	* *	3	$17,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	0-2	$181,600	2043	* *	3	$8,300	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor And Various Offices								
Wood	20%			2048	* *	5	$41,600	
Interior Walls								
Cast in Place Concrete	5%	Now	$37,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Gasoline Meter Room								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room, Fire Pump Room And Gasoline Meter Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Gasoline Meter Room								
Ceramic Tile	8%			2042	* *	5	$7,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,900	
Folding Partition	5%			2049	* *	5	$12,100	
Gypsum Board	20%			LIFE	* *	5	$11,600	
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$11,600	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2046	* *	5	$20,800	
AcousTileSusp.Lay-In	30%			2046	* *	5	$33,300	
Exposed Struc: Concrete	15%	Now	$51,000	LIFE	* *	5	$2,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$24,300	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$56,800	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Window Wells								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	85%	0-2	$4,000	2036	$201,900			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	15%			2033	$42,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Fused Disc Sw	45%			2033	$20,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2033	$59,900	5	$100	
Fused Disc Sw	70%			2053	* *	5	$200	
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$12,900	5	$100	
Fused Disc Sw	3%			2049	* *	5	$100	
Molded Case Bkrs	60%			2032	$110,400	5	$1,200	
Molded Case Bkrs	30%			2049	* *	5	$600	
Wiring								
Braided Cloth	60%	2-4	$122,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2053	* *	1		
Motor Controllers								
Locally Mounted	35%			2046	* *	5	$200	
Locally Mounted	65%			2031	$79,500	5	$300	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$600	
Generic	50%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$68,300	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	20%			2038	* *	10	$3,700	
Emergency, Battery	30%			2028	$39,200	10	$5,500	
Exit, Service	30%			2038	* *	1		
Exit, Service	20%			2028	$6,700	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Cafeteria Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$46,800	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	35%			2053	* *	1		
Interruptible Gas/Dual Fuel	65%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Heating								
Conversion Equipment								
Furnace	35%			2038	* *	1	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 4 Rooftop Package Units								
Steam Boiler	65%			2046	* *	1	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	65%			2033	$405,100			
No Component	35%							
Terminal Devices								
Air Handler	15%			2028	$219,700	1	$7,100	
Convector/Radiator	35%			2038	* *	1	$8,600	
Convector/Radiator	10%			2046	* *	1	$2,500	
Unit Heater - Steam	5%			2033	$22,100	4	$300	
No Component	35%							
Air Conditioning								
Energy Source								
Electricity	65%			2041	* *	1		
Electricity	35%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2038	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 4 Package Units Using 410-a Refrigerant								
Window/Wall Unit	40%			2028	$117,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	* *	2-5	$27,500	
Ductwork/Diffusers	35%			LIFE	* *	2-5	$14,800	
Exhaust Fans								
Interior	65%			2033	$224,300	2	$1,500	
Roof	35%			2038	* *	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	65%			2043	* *	1		
Brass/Copper	35%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallons Unit								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

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
Plumbing								
Sanitary Piping								
Cast Iron	65%			LIFE	* *	1		
Cast Iron	35%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	65%			LIFE	* *	1		
Cast Iron	35%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,700	
Fixtures								
Generic	65%							
Generic	35%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	65%							
Generic	35%			2059	* *	1-5	$13,400	
Sprinkler								
No Component	65%							
Generic	35%			2059	* *	1-2	$7,500	
Fire Pump								
No Component	65%							
Generic	35%			2046	* *	1	$5,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 29 - SI**
Address : **1581 VICTORY BLVD @ SLOSSON AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R029**
Program / Asset # : **BOE0919.000 / 1452**
Yr Built/Renovated : **1922 / 2017**
Area Sq Ft : **62,000**
Project Type : **EDUCATION**
Date of Survey : **15-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **331** **Lot** : **1** **BIN** : **5009028**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$259,600	$59,600
Interior Architecture	$1,187,800	$2,669,800
Electrical	$175,500	$1,885,300
Mechanical	$1,149,900	$1,004,600
Total	**$2,772,900**	**$5,619,300**
Importance Code A	$259,600	$59,600
Importance Code B	$2,031,600	$5,144,400
Importance Code C	$481,600	$415,400
Total	**$2,772,900**	**$5,619,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,900	$43,300		
Interior Architecture	$199,500			$9,300
Electrical	$31,100	$24,500	$5,900	$7,000
Mechanical	$102,100	$8,500	$13,700	$9,300
Site Enclosure	$15,600			
Site Pavements	$91,700			
Total	**$462,900**	**$76,300**	**$19,600**	**$25,600**
Importance Code A	$34,000	$49,600	$6,100	$6,100
Importance Code B	$336,400	$26,700	$13,500	$19,400
Importance Code C	$92,500			
Total	**$462,900**	**$76,300**	**$19,600**	**$25,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$20,700	
Masonry: Brick	90%			LIFE	* *	5	$59,600	
Masonry: Limestone	4%			LIFE	* *	5	$2,000	
Stucco Cement	2%			2046	* *	5	$3,300	
Windows								
Aluminum	100%	Now	$259,600	2049	* *	5	$8,900	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$5,400	
Masonry: Brick	88%	Now	$22,900	LIFE	* *	5	$8,800	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Northwest Corner Of Main Roof								
Masonry: Limestone	5%			LIFE	* *	5	$600	
Roof								
Metal Panel	5%			2046	* *	10	$4,400	
Modified Bitumen	65%			2038	* *	10	$31,300	
Modified Bitumen	25%			2038	* *	10	$12,000	
Skylight, Metal/Glass	5%			2053	* *	10	$8,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Rear Center Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Interior								
Floors								
Cast in Place Concrete	2%	4+	$7,800	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	3%	0-2	$31,000	2036	$154,900	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	2%	0-2	$8,600	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	83%	Now	$629,900	2033	$2,099,600	3	$27,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : 3rd Floor Corridors And Classrooms								
Explanation : Uneven, Ridged Surfaces								
Wood	10%			2061	* *	5	$16,800	
Repairs in Progress, Extent : N/A, Area Affected : 15%								
Location : Auditorium Stage								
Interior Walls								
Cast in Place Concrete	5%	Now	$28,700	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%	Now	$83,100	2036	$415,400	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Masonry: Brick	5%	0-2	$71,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Marble Panels	3%	2-4	$40,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	67%	Now	$123,100	LIFE	* *	5	$29,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Stairs G								
SGFT/Glazed Masonry	15%	2-4	$203,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	$37,300	2038	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	20%	2-4	$46,300	LIFE	* *	5	$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	65%	Now	$76,300	LIFE	* *	5	$30,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Room 302								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$15,600	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Iron Picket	50%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Outside Main Entrance By Large Tree								
On-Site Walkways								
Asphalt	25%			2036	$8,800			
Cast in Place Concrete	75%	Now	$8,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	70%	Now	$24,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rubber Matting	30%	Now	$20,600	2038	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Second Playground								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Second Playground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Second Playground								
Explanation : Fenced Off, Not In Use								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Basement								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Fused Disc Sw	5%			2055	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Fused Knife Sw	10%	0-2	$18,400	2058	* *	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	10%			2049	* *	5	$200	
Molded Case Bkrs	70%			2032	$128,700	5	$1,100	
Wiring								
Braided Cloth	65%	0-2	$132,900	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2053	* *	1		
Thermoplastic	30%			2033	$61,300	1		
Motor Controllers								
Locally Mounted	95%			2031	$116,200	5	$400	
Variable Frequency Drive	5%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$908,500	10	$54,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2033	$15,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : HID Lights								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$42,600	10	$6,000	
Emergency, Battery	10%			2038	* *	10	$1,500	
Exit, LED	10%			2068	* *	1		
Exit, Service	40%			2028	$11,000	1		
Exterior Lighting								
HID	10%	Now	$1,500	2033	$29,600			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$6,000	2033	$119,200	1	$20,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$163,800	1-3	$39,400	

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
Heating								
Energy Source								
Electricity	1%			2043	* *	1		
Natural Gas	99%			2063	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Conversion Equipment								
Steam Boiler	100%	Now	$11,100	2046	* *	1	$55,300	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Boiler 1 Damper								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Heating								
Terminal Devices								
Air Handler	30%	Now	$17,900	2033	$358,400	1	$10,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : East Fan Room Gymbasium Blower Coil								
Convector/Radiator	60%			2038	* *	1	$12,000	
Fan Coil Unit/Heat	1%	0-2	$4,700	2033	$15,700	1	$200	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Entrance Door Near Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Door Near Cafeteria								
Explanation : Air Curtain With Electric Heat								
Unit Heater - Steam	9%			2038	* *	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Kitchen And Cafeteria Heating								
Controls								
Digital	20%	Now	$7,300	2031	$364,700			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Fan Rooms								
Explanation : Systems Are Running On Manual Control								
Pneumatic	80%			2027	$981,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	30%	Now	$45,200	2038	* *			
Broken, Extent : Moderate, Area Affected : 15%								
Location : 1 Unit In Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Main Distribution Frame Rooms								
Explanation : 6 Units In Cafeteria, 1 Unit For Main Distribution Frame Room								
Window/Wall Unit	70%	Now	$8,400	2028	$168,400	1		
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Multiple Mechanical Defects								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	100%	Now	$5,600	2033	$281,600	2	$1,500	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Controls Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 119 Gallons. Quantity 1.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	80%			2038	* *	4	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Sets Of Duplex Pumps								
Submersible	20%	Now	$200	2027	$400	4	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Unit Inadequate Causing The Pit To Overflow And Flood When It Rains								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$300	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 30 - M**
Address : **144-176 EAST 128 STREET BTWN: LEXINGTON AVE - THIRD AVE**
Borough : **MANHATTAN**
Agency's Number : **M030**
Program / Asset # : **BOE0017.000 / 2708**
Yr Built/Renovated : **1968 / 2009**
Area Sq Ft : **136,000**
Project Type : **EDUCATION**
Date of Survey : **26-Jan-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1776** **Lot** : **20** **BIN** : **1054502**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$982,800	$405,900
Interior Architecture	$10,323,200	$1,194,800
Electrical	$416,400	$2,704,200
Mechanical	$3,847,800	$3,323,000
Total	**$15,570,100**	**$7,627,900**
Importance Code A	$982,800	$1,619,700
Importance Code B	$14,487,200	$5,956,100
Importance Code C	$100,100	$52,000
Total	**$15,570,100**	**$7,627,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,600	$20,100		
Interior Architecture	$41,900	$53,900	$8,700	$20,200
Electrical	$12,700	$12,900	$16,800	$13,600
Mechanical	$88,800	$20,400	$31,200	$69,300
Site Enclosure	$1,500			
Site Pavements	$13,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$213,100**	**$114,400**	**$63,800**	**$110,300**
Importance Code A	$71,900	$33,500	$13,500	$13,800
Importance Code B	$141,200	$59,200	$41,700	$96,600
Importance Code C		$21,700	$8,700	
Total	**$213,100**	**$114,400**	**$63,800**	**$110,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Exterior								
Exterior Walls								
Masonry: Brick	57%	0-2	$874,600	LIFE	* *	5	$103,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : East 128th Street								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Painted Surfaces, Extent : Moderate, Area Affected : 80%								
Location : All Facades								
Pre-Cast Concrete	40%	Now	$108,100	LIFE	* *	5	$236,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : South Facade, North Facade								
Slate Panels	3%	0-2	$21,700	LIFE	* *	5	$4,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sill Plates On East 128th Street Facade								
Windows								
Aluminum	77%	Now	$20,800	2051	* *	5	$10,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Aluminum	20%			2051	* *	5	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Level								
Explanation : Protective Metal Grilles								
Metal Louvers	3%			2038	* *	10	$5,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$9,500	
Metal Rail	10%			2048	* *	5-10	$24,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$8,500	
No Component	10%							
Roof								
Modified Bitumen	100%			2043	* *	10	$65,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Of Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Of Roof								
Explanation : Multi Level Roofs								
Soffits								
Cast in Place Concrete	100%	2-4	$5,100	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East 128th Street								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : East 128th Street								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Interior								
Floors								
Carpet	10%			2034	$365,800	3	$30,300	
Ceramic Tile	4%	2-4	$9,300	2048	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	1%	Now	$9,700	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Interior Front Steps								
Vinyl Tile	20%	Now	$22,900	2035	$1,142,800	3	$15,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Lobby, First Floor Corridors								
Vinyl Tile 9" X 9"	60%	Now	$198,500	2030	$9,924,700	3	$45,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Wood	5%			2063	* *	5	$18,900	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$17,300	
Concrete Masonry Unit	15%	4+	$100,100	LIFE	* *	5	$20,800	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Columns								
Folding Partition	5%			2043	* *	5	$43,300	
Plaster	50%			LIFE	* *	5	$52,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Walls								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$99,800	2040	* *	5	$30,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria, Auditorium, Gymnasium								
AcousTileConcealSpLn	10%			2048	* *	5	$25,200	
Embossed Metal	10%			LIFE	* *	5	$9,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Plaster	35%			LIFE	* *	5	$44,200	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	* *			
Iron Picket	15%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$1,500	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Property								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$13,500	2052	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Perimeter Of Property								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Rear And Left Side Of Property								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	25%			2044	* *			
Rubber Matting	25%			2040	* *			
Traffic Topping	50%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Rear And Right Side Of Property								
Explanation : Synthetic Grass Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	70%			2035	$207,000	1		
Conduit	20%			2045	* *	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$300	
Molded Case Bkrs	85%			2034	$260,600	5	$3,000	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	40%			2048	* *	5	$400	
Locally Mounted	60%			2040	* *	5	$600	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2035	$1,660,700	10	$99,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$116,900	10	$16,400	
Exit, Service	50%			2035	$30,000	1		
Exterior Lighting								
HID	20%			2030	$130,000	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$359,200	1-3	$83,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 10,000 Gallon Each								
Conversion Equipment								
Steam Boiler	100%	4+	$24,300	2033	$1,213,800	1	$121,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Dual Fuel Steam Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$55,800	2045	* *			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Room B8								
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : 1 Of 2 Vacuum Pumps In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Terminal Devices								
Air Handler	10%			2030	$262,100	1	$8,400	
On Extended Life, Extent : Light, Area Affected : 25%								
Location : Basement And Second Floor Fan Rooms								
Air Handler	10%	Now	$26,200	2030	$262,100	1	$7,600	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Second Floor Fan Room And Basement Fan Room								
Explanation : Steam Heating Coil Defective For Auditorium And Cafeteria								
Convector/Radiator	80%			2033	$911,000	1	$35,100	
Controls								
Pneumatic	100%			2029	$2,691,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$21,100	2030	$422,000	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,800	
Exhaust Fans								
Interior	25%			2030	$154,400	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Fan Rooms								
Roof	75%			2043	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$355,600	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$673,400	4	$20,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$27,900	4	$4,300	
Sewage Ejector(s)								
Electric	100%			2035	$72,900	4	$8,100	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Heat Converter Used As Storage Tank							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To First Floor							
	Explanation : One Freight Unit							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$96,300	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 30 - Q**		
Address	: **126-10 BEDELL STREET @BAISLEY BLVD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q030**
Program / Asset #	: **BOE0691.000 / 2262**	**Yr Built/Renovated**	: **1964 / 2002**
Area Sq Ft	: **82,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **12495** **Lot** : **65**	**BIN**	: **4270045**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$72,000	$119,800
Interior Architecture	$5,801,700	$1,709,300
Electrical	$402,000	$2,189,700
Mechanical	$754,400	$4,567,600
Total	**$7,030,100**	**$8,586,400**
Importance Code A	$72,000	$851,700
Importance Code B	$6,958,100	$7,734,700
Total	**$7,030,100**	**$8,586,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,000	$18,300		$18,200
Interior Architecture	$154,200	$13,900	$4,000	$38,500
Electrical	$7,700	$7,900	$10,100	$22,100
Mechanical	$19,100	$12,300	$22,300	$25,000
Site Enclosure	$26,600			
Site Pavements	$44,300			
Total	**$273,900**	**$52,400**	**$36,500**	**$103,900**
Importance Code A	$30,100	$26,400	$8,100	$26,500
Importance Code B	$126,900	$26,000	$28,400	$77,400
Importance Code C	$116,900			
Total	**$273,900**	**$52,400**	**$36,500**	**$103,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%			LIFE	* *	5	$119,800	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Auditorium And Gymnasium Building Lower Area								
Window Wall	3%			2045	* *	5	$13,900	
Windows								
Aluminum	58%			2043	* *	5	$21,700	
Aluminum	40%			2043	* *	5	$14,900	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	2%	Now	$21,200	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$10,600	
Masonry: Brick Cavity	90%			LIFE	* *	5	$15,400	
Metal Panel	2%			2055	* *	5	$1,300	
Roof								
Copper/Terne	5%			2050	* *	10	$10,600	
Modified Bitumen	85%			2040	* *	10	$72,000	
Plaza Roof: Stone Panels	10%			2055	* *			
Soffits								
Cast in Place Concrete	100%	0-2	$800	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$70,200	LIFE	* *	5	$35,300	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement Tank Room And Storage Rooms								
Mosaic Tile	5%	Now	$77,500	2040	* *	5	$10,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Sheet Vinyl/Rubber	1%			2030	$108,000	5	$2,400	
Terrazzo	5%	4+	$15,400	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby And First Floor Corridor								
Vinyl Tile	20%			2035	$912,200	3	$12,100	
Vinyl Tile	9%			2043	* *	3	$5,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library And Other Areas								
Vinyl Tile 9" X 9"	40%	Now	$264,100	2030	$5,281,900	3	$24,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 2nd Floor Corridor								
Wood	10%			2050	* *	5	$30,200	
Interior Walls								
Cast in Place Concrete	1%	Now	$10,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Tank Room								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Basement Tank Room								
Ceramic Tile	5%	Now	$38,200	2038	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Concrete Masonry Unit	14%	Now	$36,500	LIFE	* *	5	$7,600	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Basement And Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Storage Rooms In Basement								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$20,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwells								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2033	$797,100	5	$24,200	
AcousTileConcealSpLn	14%			2040	* *	5	$28,200	
AcousTileConcealSpLn	1%			2052	* *	5	$2,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Exposed Struc: Concrete	55%			LIFE	* *	5	$13,900	
Metal Panel	5%	4+	$27,300	LIFE	* *	5	$10,100	
Bent/Warped Elements, Extent : Light, Area Affected : 25%								
Location : Kitchen								
Staining/Discoloring, Extent : Light, Area Affected : 75%								
Location : Kitchen								
Plaster	10%	Now	$25,100	LIFE	* *	5	$10,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Large Storage Room In Basement								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%	Now	$700	2040	* *	5	$1,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Center Rail At Bedell Street Going To Basement Level								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Pipe Railing At Bedell Street								
Chain Link	80%	Now	$23,100	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Iron Picket	15%	4+	$1,900	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Bedell Street								
Free Standing Walls								
Masonry: Brick	100%	2-4	$1,000	2045	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bedell Street								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,300	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Bedell Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$4,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Site Pavements								
Activity Yard								
Asphalt	40%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Schoolyard								
Explanation : Athletic Marking								
Rubber Matting	60%	0-2	$8,000	2043	* *			
Open Seams, Extent : Light, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 1,600 And 200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	15%			2034	$36,800	5	$300	
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	5%			2043	* *	5	$100	
Molded Case Bkrs	75%			2034	$183,900	5	$1,600	
Wiring								
Braided Cloth	70%	2-4	$209,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$61,100	5	$300	
Locally Mounted	50%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	$1,201,600	10	$72,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	4%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Lighting								
Egress Lighting								
Emergency, Battery	25%			2030	$35,200	10	$4,900	
Emergency, Battery	25%			2035	$35,200	10	$4,900	
Exit, Service	25%			2030	$9,100	1		
Exit, Service	25%			2035	$9,100	1		
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$216,600	1-3	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2033	$731,900	1	$81,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	40%			2045	* *			
Steam Piping/Pump	60%			2035	$403,400			
Terminal Devices								
Air Handler	20%			2030	$316,000	1	$10,100	
Convector/Radiator	80%			2033	$549,300	1	$21,200	
Controls								
Pneumatic	100%			2033	$1,622,800			
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%	Now	$59,800	2035	$199,400			
Broken, Extent : Severe, Area Affected : 60%								
Location : Two Units In The Kitchen								
Window/Wall Unit	70%			2030	$222,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	20%			2030	$74,500	2	$500	
Roof	50%			2030	$81,500	2	$1,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Main Roof								
Roof	30%			2040	* *	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2055	* *	1		
Galvanized Steel	80%			2033	$857,500	1		
Water Heater With Tanks								
Electric	100%			2033	$145,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units For The Building And One 80 Gallon Unit For The Kitchen								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$8,100	
Sanitary Piping								
Cast Iron	30%	0-2	$6,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$16,800	4	$2,600	
Backflow Preventer								
Generic	100%			2043	* *	1	$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$58,100	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 30 - SI**
Address : **200 WARDWELL AVE AT LEONARD AVES**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0920.000 / 1453**
Area Sq Ft : **80,000**
Date of Survey : **15-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **423** **Lot** : **9**
Agency's Number : **R030**
Yr Built/Renovated : **1904 / 2021**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113069**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$186,600	$237,500
Interior Architecture	$3,004,800	$1,200,000
Electrical	$495,000	$575,700
Mechanical	$2,878,600	$616,700
Site Pavements	$97,500	$487,600
Total	**$6,662,600**	**$3,117,400**
Importance Code A	$186,600	$237,500
Importance Code B	$6,010,300	$2,879,900
Importance Code C	$465,700	
Total	**$6,662,600**	**$3,117,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,600		$13,000	
Interior Architecture	$79,100	$16,500		$7,300
Electrical	$5,300	$44,300	$4,500	$4,500
Mechanical	$62,500	$19,600	$15,200	$11,700
Site Enclosure	$12,600			
Site Pavements	$26,100			
Total	**$206,300**	**$80,500**	**$32,700**	**$23,500**
Importance Code A	$28,600	$8,100	$20,900	$7,900
Importance Code B	$164,400	$72,400	$11,700	$15,600
Importance Code C	$13,300			
Total	**$206,300**	**$80,500**	**$32,700**	**$23,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$20,600	LIFE	* *	5	$33,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler And Oil Tank Room								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$52,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	30%			LIFE	* *	5	$40,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	55%			LIFE	* *	5	$74,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$5,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$186,600	2041	* *	5	$19,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$16,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Built-Up (BUR)	90%			2041	* *	10	$70,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	5%			2041	* *	10	$3,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	5%			2059	* *	10	$13,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$102,300	LIFE	* *	5	$25,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	2%			2042	* *	5	$2,300	
Ceramic Tile	3%	Now	$61,000	2036	$203,400	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Terrazzo	5%	Now	$28,100	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	30%	Now	$49,800	2033	$996,600	3	$13,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout 12x12 Tiles								
Vinyl Tile 9" X 9"	20%	Now	$1,923,400	2043	* *	3	$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	15%	Now	$215,200	2048	* *	5	$16,500	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	15%			2068	* *	5	$33,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	$5,700	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	Now	$86,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	80%	Now	$379,600	LIFE	* *	5	$45,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement And Stairs 3, 4, 5, 6 Through To Bulkhead, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement And Stairs 3, 4, 5, 6 Through To Bulkhead, Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Interior								
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5	$4,300	
Gypsum Board	3%			LIFE	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Decorative Ceiling								
Metal Panel	2%			LIFE	* *	5	$2,700	
Plaster	70%	Now	$237,300	LIFE	* *	5	$47,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Cast Iron Rail	75%	4+	$12,600	2053	* *	5	$21,200	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Chain Link	25%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$25,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	86%	0-2	$97,500	2036	$487,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	2%			2046	* *			
Pavers/Stone	2%			2042	* *			
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$179,800	5	$300	
Fused Disc Sw	10%			2043	* *	5		
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	70%			2032	$128,700	5	$1,500	
Molded Case Bkrs	20%			2041	* *	5	$400	
Wiring								
Braided Cloth	70%	0-2	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$400	
Locally Mounted	30%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$71,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$19,400	10	$100	
Egress Lighting								
Emergency, Battery	50%			2028	$68,800	10	$9,700	
Exit, LED	25%			2061	* *	1		
Exit, Service	25%			2028	$8,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Lighting								
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$211,300	1-3	$49,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 6,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	25%			2028	$385,400	1	$12,400	
Convector/Radiator	45%			2031	$301,400	1	$11,600	
Fan Coil Unit/Heat	30%			2028	$609,300	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Univents								
Controls								
Pneumatic	100%			2027	$1,583,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$97,300			
Window/Wall Unit	80%	Now	$49,700	2028	$248,300	1		
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Throughout								
No Component	15%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

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
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$22,300	
No Component	50%							
Exhaust Fans								
Interior	60%			2033	$218,000	2	$1,500	
Roof	5%			2028	$7,900	2	$100	
Wall Unit	5%			2033	$1,800	2	$100	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	80%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$800	2033	$16,400	4	$1,700	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement, 1 Of 2 Pumps In A Duplex Set								
Backflow Preventer								
Generic	100%			2038	* *	1	$4,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 31 - BK (OL126)**		
Address	: **75 MESEROLE AVENUE @ LORIMER ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K031**
Program / Asset #	: **BOE0364.000 / 344**	**Yr Built/Renovated**	: **1900 / 2010**
Area Sq Ft	: **85,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **2595** **Lot** : **1**	**BIN**	: **3065299**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,300	$382,000
Interior Architecture	$63,300	$403,200
Electrical		$954,100
Mechanical	$1,009,300	$1,024,000
Site Pavements		$231,900
Total	**$1,142,900**	**$2,995,200**
Importance Code A	$70,300	$382,000
Importance Code B	$1,072,600	$2,613,200
Total	**$1,142,900**	**$2,995,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,100			
Interior Architecture	$139,600		$200	$1,500
Electrical	$45,000	$7,900	$9,800	$8,300
Mechanical	$19,000	$16,600	$14,800	$13,700
Site Enclosure	$6,900			
Site Pavements	$45,000			
Total	**$292,600**	**$24,600**	**$24,800**	**$23,500**
Importance Code A	$45,500	$8,400	$8,400	$8,400
Importance Code B	$136,200	$16,100	$16,400	$15,000
Importance Code C	$110,800			
Total	**$292,600**	**$24,600**	**$24,800**	**$23,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$15,300	
Masonry: Brick	85%	Now	$70,300	LIFE	* *	5	$16,700	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Exterior Wall								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Parapet								
Masonry: Limestone	5%			LIFE	* *	5	$1,500	
Metal Panel	5%			2046	* *	5-10	$6,700	
Windows								
Aluminum	60%	Now	$3,400	2052	* *	5	$1,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum w/ Guards	40%			2052	* *	5	$2,300	
Parapets								
Masonry: Brick	90%	4+	$13,000	LIFE	* *	5	$5,000	
Parge/Tar Separating, Extent : Light, Area Affected : 2%								
Location : Parapet								
Pre-Cast Concrete	10%			LIFE	* *	5	$7,000	
Roof								
Built-Up (BUR)	80%	Now	$7,600	2036	$382,000			
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 4th Floor Stairs								
Copper/Terne	20%			2051	* *	10	$20,000	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$7,400	
Mosaic Tile	3%			2041	* *	5	$1,600	
Quarry Tile	2%			2041	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Sheet Vinyl/Rubber	3%			2036	$42,500	5	$1,000	
Slate	3%			LIFE	* *	5	$1,300	
Terrazzo	3%			LIFE	* *	5	$1,000	
Vinyl Tile	53%	Now	$63,300	2036	$316,700	3	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Storage								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Storage And Classrooms								
Vinyl Tile 9" X 9"	5%			2031	$86,500	3	$500	
Wood	20%	0-2	$12,900	2051	* *	5	$4,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$10,800	2039	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Bathrooms On 1st, 3rd And 4th Floors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms On 1st, 3rd And 4th Floors								
Glass: Single Pane	3%			LIFE	* *	5	$2,100	
Masonry: Brick	10%	0-2	$46,300	LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Basement And Kitchen Storage								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Metal Panel	5%			LIFE	* *	10	$1,100	
Plaster	73%	Now	$17,300	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	4%			LIFE	* *	10	$900	
Wood	2%			LIFE	* *	5	$7,600	
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$2,100	
AcousTileSusp.Lay-In	2%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Exposed Struc: Concrete	6%	2-4	$4,900	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Boiler Room								
Exposed Struc: Steel	7%	2-4	$18,200	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : Barrel Vault Corrugated Metal								
Metal Panel	3%			LIFE	* *	5	$1,600	
Plaster	72%			LIFE	* *	5-10	$26,100	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Iron Picket	40%	Now	$6,900	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Side Gate								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$22,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	65%			2041	* *			
Masonry: Granite	35%			LIFE	* *			
Parking/Driveway								
Asphalt	90%	Now	$21,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Cast in Place Concrete	10%	Now	$1,600	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parking Lot And Driveway								
Activity Yard								
Asphalt	50%			2039	* *			
Rubber Matting	50%			2036	$231,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$116,500	5	$200	
Fused Disc Sw	50%			2056	* *	5	$200	
Raceway								
Conduit	80%			2036	$165,300	1		
Conduit	20%			2056	* *	1		
Panelboards								
Molded Case Bkrs	30%			2035	$73,600	5	$700	
Molded Case Bkrs	70%			2052	* *	5	$1,600	
Wiring								
Thermoplastic	80%			2036	$239,000	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

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
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$74,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%	Now	$35,100	2044	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2041	* *	10	$2,900	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$163,400	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$52,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$84,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Convector/Radiator	90%			2034	$640,600	1	$24,700	
Unit Heater - Steam	10%			2036	$49,500	4	$1,200	
Controls								
Pneumatic	100%	Now	$1,009,300	2037	* *			
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Basement								
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$263,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$15,000	
No Component	80%							
Exhaust Fans								
Interior	20%			2046	* *	2	$500	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	30%			2034	$29,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit - 50 Gallons								
Gas Fired	70%			2034	$49,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units - 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$17,400	4	$2,700	
Sewage Ejector(s)								
Electric	100%			2036	$45,600	4	$5,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$60,200	1-2	$1,200	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 76 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 31 - Q**				
Address	: **211-45 46 ROAD**				
Borough	: **QUEENS**			**Agency's Number**	: **Q031**
Program / Asset #	: **BOE0692.000 / 2651**			**Yr Built/Renovated**	: **1940 / 2008**
Area Sq Ft	: **63,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Aug-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,3,4**				
Block	: **7316**	**Lot**	: **18**	**BIN**	: **4156949**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$717,800	
Interior Architecture	$1,061,800	
Electrical	$121,100	$283,200
Mechanical	$286,100	$2,586,200
Total	**$2,186,800**	**$2,869,400**
Importance Code A	$717,800	
Importance Code B	$1,090,800	$2,869,400
Importance Code C	$378,200	
Total	**$2,186,800**	**$2,869,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$4,800
Interior Architecture	$47,000	$8,200		$7,400
Electrical	$36,500	$7,600	$6,000	$13,800
Mechanical	$20,800	$3,700	$7,600	$12,800
Site Enclosure	$15,400			
Site Pavements	$29,600			
Total	**$149,300**	**$19,500**	**$13,600**	**$38,800**
Importance Code A				$5,000
Importance Code B	$131,700	$19,500	$13,600	$33,900
Importance Code C	$17,600			
Total	**$149,300**	**$19,500**	**$13,600**	**$38,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Perimeter Walls								
Explanation : Scaffoldings, Nettings And Sidewalk Shed								
Windows								
Aluminum	95%	Now	$717,800	2060	* *	5	$7,400	
Air Infiltration, Extent : Severe, Area Affected : 60%								
Location : Throughout Building, Various Locations								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 95%								
Location : Throughout Building, Various Locations								
Glazing Clouded, Extent : Severe, Area Affected : 30%								
Location : 46th Road								
Metal Louvers	5%			2050	* *	10	$4,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,100	
Masonry: Limestone	10%			LIFE	* *	5	$400	
Roof								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Inaccessible								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$21,500	
Mosaic Tile	5%			2040	* *	5	$8,200	
Terrazzo	5%			LIFE	* *	5	$2,600	
Vinyl Tile	25%			2040	* *	3	$6,200	
Vinyl Tile 9" X 9"	40%	Now	$429,900	2045	* *	3	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : At Thresholds Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Classrooms, Corridors And Cafeteria								
Wood	10%			2063	* *	5	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Flooring Finish								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Interior								
Interior Walls								
Ceramic Tile	1%	Now	$52,400	2050	* *	5	$800	
Adhesion Failure, Extent : Severe, Area Affected : 40%								
Location : Staff Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Staff Bathrooms								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Staff Bathrooms								
Ceramic Tile	4%	Now	$17,500	2038	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Student Bathrooms And Kindergarten Bathroom								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,100	
Gypsum Board	5%	Now	$2,200	LIFE	* *	5	$4,700	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor								
Masonry: Brick	10%	Now	$151,300	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor Walls								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Fourth Floor Perimeter Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor Walls								
Marble Panels	5%	4+	$70,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corners Conditions On First Floor Lobby								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : First Floor Lobby								
Plaster	45%	Now	$87,000	LIFE	* *	5	$20,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staff Bathrooms, Room 325, Kindergarten Bathroom								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$4,500	2040	* *	5	$3,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Classroom 308								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Classroom 308								
AcousTileSusp.Lay-In	5%	0-2	$17,300	2040	* *	5	$1,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 90%								
Location : Fourth Floor Corridors								
Exposed Struc: Concrete	20%			LIFE	* *	5	$2,100	
Metal Panel	5%	Now	$23,000	LIFE	* *	5	$4,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	60%	Now	$253,600	LIFE	* *	5	$25,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kitchen At Window Well, Staff Bathrooms, Room 325, Kindergarten Bathroom And Art Room Storage Rooms								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 208, 200, 201, Second Floor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$15,400	2055	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of Buildings								
Explanation : Scaffoldings And Nettings								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Perimeter Of Buildings								
Explanation : Scaffoldings And Nettings								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	$29,600	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Bell Boulevard And 46th Road								
Under Construction	50%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Site Pavements								
On-Site Walkways								
Under Construction	100%							
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Asphalt	50%			2038	* *			
Under Construction	50%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2035	$139,800	5	$200	
Fused Disc Sw	30%			2055	* *	5	$100	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$100	
Molded Case Bkrs	55%			2043	* *	5	$900	
Molded Case Bkrs	5%			2034	$9,200	5	$100	
Molded Case Bkrs	30%			2051	* *	5	$500	
Wiring								
Braided Cloth	15%	2-4	$30,700	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	55%			2045	* *	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	25%			2040	* *	5	$100	
Locally Mounted	25%			2033	$30,600	5	$100	
Under Construction	50%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2043	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$7,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2030	$121,100	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$19,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Of The Building								
Explanation : The Boiler Room Is Under Construction. 1 Temporary Boiler Is Being Used								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : The Boiler Room Is Under Construction. 1 Temporary Boiler Is Being Used								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	30%			2035	$364,200	1	$11,700	
Convector/Radiator	70%			2033	$369,300	1	$14,200	
Controls								
Digital	100%			2033	$1,852,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2033	$12,200	1		
No Component	95%							
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$1,800	
Ductwork/Diffusers	95%			LIFE	* *	2-5	$33,400	
Exhaust Fans								
Interior	100%			2030	$286,100	2	$1,900	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : 2nd And 3rd Floor								
Explanation : There Is No Exhaust Fan For 2nd And 3rd Staff Bathrooms								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2055	* *	1		
Brass/Copper	60%	2-4	$9,900	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : The Water Main Shutoff Valve In Basement								
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Temporary Electrical Unit Being Used								
Sanitary Piping								
Cast Iron	20%	2-4	$8,100	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Spots In Basement								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 31 - SI**				
Address	: **55 LAYTON AVENUE @ BISMARK AVE.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **R031**
Program / Asset #	: **BOE0921.000 / 1426**			**Yr Built/Renovated**	: **1965 / 2004**
Area Sq Ft	: **77,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **49**	**Lot**	: **182**	**BIN**	: **5001150**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$734,700	$1,117,000
Interior Architecture		$6,543,700
Electrical	$376,200	$484,400
Mechanical	$733,600	$707,900
Total	**$1,844,600**	**$8,853,000**
Importance Code A	$734,700	$1,117,000
Importance Code B	$1,109,900	$7,481,800
Importance Code C		$254,200
Total	**$1,844,600**	**$8,853,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$88,500	$25,400		$11,200
Electrical	$8,100	$80,700	$8,600	$7,200
Mechanical	$60,600	$39,100	$16,600	$10,500
Total	**$157,300**	**$145,200**	**$25,300**	**$28,900**
Importance Code A	$34,400	$7,800	$7,600	$7,600
Importance Code B	$122,900	$137,400	$17,700	$21,300
Importance Code C				
Total	**$157,300**	**$145,200**	**$25,300**	**$28,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Ceramic Tile	3%			2053	* *	10	$2,900	
Masonry: Brick	90%			LIFE	* *	5	$94,300	
Pre-Cast Concrete	2%			LIFE	* *	5	$6,800	
Windows								
Aluminum	100%	4+	$530,200	2049	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$10,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$1,500	
Roof								
Copper/Terne	5%			2061	* *	10	$5,600	
IRMA/Protected Membrane	95%	0-2	$204,500	2033	$1,022,700			
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Low Roof And Auditorium Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,500	
Ceramic Tile	3%			2036	$198,500	5	$3,400	
Quarry Tile	4%	Now	$34,500	2038	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$4,500	
Vinyl Tile	20%			2033	$648,300	3	$11,500	
Vinyl Tile 9" X 9"	58%			2033	$5,442,700	3	$33,200	
Wood	5%			2048	* *	5	$10,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	$254,200	5	$4,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Plaster	52%			LIFE	* *	5	$23,500	
SGFT/Glazed Masonry	35%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$28,600	
AcousTileSusp.Lay-In	10%			2038	* *	5	$11,500	
Exposed Struc: Concrete	5%			LIFE	* *	5	$900	
Plaster	60%	4+	$42,800	LIFE	* *	5	$43,000	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	50%			2042	* *			
Cast in Place Concrete	50%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,600	
Molded Case Bkrs	10%			2041	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

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
Under 600 Volts								
Wiring								
Thermoplastic	40%			2033	$81,800	1		
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$63,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	2%			2028	$23,500	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
HID	5%			2028	$46,700	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Fixtures Are In Satisfactory Condition								
LED	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2028	$66,200	10	$9,300	
Exit, Service	50%			2028	$17,000	1		
Exterior Lighting								
HID	20%			2028	$73,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$148,000	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$23,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$34,400	2053	* *	1	$68,600	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units. In Process Of Upgrade.								
Distribution								
Steam Piping/Pump	100%	Now	$63,100	2033	$631,400			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$24,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	Now	$14,900	2028	$149,300	1		
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$346,300	LIFE	* *	2-5	$42,900	
Unbalanced System, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exhaust Fans								
Interior	50%			2028	$174,800	2	$1,200	
On Extended Life, Extent : Light, Area Affected : 20%								
Location : Throughout								
Roof	50%	Now	$7,600	2033	$76,500	2	$900	
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$900	2031	$17,500	2		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Explanation : Insulation Missing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2028	$15,800	4	$2,400	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
No Component	90%							
Generic	10%			2038	* *	1	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Make Up Line								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,200	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 32 - BK**		
Address	: **420 UNION STREET @UNION ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K032**
Program / Asset #	: **BOE0365.000 / 345**	**Yr Built/Renovated**	: **1951 / 2011**
Area Sq Ft	: **72,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Nov-2023**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **437** **Lot** : **1**	**BIN**	: **3007326**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,800	$1,051,200
Interior Architecture	$571,600	
Electrical		$421,500
Mechanical	$973,500	$972,100
Total	**$1,691,900**	**$2,444,800**
Importance Code A	$146,800	$1,051,200
Importance Code B	$1,545,100	$1,393,600
Total	**$1,691,900**	**$2,444,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$80,200	$4,100		$22,000
Interior Architecture	$127,800	$13,800		$7,500
Electrical	$12,300	$13,800	$11,700	$27,500
Mechanical	$26,700	$14,200	$14,700	$6,900
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$254,100**	**$53,000**	**$33,600**	**$71,200**
Importance Code A	$83,800	$7,600	$3,500	$25,600
Importance Code B	$136,400	$39,200	$30,100	$45,500
Importance Code C	$34,000	$6,200		
Total	**$254,100**	**$53,000**	**$33,600**	**$71,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$2,300	
Masonry: Brick	15%	Now	$34,000	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	70%			LIFE	* *	5	$86,000	
Masonry: Limestone	5%	4+	$54,200	LIFE	* *	5	$4,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Decorative Banding And Sills								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Decorative Banding And Sills								
Masonry: Travertine	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *	5	$1,800	
Windows								
Aluminum	53%	Now	$92,600	2043	* *	5	$8,700	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout Old Wing								
Aluminum	45%			2057	* *	5	$14,700	
Metal Louvers	2%			2038	* *	10	$4,100	
Parapets								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$7,200	
Concrete Masonry Unit	25%			LIFE	* *	5	$6,600	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Wing Parapet Interior								
Explanation : Waterproofing Membrane Installed On Parapet Surface								
Masonry: Brick	30%	0-2	$19,800	LIFE	* *	5	$7,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Interior Of Parapet Old Wing								
Masonry: Brick	30%			LIFE	* *	5	$7,000	
Masonry: Limestone	5%			LIFE	* *	5	$1,500	
Metal Rail	3%			2040	* *	5-10	$12,600	
Metal: Cage/Fence	3%			2040	* *	5-10	$5,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Exterior								
Roof								
Copper/Terne	5%			2050	* *	10	$11,200	
Green, Roof Inaccessible	5%			LIFE	* *			
IRMA/Protected Membrane	40%			2035	$946,700	10	$35,800	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Solar Panels Installed								
IRMA/Protected Membrane	40%	Now	$18,900	2043	* *			
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : New Wing Roof Room 251								
Play Surface	10%			2043	* *	10	$8,900	
Soffits								
Stucco Cement	100%			2052	* *	5	$200	
Interior								
Floors								
Carpet	1%			2036	$21,100	3	$2,100	
Cast in Place Concrete	8%	Now	$16,200	LIFE	* *	5	$18,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%			2048	* *	5	$3,200	
Mosaic Tile	4%	Now	$22,400	2040	* *	5	$5,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilet Rooms								
Quarry Tile	3%			2052	* *	5	$4,800	
Terrazzo	3%	Now	$6,700	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby								
Vinyl Tile	45%			2043	* *	3	$18,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Approximately 5 Classrooms								
Vinyl Tile 9" X 9"	30%	0-2	$571,600	2045	* *	3	$12,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Old Wing								
Wood	3%			2050	* *	5	$6,000	

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$10,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Crawl Space Old Wing								
Ceramic Tile	3%			2038	* *	5	$3,700	
Ceramic Tile	7%			2048	* *	5	$8,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,500	
Glazed Ceramic Panel	2%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$14,800	
Masonry: Brick	5%			LIFE	* *			
Plaster	35%	2-4	$23,500	LIFE	* *	5	$13,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Old Wing								
SGFT/Glazed Masonry	18%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	Now	$11,500	2040	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Old Wing								
AcousTileSusp.Lay-In	30%			2052	* *	5	$31,900	
Exposed Struc: Concrete	25%			LIFE	* *	5	$4,200	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	25%	Now	$18,100	LIFE	* *	5	$16,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Old Wing								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	50%			2055	* *			
Masonry: Brick	50%			2045	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2052	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2052	* *			
Pavers/Stone	10%			2048	* *			
Activity Yard								
Asphalt	40%			2048	* *			
Pavers/Stone	5%			2038	* *			
Rubber Matting	10%			2043	* *			
Traffic Topping	45%			2043	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2055	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch. Additional 3,000 Amperes Main Disconnect For School Addition								
Fused Disc Sw	20%			2061	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room At New Addition Building								
Explanation : 1,600 Amperes Main Service Switch								
Photovoltaic Panel(s)	5%			2048	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	60%			2045	* *	1		
Conduit	40%			2061	* *	1		
Panelboards								
Molded Case Bkrs	60%			2043	* *	5	$1,100	
Molded Case Bkrs	40%			2057	* *	5	$800	
Wiring								
Thermoplastic	20%			2035	$44,700	1		
Thermoplastic	40%			2055	* *	1		
Thermoplastic	40%			2061	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$80,200	5	$300	
Variable Frequency Drive	40%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2052	* *	1	$22,200	
Generators								
Diesel	100%			2048	* *	1	$27,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : 457 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2030	$2,700	5	$2,700	
Fuel Storage								
Main Tank	100%			2070	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : 275 Gallons Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Lighting								
Interior Lighting								
Fluorescent	25%			2035	$296,600	10	$16,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	75%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$8,600	
Exit, Battery	50%			2040	* *	10	$2,400	
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$900	
Alarm								
Security System								
Generic	50%			2040	* *	1	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	0-2	$1,500	2040	* *	1	$12,100	
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : Outdoor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$44,400	

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	* *	1	$35,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Hot Water Boilers								

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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DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2051	* *	4	$500	
Central Plant Steam Piping/Pmp	90%			2045	* *	4	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Steam Float And Thermostatic Traps. Thermostatic Traps Replaced In 2017.								
Terminal Devices								
Air Handler	18%			2035	$269,600	1	$7,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, First And Second Floors								
Air Handler	2%			2045	* *	1	$900	
Convector/Radiator	80%			2040	* *	1	$18,400	
Controls								
Electrical	100%	2-4	$224,000	2030	$448,000			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Window/Wall Unit	100%	0-2	$15,100	2030	$301,500	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Are Not Working								
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$5,900	
Ductwork/Diffusers	85%			LIFE	* *	2-5	$33,700	
Exhaust Fans								
Interior	90%			2035	$317,700	2	$2,000	
Roof	10%			2035	$15,400	2	$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Water Heater With Tanks								
Electric	75%			2035	$19,800	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Temporary Electric Water Heater Installed For Future Replacement Of Gasoline Fired Water Heater.								
Gas Fired	25%			2028	$4,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Gasoline Fired Water Heater Planned For Replacement This Year.								

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2035	$384,900	4	$10,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Complete Removal Planned								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$200	2028	$2,500	4	$1,500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Broken Float Switch								
Backflow Preventer								
Generic	100%			2045	* *	1	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Water Meter Room, Mechanical Equipment Room 127								
Explanation : Recent Installation Of Backflow Preventors On Two Domestic Water Mains And One Sprinkler Water Main.								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Freight Elevator Travels From Basement To Street Level								
Explanation : Unit Is Inoperable								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$4,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 32 - Q**		
Address	: **171-11 35 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q032**
Program / Asset #	: **BOE0693.000 / 2804**	**Yr Built/Renovated**	: **1925 / 2009**
Area Sq Ft	: **71,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5256** **Lot** : **1**	**BIN**	: **4118954**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$285,800	$827,800
Interior Architecture	$3,087,400	$694,400
Electrical	$61,900	$969,600
Mechanical	$767,700	$2,241,600
Total	**$4,202,700**	**$4,733,500**
Importance Code A	$285,800	$827,800
Importance Code B	$3,844,900	$3,905,600
Importance Code C	$72,000	
Total	**$4,202,700**	**$4,733,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$110,900			
Interior Architecture	$144,000	$4,600	$8,800	$7,700
Electrical	$16,200	$4,300	$6,100	$4,300
Mechanical	$61,400	$10,500	$21,400	$36,800
Site Enclosure	$19,600			
Site Pavements	$8,200			
Total	**$360,300**	**$19,400**	**$36,400**	**$48,800**
Importance Code A	$117,900	$7,000	$7,000	$7,200
Importance Code B	$161,200	$12,400	$23,600	$41,600
Importance Code C	$81,200		$5,800	
Total	**$360,300**	**$19,400**	**$36,400**	**$48,800**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$22,200	LIFE	* *	5	$42,600	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Main Entry Lintel And Crown Area								
Masonry: Brick	85%	Now	$156,500	LIFE	* *	5	$92,800	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Third Floor Computer Room								
Masonry: Granite	10%	Now	$17,600	LIFE	* *	5	$8,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : First Floor Entry Area								
Windows								
Aluminum	100%	Now	$43,900	2043	* *	5	$22,500	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : First Floor Entry Area								
Parapets								
Masonry: Brick	50%	Now	$55,800	LIFE	* *	5	$8,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Parapet Wall								
Metal Security Bars	3%			2050	* *			
Pre-Cast Concrete	7%	Now	$5,000	LIFE	* *	5	$7,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Parapet Copings								
Caulking Deteriorated, Extent : Severe, Area Affected : 2%								
Location : Coping Stones								
No Component	40%							
Roof								
Built-Up (BUR)	95%	0-2	$73,500	2035	$735,100			
Vegetation Growth, Extent : Moderate, Area Affected : 35%								
Location : Lower Roofs Abutting 1925 Wing								
Copper/Terne	4%	0-2	$3,500	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Flat Section Of North Bulkhead On Main Roof								
Skylight, Metal/Glass	1%	Now	$18,600	2045	* *			1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Grilles And Flashing								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Flashing At Skylight								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,800	
Ceramic Tile	5%			2044	* *	5	$6,100	
Marble Panels	5%			LIFE	* *	5	$4,600	
Vinyl Tile	20%	Now	$34,700	2035	$694,400	3	$9,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Old Cafeteria In Red And White Checker Room								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Old Cafeteria In Red And White Checker Room								
Vinyl Tile	30%			2040	* *	3	$13,800	
Vinyl Tile 9" X 9"	30%			2030	$3,015,400	3	$18,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$11,500	
Concrete Masonry Unit	20%			LIFE	* *	5	$18,500	
Folding Partition	2%			2051	* *	5	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Full Height Folding Partition								
Masonry: Brick	8%	Now	$72,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Wall Abutting Playground								
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Stairwell Partitions								
Marble Panels	2%	Now	$16,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Lobby At 172nd Street								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Lobby At Ground Floor								
Plaster	40%	Now	$46,000	LIFE	* *	5	$27,700	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Main Entry Wall Above Door And Stair Bulkhead To Roof								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	4+	$7,400	2040	* *	5	$14,100	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Ground Floor Corridor								
Exposed Struc: Concrete	10%	Now	$34,600	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Below Interior Courtyard Platform, Underside Of Entry Stairs								
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$42,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%	0-2	$10,400	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : 171st Street, 172nd Street And 35th Avenue								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$9,300	2055	* *			
Spalling, Extent : Moderate, Area Affected : 5%								
Location : 172nd Street Stair Cheek Wall And Interior Courtyard Cheek Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2048	* *			
Masonry: Granite	15%	Now	$8,200	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Side Of Steps In Front Of School Into Basement								
Explanation : Water Penetration								
Masonry: Marble	5%			LIFE	* *	5	$400	
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Used As Staging Area For New 4 Story School Addition								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	80%			2034	$147,100	5	$1,500	
Molded Case Bkrs	10%			2043	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Under 600 Volts								
Wiring								
Braided Cloth	20%			2034	$40,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	70%			2035	$143,100	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$400	
Locally Mounted	10%	Now	$12,200	2055	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Locally Mounted	10%			2048	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$61,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$61,000	10	$8,600	
Exit, Service	50%			2035	$15,700	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Analog	100%			2035	$187,500	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$22,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$70,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$273,600	1	$8,800	
Convector/Radiator	60%			2033	$356,700	1	$13,800	
Fan Coil Unit/Heat	20%			2030	$360,500	1	$4,600	
Controls								
Pneumatic	100%			2036	$1,405,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	20%	2-4	$69,100	2040	* *			
Not in Service, Extent : Moderate, Area Affected : 76%								
Location : 4 Out Of 5 Units Are Not Working. Coverage Area Are Auditorium, Lunch Area And Gymnasium								
Window/Wall Unit	60%	Now	$3,300	2033	$165,300	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various								
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2043	* *	1	$4,600	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2043	* *	2	$9,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	40%	2-4	$64,500	2035	$129,000	2	$700	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 1 Exhaust Is Not Working								
Roof	60%			2040	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$185,600	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$7,000	
Sanitary Piping								
Cast Iron	100%	0-2	$45,800	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Room 148 Drain Line Cracked								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$14,600	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$30,200	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 32 - SI**		
Address	: **232 BARLOW AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R032**
Program / Asset #	: **BOE0922.000 / 1427**	**Yr Built/Renovated**	: **1968 /**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5444** **Lot** : **12**	**BIN**	: **5070651**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$456,500	$4,420,700
Electrical	$741,000	$857,200
Mechanical	$267,700	$732,300
Site Pavements		$198,900
Total	**$1,465,200**	**$6,209,200**
Importance Code B	$1,008,700	$6,010,200
Importance Code C	$456,500	$198,900
Total	**$1,465,200**	**$6,209,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$18,200	
Interior Architecture	$19,100	$15,800		$13,000
Electrical	$9,500	$60,100	$8,600	$8,600
Mechanical	$39,600	$46,300	$20,900	$12,200
Site Enclosure	$6,700			
Site Pavements	$39,000			
Total	**$113,900**	**$122,100**	**$47,700**	**$33,700**
Importance Code A	$9,100	$9,300	$27,300	$9,100
Importance Code B	$93,800	$112,800	$20,400	$24,600
Importance Code C	$10,900			
Total	**$113,900**	**$122,100**	**$47,700**	**$33,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$13,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Various Areas Around Perimeter Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Perimeter Of Building								
Explanation : Sidewalk Shed In Use								
Masonry: Brick	85%			LIFE	* *	5	$46,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Various Areas Around Entire Perimeter Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Perimeter Of Building								
Explanation : Sidewalk Shed In Use								
Pre-Cast Concrete	10%			LIFE	* *	5	$17,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Various Areas Around Entire Perimeter Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Perimeter Of Building								
Explanation : Sidewalk Shed In Use								
Windows								
Aluminum	100%			2049	* *	5	$36,400	
Parapets								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various Areas Around Entire Perimeter Of Building								
Explanation : Repairs In Progress								
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Roof								
Explanation : Repairs In Progress								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	3%			2042	* *	5	$3,800	
Quarry Tile	5%			2046	* *	5	$9,500	
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	60%			2033	$2,144,400	3	$37,900	
Vinyl Tile 9" X 9"	22%			2033	$2,276,300	3	$13,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	4%			2042	* *	5	$8,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,200	
Folding Partition	2%			2041	* *	5	$10,500	
Masonry: Brick	2%			LIFE	* *			
Plaster	45%	0-2	$117,900	LIFE	* *	5	$28,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	35%	Now	$338,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$16,800	
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$31,600	
Exposed Struc: Concrete	55%			LIFE	* *	5	$10,900	
Gypsum Board	20%			LIFE	* *	5	$31,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%	4+	$6,700	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Main Play Yard At Elevation Avenue Side								
Iron Picket	40%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	35%			2036	$198,900			
Cast in Place Concrete	65%			2038	* *			
Activity Yard								
Asphalt	85%	0-2	$39,000	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout Main Play Yard								
Cast in Place Concrete	3%			2038	* *			
Rubber Matting	12%			2033	$16,300			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	20%			2032	$49,000	5	$400	
Molded Case Bkrs	60%			2032	$147,100	5	$1,500	
Molded Case Bkrs	20%			2041	* *	5	$500	
Wiring								
Braided Cloth	80%	2-4	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$81,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	2%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2028	$29,000	1		
Exit, Service	50%			2028	$20,300	1		
Exterior Lighting								
HID	20%			2028	$87,900	10	$100	
No Component	80%							
Alarm								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

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
Alarm								
Security System								
Generic	50%			2028	$88,400	1	$17,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Generic	50%			2033	$88,400	1	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Security Cameras System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$243,000	1-3	$56,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$28,500	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$29,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%	Now	$26,800	2028	$267,700	1		
Broken, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$25,700	
No Component	50%							
Exhaust Fans								
Interior	40%			2033	$167,100	2	$1,100	
Roof	60%			2033	$109,700	2	$1,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

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
Plumbing								
Water Heater With Tanks								
Electric	30%			2031	$7,300	4		
	Other Observation, Extent : N/A, Area Affected : 30%							
	Location : Kitchen							
	Explanation : Electrical Water Heater							
Gas Fired	70%			2031	$12,200	2		
HW Heat Exchanger								
Steam Fired	100%			2033	$455,500	4	$9,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$18,900	4	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 33 - M**		
Address	: **281 9TH AVENUE @W. 26 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M033**
Program / Asset #	: **BOE0018.000 / 1688**	**Yr Built/Renovated**	: **1951 / 2008**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **724** **Lot** : **23**	**BIN**	: **1012829**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,156,500	$1,884,700
Interior Architecture	$1,140,700	$7,013,900
Electrical		$428,100
Mechanical		$3,193,700
Site Enclosure	$55,100	
Site Pavements	$225,000	
Total	**$4,577,400**	**$12,520,500**
Importance Code A	$3,156,500	$1,884,700
Importance Code B	$982,000	$10,635,800
Importance Code C	$438,800	
Total	**$4,577,400**	**$12,520,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,300			
Interior Architecture	$115,000		$4,400	$13,700
Electrical	$40,400	$7,800	$9,600	$7,800
Mechanical	$85,400	$13,100	$20,000	$13,100
Site Enclosure	$4,400			
Site Pavements	$35,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$360,800**	**$28,000**	**$41,200**	**$41,700**
Importance Code A	$110,400	$8,200	$8,200	$8,200
Importance Code B	$214,100	$19,800	$33,000	$33,500
Importance Code C	$36,300			
Total	**$360,800**	**$28,000**	**$41,200**	**$41,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$5,100	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair A								
Glazed Ceramic Panel	8%			LIFE	* *	5	$92,700	
Masonry: Brick	90%	Now	$937,400	LIFE	* *	5	$111,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South And West Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout All Facades								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : At Electrical Main Feed, Area At Former Coal Chute And Boiler Pit								
Windows								
Aluminum	65%	Now	$1,184,600	2061	* *	5	$12,100	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Windows Throughout								
Aluminum w/ Guards	35%	Now	$858,200	2061	* *	5	$6,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	85%	4+	$94,300	LIFE	* *	5	$14,600	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Parapet Walls Throughout								
Metal: Cage/Fence	5%			2041	* *	5-10	$6,600	
Pre-Cast Concrete	10%	4+	$2,900	LIFE	* *	5	$10,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones								
Roof								
IRMA/Protected Membrane	80%	0-2	$82,100	2036	$1,641,600			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Base Flashing								
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : At Roof Drains								
Play Surface	20%			2031	$131,900	10	$16,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Exterior								
Soffits								
Metal Panel	15%	4+	$300	2046	* *	5	$200	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Canopies Throughout								
Pre-Cast Concrete	85%			LIFE	* *	5	$3,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$35,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Mosaic Tile	5%	0-2	$77,500	2041	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Student Toilets Throughout								
Quarry Tile	2%	Now	$97,200	2049	* *	5	$2,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Terrazzo	10%			LIFE	* *	5	$25,200	
Vinyl Tile	28%			2036	$1,277,100	3	$22,600	
Vinyl Tile	2%			2044	* *	3	$1,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Physical Therapy Room								
Vinyl Tile 9" X 9"	40%	Now	$264,100	2031	$5,281,900	3	$24,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Classrooms, Stair Wells, Corridors								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classrooms, Stair Wells, Corridors								
Wood	8%			2051	* *	5	$24,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$7,600	2039	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,800	
Glazed Ceramic Panel	3%			LIFE	* *	10	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Lobby								
Explanation : Location Noted								
Plaster	57%	Now	$96,300	LIFE	* *	5	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair C And Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C								
SGFT/Glazed Masonry	25%	2-4	$62,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Ceilings								
AcousTile,Adhered	5%			2034	$265,700	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : Location Noted								
Exposed Struc: Concrete	10%	Now	$49,500	LIFE	* *	5	$2,500	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Former Coal Chute								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Former Coal Chute								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Former Coal Chute								
Fiber Board	5%	Now	$12,900	2031	$128,800			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Ceiling								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium Ceiling								
Metal Panel	20%	Now	$437,500	LIFE	* *	5	$40,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 40%								
Location : Cafeteria And Throughout Corridors								
Plaster	60%			LIFE	* *	5-10	$166,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Bulkhead								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$55,100	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter Of Building								
Iron Picket	30%			2056	* *			
Metal: Cage/Fence	20%			LIFE	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Location Noted								
Free Standing Walls								
Masonry: Brick	100%	Now	$4,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Cheek Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stair Cheek Walls								
Retaining Walls								
Cast in Place Concrete	90%			2056	* *			
Masonry: Brick	10%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	95%	Now	$14,100	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Rear Of Building Next To Parking Area								
Masonry: Granite	5%	4+	$1,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entrance Steps Throughout								
Parking/Driveway								
Cast in Place Concrete	53%	Now	$81,300	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Parking Area. West Side Of Building								
Pavers/Stone	47%	Now	$143,700	2039	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 25%								
Location : Parking Area. West Side Of Building								
Activity Yard								
Asphalt	80%	Now	$19,900	2039	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Throughout Schoolyard								
Pavers/Stone	5%			2039	* *			
Rubber Matting	15%			2036	$40,000			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$2,200	
Wiring								
Braided Cloth	50%			2035	$149,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2056	* *	1		
Thermoplastic	10%			2036	$29,900	1		
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$400	
Locally Mounted	20%			2034	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Most Light Fixtures Are Retrofitted								
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2041	* *	10	$8,000	
Exit, Battery	50%			2044	* *	10	$2,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$15,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Generic	50%	Now	$31,900	2036	$79,800	1	$14,000	
Devices Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Addressable Fire Alarm Panel, Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 6,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$37,000	2041	* *	1	$74,000	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Plugged Tubes In Both Boiler And A Faulty Blow Down Valve At Boiler 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$13,600	2046	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	50%			2036	$799,700	1	$25,700	
Convector/Radiator	50%			2041	* *	1	$13,400	
Controls								
Pneumatic	2%	Now	$3,300	2034	$32,900			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Thermostats								
Pneumatic	98%			2034	$1,609,700			

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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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$100,900			
Window/Wall Unit	85%			2031	$273,700	1		
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria								
Explanation : Split Systems Being Installed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,300	
Exhaust Fans								
Interior	100%			2036	$376,900	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 115 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 33 - Q**
Address : **91-37 222 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0694.000 / 2263**
Area Sq Ft : **114,000**
Date of Survey : **14-Nov-2023**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **10756** **Lot** : **1**

Agency's Number : **Q033**
Yr Built/Renovated : **1925 / 1999**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4230589**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,394,000	
Interior Architecture	$893,200	$2,375,500
Electrical	$587,600	$1,568,300
Mechanical	$1,006,100	$3,561,800
Total	**$4,880,900**	**$7,505,600**
Importance Code A	$2,394,000	
Importance Code B	$2,048,000	$7,505,600
Importance Code C	$438,900	
Total	**$4,880,900**	**$7,505,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,200	$3,600		$67,600
Interior Architecture	$113,000	$13,100		$55,600
Electrical	$10,600	$11,400	$13,800	$10,800
Mechanical	$119,600	$16,600	$26,400	$33,200
Site Enclosure	$39,000			
Site Pavements	$44,500			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$363,400**	**$52,100**	**$47,600**	**$174,700**
Importance Code A	$37,700	$12,100	$8,500	$76,000
Importance Code B	$286,700	$29,500	$39,200	$98,700
Importance Code C	$39,000	$10,500		
Total	**$363,400**	**$52,100**	**$47,600**	**$174,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	$22,500	LIFE	* *	5	$21,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	60%	Now	$279,600	LIFE	* *	5	$33,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Fifth Floor, 3rd Floor New Wing And Chimney								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Foundation								
Masonry: Brick Cavity	20%			LIFE	* *	5	$11,100	
Masonry: Granite	5%			LIFE	* *	5	$2,100	
Masonry: Limestone	3%	0-2	$6,700	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	2%			2045	* *	5-10	$7,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$9,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Window Sills In 1999 Building								
Windows								
Aluminum	73%	Now	$1,029,200	2060	* *	5	$10,500	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout Classrooms And Offices								
Glazing Clouded, Extent : Severe, Area Affected : 75%								
Location : Bulkhead Windows								
Aluminum	25%	Now	$17,600	2043	* *	5	$3,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : New Wing								
Metal Louvers	2%			2038	* *	10	$3,600	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$22,300	
Masonry: Brick	40%			LIFE	* *	5	$5,800	
Masonry: Brick Cavity	20%			LIFE	* *	5	$2,900	
Metal Rail	10%			2040	* *	5-10	$26,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,100	
Roof								
Built-Up (BUR)	65%			2030	$985,100	10	$82,400	
Metal Panel	5%			2040	* *	10	$11,600	
Modified Bitumen	30%			2040	* *	10	$38,000	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Interior									
Floors									
Cast in Place Concrete	10%	Now	$29,300	LIFE		* *	5	$36,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement Mechanical Room									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Basement Mechanical Room									
Mosaic Tile	5%	0-2	$40,300	2040		* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Bathrooms Of Original Building									
Quarry Tile	2%			2048		* *	5	$5,000	
Terrazzo	3%	2-4	$9,600	LIFE		* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Lobby, Auditorium Lobby And Steps									
Vinyl Tile	50%	0-2	$118,800	2035	$2,375,500		3	$31,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 20%									
Location : Throughout 1925 Building									
Vinyl Tile	20%			2045		* *	3	$16,800	
Wood	10%			2050		* *	5	$31,500	
Interior Walls									
Cast in Place Concrete	5%	Now	$234,400	LIFE		* *			
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Boiler Room									
Ceramic Tile	7%			2038		* *	5	$21,100	
Concrete Masonry Unit	18%			LIFE		* *	5	$21,700	
Gypsum Board	10%			LIFE		* *	5	$18,100	
Masonry: Brick	10%			LIFE		* *			
Metal: Cage/Fence	3%			LIFE		* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1925 Building Stairwells									
Explanation : Metal And Glass Panels									
Marble Panels	2%	Now	$54,400	LIFE		* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Auditorium Walls At Base									
Loose/Miss Fasteners, Extent : Light, Area Affected : 20%									
Location : Auditorium									
Plaster	40%	Now	$150,000	LIFE		* *	5	$36,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairwells In 1925 Building									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : 1925 Building Stairwells, Bathrooms And Bulkheads									
SGFT/Glazed Masonry	5%			LIFE		* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2040	* *	5	$50,400	
Exposed Struc: Concrete	42%			LIFE	* *	5	$11,000	
Exposed Struc: Concrete	10%	Now	$128,900	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 1925 Building Basement Boiler Room And Perimeter Of Basement Along Courtyard And East Facade								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 1925 Building Basement Mechanical Rooms And First Floor								
Exposed Struc: Steel	5%	0-2	$206,700	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Steel Members Below Steps In Boiler Room								
Metal Panel	3%	4+	$3,400	LIFE	* *	5	$6,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	Now	$26,200	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair halls								
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	$26,600	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Iron Picket	30%	0-2	$12,400	2055	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Broken Gate Along 92nd Avenue								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : 92nd Avenue								
Retaining Walls								
Cast in Place Concrete	98%			2055	* *			
Masonry: Fieldstone	2%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Cheek Walls Are Marble								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$29,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 92nd Avenue								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : 92nd Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	40%	Now	$12,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Athletic Markings								
Cast in Place Concrete	50%			2052	* *			
Pavers/Stone	2%			2044	* *			
Rubber Matting	8%	0-2	$2,600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Playground At Jungle Gymnasium								
Explanation : Rubber Tiles Separating								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$133,200	5	$200	
Fused Disc Sw	50%			2061	* *	5	$200	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Molded Case Bkrs	30%			2043	* *	5	$900	
Molded Case Bkrs	60%			2034	$147,100	5	$1,800	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$167,200	5	$700	
Locally Mounted	10%			2040	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$800	
Generic	50%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	66%			2040	* *	10	$69,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Old Wings								
Fluorescent	30%			2035	$522,000	10	$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : New Wings								
LED	4%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$98,000	10	$13,800	
Exit, Service	50%			2035	$25,200	1		
Exterior Lighting								
HID	10%			2030	$54,500	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$219,100	1	$42,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway								
Explanation : Intrusion Alarm With Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$301,100	1-3	$70,200	

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
Heating								
Energy Source								
Fuel Oil No 2	75%			2045	* *	5	$26,500	
Natural Gas	25%			2055	* *	1		
Conversion Equipment								
Steam Boiler	75%			2040	* *	1	$84,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
No Component	25%							
Distribution								
Steam Piping/Pump	75%	0-2	$10,500	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Connecting Pipes Of Air Handlers In Basement								
No Component	25%							

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Heating								
Terminal Devices								
Air Handler	15%			2030	$247,100	1	$10,600	
Convector/Radiator	40%			2033	$286,400	1	$14,700	
Fan Coil Unit/Heat	20%			2030	$434,100	1	$7,400	
No Component	25%							
Controls								
Pneumatic	100%			2033	$1,692,000			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%	Now	$49,000	2035	$490,300	2	$1,400	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : New Wing Roof, 3 Of 11 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 11 Units								
Split Unit	5%	Now	$41,600	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Mdf Room Unit								
Window/Wall Unit	60%			2028	$265,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,400	
Ductwork/Diffusers	90%			LIFE	* *	2-5	$57,200	
Exhaust Fans								
Interior	75%			2035	$388,300	2	$2,600	
Roof	25%			2035	$56,600	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Galvanized Steel	40%			2033	$596,100	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$23,400	4	$3,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

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
Plumbing								
Sewage Ejector(s)								
Electric	25%			2040	* *	4	$1,700	
No Component	75%							
Backflow Preventer								
Generic	100%			2035	$52,100	1	$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2055	* *	1-2	$8,000	
Fire Pump								
No Component	75%							
Generic	25%			2038	* *	1	$5,300	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 34 - BK**		
Address	: **131 NORMAN AVENUE @ MC GUINNESS BLVD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K034**
Program / Asset #	: **BOE0367.000 / 346**	**Yr Built/Renovated**	: **1867 / 2000**
Area Sq Ft	: **32,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Apr-2025**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2622** **Lot** : **28**	**BIN**	: **3065733**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$349,500	$1,312,300
Electrical		$838,800
Mechanical		$1,066,400
Site Pavements		$104,200
Total	**$349,500**	**$3,321,700**
Importance Code A	$349,500	$1,312,300
Importance Code B		$2,009,400
Total	**$349,500**	**$3,321,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,300		$14,500	
Interior Architecture	$136,900		$3,500	$6,200
Electrical	$3,500	$3,000	$3,700	$3,400
Mechanical	$60,300	$5,800	$4,400	$4,600
Site Enclosure	$15,400			
Site Pavements	$57,300			
Total	**$296,700**	**$8,800**	**$26,200**	**$14,100**
Importance Code A	$26,500	$3,200	$17,700	$3,200
Importance Code B	$205,700	$5,700	$6,600	$11,000
Importance Code C	$64,500		$1,900	
Total	**$296,700**	**$8,800**	**$26,200**	**$14,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$136,200	
Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
Location : Play Area								
Masonry: Brownstone	5%			LIFE	* *	5	$6,000	
Weathering Steel	10%	Now	$79,300	LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 85%								
Location : East And West Courtyards								
Explanation : Egress Stairs								
Windows								
Wood	100%	Now	$202,000	2035	$1,010,200	5	$112,400	
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Windows Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Various Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Units Are Beyond Useful Life								
Parapets								
Masonry: Brick	15%			LIFE	* *	5-10	$11,000	
Metal Rail	10%			2049	* *	5-10	$19,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,700	
Wood Cornice	70%			2056	* *	5-10	$99,000	
Roof								
Asphalt Shingle	65%			2045	* *	10	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Component Actually Synthetic Slate Shingle, Roof Inaccessible								
Metal Panel	5%			2049	* *	10	$2,800	
Roll Roofing	30%			2032	$66,000	5	$15,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$28,800	
Ceramic Tile	5%			2039	* *	5	$3,300	
Terrazzo	5%	Now	$6,900	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Vinyl Tile	75%	Now	$30,500	2041	* *	3	$18,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%			2051	* *	5	$6,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

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
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,700	
Glass: Single Pane	5%			LIFE	* *	5	$5,600	
Masonry: Brick	15%			LIFE	* *	10	$3,400	
Metal: Cage/Fence	3%			LIFE	* *	10	$400	
Plaster	67%			LIFE	* *	5-10	$42,600	
Wood	5%			LIFE	* *	5	$29,900	
Ceilings								
Embossed Metal	85%			LIFE	* *	5	$50,400	
Plaster	15%			LIFE	* *	5-10	$17,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$15,400	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Concrete Curbing That Anchors Fence Posts At Perimeter And Court Yard Ramp								
Explanation : Cracking, Crumbling, Subsiding								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$26,000	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Norman Avenue Curbs, Eckford / Norman / Mcguinness Sidewalk Flags, Various Locations								
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			
Activity Yard								
Rubber Matting	19%			2041	* *			
Traffic Topping	81%	Now	$31,300	2036	$104,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : East And West Courtyard Play Areas								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : East Play Area Adjacent To Temporary Boiler								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : East And West Courtyard Play Areas								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Play Area								
Explanation : Sidewalk Shed Installed								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$145,500	5	$100	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	50%			2036	$34,300	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$100	
Molded Case Bkrs	90%			2035	$100,500	5	$800	
Wiring								
Braided Cloth	20%			2035	$17,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	80%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$64,200	5	$200	
Locally Mounted	20%			2041	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$427,100	10	$23,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Cafeteria								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2036	$30,100	10	$3,900	
Exit, Battery	50%			2036	$25,400	10	$1,100	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

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
Alarm								
Security System								
Generic	100%			2031	$67,200	1	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$19,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns								

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
Heating								
Energy Source								
Natural Gas	100%	Now	$200	2066	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Gasoline Leaking. Boiler One								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$31,700	
Distribution								
Steam Piping/Pump	100%	0-2	$14,300	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement. Coondensate Pump And Radiator Leaking								
Terminal Devices								
Convector/Radiator	100%			2034	$292,900	1	$10,300	
Controls								
Pneumatic	100%	Now	$34,600	2034	$692,200			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Broken Pressure Relief Valve								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2031	$81,400	1		
No Component	30%							
Ventilation								
Exhaust Fans								
Roof	100%	0-2	$6,900	2041	* *	2	$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement Girls Bathroom. Broken Motor								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$38,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 119 Gallons								
HW Heat Exchanger								
High Temp	100%			2056	* *	4	$4,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2046	* *	4	$700	
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$24,800	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 34 - M**				
Address	: **730 EAST 12 STREET BTWN: SZOLD PLACE AND AVE. D**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M034**	
Program / Asset #	: **BOE0019.000 / 2633**		**Yr Built/Renovated**	: **1955 / 2009**	
Area Sq Ft	: **55,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **27-May-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **381**	**Lot** : **38**	**BIN**	: **1004564**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$358,600	$63,100
Interior Architecture	$168,200	
Electrical	$448,900	$1,209,500
Mechanical	$377,800	$2,607,800
Site Pavements		$53,400
Total	**$1,353,600**	**$3,933,800**
Importance Code A	$358,600	$63,100
Importance Code B	$896,800	$3,817,300
Importance Code C	$98,100	$53,400
Total	**$1,353,600**	**$3,933,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,400			
Interior Architecture	$108,100	$13,100	$6,000	$3,000
Electrical	$27,300	$6,000	$5,100	$6,200
Mechanical	$96,500	$27,000	$9,700	$2,800
Site Enclosure	$33,500			
Site Pavements	$44,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$390,600**	**$53,300**	**$28,100**	**$19,100**
Importance Code A	$73,400	$100		
Importance Code B	$267,700	$53,200	$28,100	$19,100
Importance Code C	$49,500			
Total	**$390,600**	**$53,300**	**$28,100**	**$19,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$17,500	
Masonry: Brick	90%	Now	$266,000	LIFE	* *	5	$63,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair Bulkhead								
Masonry: Fieldstone	5%	Now	$18,300	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	98%	Now	$92,600	2049	* *	5	$4,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	2%			2042	* *	10	$1,200	
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$1,500	
Masonry: Brick	70%	Now	$6,000	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	75%	Now	$15,900	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 309, 320, Stair B And Teachers Lounge								
Copper/Terne	20%	Now	$3,800	2061	* *			
Drains Clogged, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	5%			2046	* *	10	$3,200	
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5	$8,300	
Stucco Cement	10%	0-2	$29,400	2046	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Soffit Along Szold Place								
Stucco Cement	80%			2046	* *	5	$33,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Interior								
Floors								
Carpet	5%	Now	$14,600	2032	$72,900	3	$6,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Library								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Library								
Cast in Place Concrete	10%	Now	$70,100	LIFE	* *	5	$17,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Ceramic Tile	5%	0-2	$11,600	2042	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	10%	0-2	$45,500	2038	* *	3	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	60%			2038	* *	3	$18,100	
Wood	10%			2061	* *	5	$15,100	
Interior Walls								
Cast in Place Concrete	5%	Now	$13,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%	0-2	$10,000	2042	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,800	
Gypsum Board	5%			LIFE	* *	5	$2,100	
Plaster	45%			LIFE	* *	5	$9,600	
SGFT/Glazed Masonry	30%	Now	$98,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$16,100	
AcousTileConcealSpLn	10%			2038	* *	5	$10,100	
Exposed Struc: Concrete	60%			LIFE	* *	5	$7,500	
Plaster	10%	Now	$12,500	LIFE	* *	5	$5,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 309, 320 And Teachers Lounge								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$15,900	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$4,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Entry								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Entry								
Retaining Walls								
Masonry: Fieldstone	100%	0-2	$13,100	2053	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	90%	Now	$5,300	2036	$53,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pavers/Stone	10%			2036	$37,300			
Activity Yard								
Rubber Matting	20%	Now	$27,800	2038	* *			
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Upper Play Yard								
Traffic Topping	80%	Now	$11,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lower Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$1,400	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$7,200	5	$100	
Fused Knife Sw	10%	2-4	$14,300	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	50%	2-4	$71,500	2058	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	30%			2032	$42,900	5	$400	
Molded Case Bkrs	5%			2041	* *	5	$100	
Wiring								
Braided Cloth	75%	2-4	$153,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2043	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$800	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$805,900	10	$48,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$17,300	1		
Exit, Battery	50%			2033	$39,900	10	$1,900	
Exterior Lighting								
HID	30%	Now	$78,800	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$105,700	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$145,300	2043	* *	1-3	$30,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Boiler Room Is Under Renovation Process, 1 Temporary Boiler Is Used.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : The Boiler Room Is Under Renovation								
Distribution								
Steam Piping/Pump	10%	Now	$18,000	2033	$45,100			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pumps And Pipings. Boiler Room								
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Various Areas								
Steam Piping/Pump	90%			2033	$405,900			
Terminal Devices								
Air Handler	20%			2033	$212,000	1	$6,800	
Convector/Radiator	80%			2031	$368,400	1	$14,200	
Controls								
Pneumatic	100%			2031	$1,088,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$12,800	2028	$128,000	1		
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
No Component	40%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$2,500	LIFE	* *	2-5	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : The Damper For Auditorium								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$29,100	
Exhaust Fans								
Interior	100%			2028	$249,800	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	10%	0-2	$1,400	2031	$71,900	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Cross Bay								
Galvanized Steel	20%			2031	$143,800	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$272,300	4	$5,400	
Sanitary Piping								
Cast Iron	5%	0-2	$10,600	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$4,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Roof								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$11,300	2043	* *	4	$1,200	
Corroded, Extent : Severe, Area Affected : 80%								
Location : The Housing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2028	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Using The Heat Exchanger As Storage Tank								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$38,900	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 34 - Q**		
Address	: **104-12 SPRINGFIELD BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q034**
Program / Asset #	: **BOE0695.000 / 2264**	**Yr Built/Renovated**	: **1898 / 1999**
Area Sq Ft	: **47,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,AT**		
Block	: **11151** **Lot** : **81**	**BIN**	: **4240503**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$160,800	$174,400
Interior Architecture	$70,500	$1,814,100
Electrical		$1,255,300
Mechanical		$2,519,700
Site Pavements		$163,300
Total	**$231,300**	**$5,926,900**
Importance Code A	$160,800	$174,400
Importance Code B	$70,500	$5,554,600
Importance Code C		$197,900
Total	**$231,300**	**$5,926,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,900			$8,300
Interior Architecture	$189,400		$3,300	$6,200
Electrical	$11,100	$4,400	$4,600	$5,800
Mechanical	$45,600	$8,000	$10,700	$6,800
Site Enclosure	$54,500			
Site Pavements	$49,400			
Total	**$419,800**	**$12,400**	**$18,600**	**$27,100**
Importance Code A	$74,500	$4,700	$4,700	$12,900
Importance Code B	$226,000	$7,700	$13,900	$14,200
Importance Code C	$119,300			
Total	**$419,800**	**$12,400**	**$18,600**	**$27,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$107,300	
Masonry: Brick	80%			LIFE	* *	5	$109,900	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : All Facades								
Masonry: Fieldstone	7%			LIFE	* *	5	$7,200	
Masonry: Limestone	3%			LIFE	* *	5	$3,100	
Windows								
Aluminum w/ Guards	50%			2052	* *	5	$8,200	
Wood w/ Guards	50%			2052	* *	5	$82,300	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5-10	$71,700	
Copper/Terne	20%			2056	* *	5	$4,900	
Masonry: Brick	30%			LIFE	* *	5-10	$10,400	
Roof								
Copper/Terne	5%			2064	* *	10	$6,200	
Roll Roofing	20%			2035	$65,800	5	$16,500	
Slate	75%	0-2	$10,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Asphalt Poured	5%	Now	$8,400	2053	* *	5	$900	
Wrinkling, Extent : Light, Area Affected : 50%								
Location : Stairs And Basement								
Cast in Place Concrete	15%			LIFE	* *	5	$46,800	
Ceramic Tile	5%			2032	$205,600	5	$3,600	
Vinyl Tile	70%	0-2	$70,500	2036	$1,410,600	3	$18,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Wood	5%			2064	* *	5	$6,700	
Interior Walls								
Ceramic Tile	3%			2032	$197,900	5	$3,500	
Masonry: Brick	7%	Now	$32,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	75%	Now	$43,800	LIFE	* *	5	$26,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Roof Scuttle								
SGFT/Glazed Masonry	15%	0-2	$32,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby Wall Base								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

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
Interior								
Ceilings								
Embossed Metal	10%	0-2	$4,400	LIFE	* *	5	$3,200	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$4,500	
Metal Panel	1%	Now	$500	LIFE	* *	5	$900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Plaster	84%	Now	$37,300	LIFE	* *	5	$37,400	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Room 212								
Site Enclosure								
Fence/Gates								
Chain Link	98%	Now	$8,200	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Garbage Container Gates								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : East Side								
Iron Picket	2%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$46,300	2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$14,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Sidewalks Various Locations								
On-Site Walkways								
Asphalt	10%			2045	* *			
Cast in Place Concrete	90%	Now	$1,300	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Rubber Matting	15%	0-2	$1,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Playground								
Traffic Topping	85%	Now	$32,700	2036	$163,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basketball Court And Recess Yard								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$166,500	5	$200	
Raceway								
Conduit	90%			2036	$74,600	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	20%			2044	* *	5	$200	
Molded Case Bkrs	70%			2035	$100,100	5	$900	
Wiring								
Thermoplastic	80%			2036	$86,400	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	70%			2041	* *	5	$200	
Locally Mounted	30%			2034	$22,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$681,500	10	$41,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	45%			2031	$36,400	10	$5,100	
Emergency, Battery	5%			2036	$4,000	10	$600	
Exit, Service	20%			2031	$4,200	1		
Exit, Service	30%			2036	$6,200	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$124,100	1-3	$29,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm Systems. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 6,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$46,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2036	$385,400			
Terminal Devices								
Air Handler	20%			2031	$181,100	1	$5,800	
Convector/Radiator	60%			2034	$236,100	1	$9,100	
Fan Coil Unit/Heat	20%			2031	$238,600	1	$3,000	
Controls								
Pneumatic	100%			2034	$930,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$2,600	2031	$127,600	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Room 201								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,500	
Exhaust Fans								
Interior	85%	4+	$18,100	2031	$181,400	2	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Attic								
No Component	15%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$122,900	1		
Water Heater With Tanks								
Electric	30%			2035	$29,100	4		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : For Kitchen, Sub-basement								
Explanation : One 50 Gallon Unit								
Gas Fired	70%			2031	$49,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
HW Heat Exchanger								
Steam Fired	50%			2036	$116,400	4	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Winter Use Only								
No Component	50%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	65%	4+	$1,300	2031	$6,300	4	$600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Submersible	35%	Now	$1,600	2031	$1,600	4	$300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Backflow Preventer								
Generic	100%			2036	$21,500	1	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$33,300	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 34 - Q MINISCHOOL**		
Address	: **104-12 SPRINGFIELD BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q834**
Program / Asset #	: **BOE0695.010 / 2265**	**Yr Built/Renovated**	: **1971 /**
Area Sq Ft	: **11,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **11151** **Lot** : **81**	**BIN**	: **4240503**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$60,000
Interior Architecture		$382,600
Electrical		$241,300
Mechanical		$62,600
Total		**$746,500**
Importance Code A		$60,000
Importance Code B		$686,500
Total		**$746,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,200		$900	
Interior Architecture	$32,900		$400	$1,700
Electrical	$1,200	$1,000	$1,100	$1,400
Mechanical	$6,500	$700	$1,400	$700
Site Pavements	$7,200			
Total	**$79,100**	**$1,800**	**$3,700**	**$3,800**
Importance Code A	$31,800	$500	$1,400	$500
Importance Code B	$17,700	$1,200	$2,300	$3,300
Importance Code C	$29,700			
Total	**$79,100**	**$1,800**	**$3,700**	**$3,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$18,100	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Base Of Building								
Metal Panel	90%	Now	$22,200	2046	* *	5	$30,600	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%			2044	* *	5	$1,800	
Metal Louvers	5%			2045	* *	10	$600	
Roof								
Metal Panel	100%			2041	* *	10	$60,000	
Soffits								
Metal Panel	100%			2056	* *	5-10	$10,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$7,000	
Ceramic Tile	5%			2039	* *	5	$800	
Vinyl Tile	85%			2036	$382,600	3	$6,800	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	$6,300	
Metal Panel	70%	Now	$19,400	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$5,300	2041	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Vestibules								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Especially Hallways								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$7,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Steps								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2036	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2035	$2,000	5		
Molded Case Bkrs	95%			2035	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2036	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$167,900	10	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2036	$9,500	10	$1,300	
Exit, Service	50%			2036	$2,400	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$21,100	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Door								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$29,100	1-3	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

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
Heating								
Conversion Equipment								
Furnace	100%			2031	$35,000	1	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Equipment Room								
Explanation : 2 Units								
Controls								
Electrical	100%			2031	$62,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Air Cooled interior Pkg Unit	100%			2040	* *	2	$700	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, 1st Floor Equipment Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,700	
Exhaust Fans								
Interior	100%			2044	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%	2-4	$2,400	2036	$24,200	4		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Water Heater Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 35 - BX**		
Address	: **261 EAST 163 STREET @GRANT AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X035**
Program / Asset #	: **BOE0181.000 / 511**	**Yr Built/Renovated**	: **1903 / 1952**
Area Sq Ft	: **45,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2446** **Lot** : **43**	**BIN**	: **2101573**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$55,800	$495,600
Interior Architecture	$1,246,400	$3,618,400
Electrical	$86,500	$143,800
Mechanical	$1,091,400	$1,339,100
Site Enclosure	$62,300	
Site Pavements	$55,200	$313,900
Total	**$2,597,500**	**$5,910,800**
Importance Code A	$55,800	$672,500
Importance Code B	$1,553,500	$3,225,900
Importance Code C	$988,200	$2,012,400
Total	**$2,597,500**	**$5,910,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,800	$2,200		
Interior Architecture	$90,400			$7,100
Electrical	$4,200	$87,100	$5,000	$4,200
Mechanical	$31,100	$30,100	$6,100	$1,800
Site Enclosure	$1,600			
Site Pavements	$15,700			
Total	**$186,800**	**$119,400**	**$11,100**	**$13,100**
Importance Code A	$44,300	$2,800	$400	$400
Importance Code B	$99,900	$116,600	$10,700	$12,600
Importance Code C	$42,600			
Total	**$186,800**	**$119,400**	**$11,100**	**$13,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$19,400	LIFE	* *	5	$74,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 163rd Street								
Copper/Terne	2%			2053	* *	10	$4,500	
Masonry: Brick	81%			LIFE	* *	5	$77,100	
Masonry: Sandstone	7%			LIFE	* *	5	$5,000	
Windows								
Aluminum	100%	Now	$55,800	2041	* *	5	$11,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	95%	4+	$17,000	LIFE	* *	5	$6,600	
Spalling, Extent : Light, Area Affected : 2%								
Location : North Face								
Pre-Cast Concrete	5%			LIFE	* *	5	$2,200	
Roof								
Built-Up (BUR)	92%	0-2	$6,500	2033	$326,400			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Built-Up (BUR)	5%	Now	$900	2033	$17,700			
Drains Clogged, Extent : Severe, Area Affected : 100%								
Location : Lower Roofs								
Ponding, Extent : Moderate, Area Affected : 100%								
Location : Lower Roofs								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Lower Roofs								
Copper/Terne	3%			2048	* *	10	$2,200	
Interior								
Floors								
Ceramic Tile	5%	2-4	$3,600	2036	$181,700	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$2,500	
Vinyl Tile	10%	Now	$178,000	2043	* *	3	$2,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile	80%	0-2	$142,400	2033	$1,424,300	3	$18,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

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
Interior									
Interior Walls									
Ceramic Tile	5%	Now	$186,400	2036	$1,863,600		5	$16,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Glass: Single Pane	5%	Now	$41,100	LIFE		* *	5	$24,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Stairwell									
Masonry: Brick	12%	0-2	$309,700	LIFE		* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Boiler Room									
Plaster	75%	0-2	$247,300	LIFE		* *	5	$148,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Throughout									
SGFT/Glazed Masonry	3%	0-2	$182,700	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%									
Location : Throughout									
Ceilings									
AcousTile,Adhered	10%	0-2	$10,400	2038		* *	5	$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Plaster	90%	0-2	$35,300	LIFE		* *	5	$35,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	50%	2-4	$62,300	2043		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Iron Picket	50%			2053		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Free Standing Walls									
Cast in Place Concrete	100%	Now	$1,600	2053		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Morris Avenue									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	$55,200	2038		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

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
Site Pavements								
Activity Yard								
Asphalt	90%	4+	$15,700	2036	$313,900			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	10%			2033	$41,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	40%			2053	* *	5	$100	
Fused Disc Sw	60%			2043	* *	5	$100	
Raceway								
Conduit	85%			2033	$70,500	1		
Conduit	15%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$40,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	3%			2028	$38,300	2		
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2038	* *	10	$4,300	
Exit, Battery	50%			2033	$32,600	10	$1,500	
Exterior Lighting								
HID	10%			2033	$21,500	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

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
Alarm								
Security System								
Generic	100%			2028	$86,500	1	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$27,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank Capacity 5,000 Gallons, No.2 Oil.								
Conversion Equipment								
Heat Exchanger, Shell & Tube	90%			2036	$176,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	10%			2038	* *	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Hot Wtr Piping/Pump	90%			2032	$90,700	4	$3,000	
Steam Piping/Pump	10%			2033	$36,900			
Terminal Devices								
Convector/Radiator	90%			2031	$339,100	1	$13,100	
Unit Heater - Hot Water	10%			2028	$27,300			
Controls								
Pneumatic	100%			2027	$890,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$54,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room								
Explanation : 1 Unit								
Window/Wall Unit	85%			2028	$148,400	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,100	
Exhaust Fans								
Roof	100%			2033	$89,400	2	$1,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	$588,300	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Unit, Capacity 225 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$29,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room Floor Drain								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Kitchen Grease Traps Undersized								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$9,200	4	$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 35 - M (OLD 58/ MANHATTAN H.S.)**
Address : **317 WEST 52 STREET BTWN 8TH AVE - 9TH AVE**
Borough : **MANHATTAN**
Agency's Number : **M058**
Program / Asset # : **BOE0035.000 / 1698**
Yr Built/Renovated : **1969 / 2014**
Area Sq Ft : **56,000**
Project Type : **EDUCATION**
Date of Survey : **29-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1043** **Lot** : **22** **BIN** : **1025241**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$55,500
Interior Architecture	$209,500	$1,640,300
Electrical	$217,000	$1,497,800
Mechanical	$108,600	$930,900
Total	**$535,200**	**$4,124,600**
Importance Code A		$55,500
Importance Code B	$394,000	$3,939,400
Importance Code C	$141,200	$129,600
Total	**$535,200**	**$4,124,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$76,600	$17,100	$10,300	
Interior Architecture	$73,400	$2,700	$4,700	$16,700
Electrical	$15,500	$60,400	$5,200	$6,300
Mechanical	$66,600	$6,700	$10,100	$6,700
Site Pavements	$4,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$243,600**	**$94,100**	**$37,500**	**$36,800**
Importance Code A	$78,200	$17,200	$10,300	
Importance Code B	$127,200	$74,200	$27,200	$36,800
Importance Code C	$38,200	$2,700		
Total	**$243,600**	**$94,100**	**$37,500**	**$36,800**

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	$41,200	LIFE	* *	5	$24,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : 53rd Street Elevation								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 53rd Street Elevation								
Metal Coiling Doors	10%			2046	* *	5	$15,300	
Granite Panels	5%	Now	$30,800	LIFE	* *	5	$1,800	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Caulking At All Joints								
Pre-Cast Concrete	35%			LIFE	* *	5	$55,500	
Windows								
Aluminum	90%			2049	* *	5	$20,600	
Fiberglass Panel	9%	Now	$4,600	2049	* *	5	$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Broken Glass Block Throughout Stairwells								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell Windows								
Explanation : Aluminum Windows Facing The Exterior And Glass Block Facing The Interior								
Metal Louvers	1%			2042	* *	10	$1,400	
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$10,200	
Masonry: Brick	50%			LIFE	* *	5	$2,000	
Masonry: Limestone	15%			LIFE	* *	5	$700	
Metal: Cage/Fence	10%			2046	* *	5-10	$3,100	
Roof								
Metal Panel	5%			2046	* *	10	$2,600	
Modified Bitumen	60%			2038	* *	10	$17,100	
Single Ply Membrane	35%			2041	* *	10	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Auditorium And Cafeteria Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$36,500	
Ceramic Tile	2%			2042	* *	5	$1,700	
Ceramic Tile	3%	Now	$14,400	2036	$144,500	5	$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Staff Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Staff Bathrooms And Kitchen								
Terrazzo	5%	2-4	$20,000	LIFE	* *	5	$3,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Vestibule								
Vinyl Tile	45%			2038	* *	3	$14,100	
Vinyl Tile 9" X 9"	20%	2-4	$68,300	2033	$1,366,200	3	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwell								
Wood	5%			2061	* *	5	$7,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	2%			2042	* *	5	$1,500	
Ceramic Tile	3%	2-4	$25,900	2036	$129,600	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Staff Bathrooms And Kitchen								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Staff Bathrooms And Kitchen								
Concrete Masonry Unit	18%			LIFE	* *	5	$5,500	
Operable Wall	2%			2043	* *	5	$5,400	
Plaster	30%	4+	$11,500	LIFE	* *	5	$6,900	
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : 1st Floor Corridor								
SGFT/Glazed Masonry	40%	0-2	$141,200	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 3%								
Location : Outside Auditorium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Stairwells								
Ceilings								
AcousTile,Adhered	35%			2050	* *	5	$29,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$3,100	
Metal Panel	2%			LIFE	* *	5	$2,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Plaster	40%			LIFE	* *	5	$20,900	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$4,300	2046	* *			
Ponding, Extent : Moderate, Area Affected : 5%								
Location : 53rd Street								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : 52nd Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$200	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	5%			2032	$7,200	5	$100	
Molded Case Bkrs	85%			2032	$121,600	5	$1,300	
Molded Case Bkrs	10%			2041	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	70%			2031	$51,400	5	$300	
Locally Mounted	30%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$820,600	10	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2033	$8,500	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Storage Area								
Fluorescent	1%	Now	$8,500	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Rooms 117, B9								
HID	1%			2033	$6,800	10		
LED	1%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$48,100	10	$6,800	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	20%			2028	$53,500	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircases								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$147,900	1-3	$35,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2042	* *	5	$3,300	

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$45,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump Is Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Control Of Vacuum Pump, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Coming Too High								
Terminal Devices								
Air Handler	30%			2033	$323,700	1	$10,400	
Convector/Radiator	70%			2038	* *	1	$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. R-410a								
Split Unit	5%			2033	$68,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. R-410a								
Window/Wall Unit	50%			2028	$108,600	1		
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	$283,700	1	$10,400	
Fan Coil - 2 Pipe	5%			2033	$74,300	1	$900	
No Component	65%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	$7,100	2	$2,000	
Air Cooled Condenser Unit	30%			2038	* *	2	$11,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,200	
Exhaust Fans								
Interior	40%			2033	$101,700	2	$700	
Roof	60%			2041	* *	2	$1,000	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 35 - M (OLD 58/ MANHATTAN H.S.)
Asset # : 1698

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$13,900	2043	* *	4	$5,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Union Piping Connected To The Heat Exchanger Is Leaking								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$11,500	4	$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Hydraulic Freight Lift Has Broken Down For More Than 15 Years. Elevator Decommissioned.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$79,300	1-2	$1,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 35 - Q**		
Address	: **191-02 90TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q035**
Program / Asset #	: **BOE0696.000 / 2266**	**Yr Built/Renovated**	: **1931 / 2025**
Area Sq Ft	: **98,032**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **10447** **Lot** : **7**	**BIN**	: **4222137**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$66,300
Interior Architecture	$596,500	$2,867,300
Electrical		$307,600
Mechanical		$997,800
Total	**$596,500**	**$4,239,000**
Importance Code A		$66,300
Importance Code B	$489,800	$4,172,700
Importance Code C	$106,700	
Total	**$596,500**	**$4,239,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$79,900	$2,700	$12,400	
Interior Architecture	$155,700	$2,400	$24,000	$13,200
Electrical	$55,600	$16,000	$18,900	$16,200
Mechanical	$60,200	$31,500	$32,400	$30,700
Site Pavements	$88,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$447,100**	**$59,800**	**$94,800**	**$67,300**
Importance Code A	$85,200	$8,000	$17,700	$5,300
Importance Code B	$247,600	$51,800	$77,100	$62,000
Importance Code C	$114,300			
Total	**$447,100**	**$59,800**	**$94,800**	**$67,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Exterior Walls								
Explanation : Prior Component Breakout: 10 Percent Cast Stone/terra Cotta, 65 Percent Brick, 15 Percent Brick Cavity, 5 Percent Premium Limestone, 5 Percent Metal/glass Curt Wall								
Windows								
Aluminum	20%			2052	* *	5	$5,700	
Under Construction	80%							
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5-10	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Copings On 2015 Addition								
Explanation : Location Noted								
Masonry: Brick Cavity	30%			LIFE	* *	5-10	$46,300	
Masonry: Limestone	5%			LIFE	* *	5-10	$13,800	
Metal Rail	5%			2049	* *	5-10	$20,400	
Under Construction	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building And 1999 Addition								
Explanation : Brick								
Under Construction	3%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building And 1999 Addition								
Explanation : Cast Stone Terra Cotta								
Roof								
Copper/Terne	2%			2051	* *	10	$5,100	
IRMA/Protected Membrane	32%	Now	$15,800	2041	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : 2015 Addition								
Modified Bitumen	65%			2044	* *	10	$66,300	
Skylight, Metal/Glass	1%			2056	* *	10	$3,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Stair Skylight								
Soffits								
Stucco Cement	100%			2053	* *	5	$5,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Interior								
Floors								
Carpet	1%	4+	$1,500	2032	$29,000	3	$2,400	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Library								
Cast in Place Concrete	15%			LIFE	* *	5	$105,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Science Laboratory 306								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Science Laboratory 306								
Mosaic Tile	5%	0-2	$76,900	2041	* *	5	$10,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilet Rooms In Original Building And 1999 Addition								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Toilet Rooms In Original Building And 1999 Addition								
Panel/Paver: Concrete	3%	Now	$18,600	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Entry Lobby								
Quarry Tile	2%			2053	* *	5	$4,800	
Terrazzo	2%	2-4	$6,100	LIFE	* *	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Lobby Stair Nosings								
Vinyl Tile	61%	0-2	$138,100	2036	$2,762,700	3	$36,600	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Original Building								
Vinyl Tile 9" X 9"	1%	Now	$131,100	2046	* *	3	$600	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Custodian Breakroom 121								
Wood	10%			2051	* *	5	$30,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$30,000	
Ceramic Tile	15%	0-2	$40,500	2045	* *	5	$18,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor In 2015 Addition								
Ceramic Tile	2%	0-2	$5,400	2039	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms In Original Building And 1999 Addition								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms In Original Building And 1999 Addition								
Concrete Masonry Unit	3%			LIFE	* *	5	$5,800	
Glass: Single Pane	2%			LIFE	* *	5	$7,200	
Gypsum Board	20%			LIFE	* *	5-10	$81,500	
Masonry: Brick	10%			LIFE	* *	10	$7,200	
Marble Panels	2%			LIFE	* *	10	$1,900	
Plaster	41%			LIFE	* *	5-10	$83,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2049	* *	5	$48,000	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$20,000	
Gypsum Board	3%			LIFE	* *	5-10	$16,500	
Metal Panel	5%			LIFE	* *	5	$20,000	
Plaster	52%			LIFE	* *	5-10	$143,100	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2056	* *			
Iron Picket	80%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	0-2	$41,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Curbs And Locations Throughout								
Pavers/Stone	20%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	85%	0-2	$16,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Enclosed Area Along 90th Avenue								
Masonry: Granite	10%	4+	$6,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Exit Stairs At Exit 3								
Pavers/Stone	5%			2045	* *			
Activity Yard								
Asphalt	95%	0-2	$24,500	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Play Yard								
Rubber Matting	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Play Yard								
Explanation : Limited Access Due To Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Main Service Disconnect Switches Rated At 2500, 1200, 1600 And 800 Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	60%			2056	* *	5	$300	
Fused Disc Sw	40%			2036	$93,200	5	$200	
Raceway								
Conduit	50%			2056	* *	1		
Conduit	10%			2046	* *	1		
Conduit	40%			2036	$82,600	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	2%			2035	$4,900	5		
Fused Knife Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	20%			2044	* *	5	$500	
Molded Case Bkrs	60%			2052	* *	5	$1,500	
Molded Case Bkrs	5%			2035	$12,300	5	$100	
Wiring								
Thermoplastic	40%			2036	$119,500	1		
Thermoplastic	10%			2046	* *	1		
Thermoplastic	50%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$500	
Variable Frequency Drive	20%			2049	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,400	
Generic	50%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$30,200	
Generators								
Diesel	100%			2045	* *	1	$38,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Outdoor Enclosure								
Explanation : Emergency Generator Rated At 275 Kilowatts								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$21,800	
Fuel Storage								
Day Tank	50%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,100	
Alarm								
Security System								
Generic	50%			2041	* *	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$28,300	2041	* *	1	$16,500	
Cameras Damaged, Extent : Moderate, Area Affected : 100%								
Location : C2-21, 22, C3-33, E1-05, 07, 10								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$60,400	

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
Heating								
Energy Source								
Natural Gas	70%			2056	* *	1		
Interruptible Gas/Dual Fuel	30%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 7,500 Gallons Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2049	* *	1	$24,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : New Wing Penthouse* *Explanation : 2 Units*								
Steam Boiler	30%			2041	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Boiler Room* *Explanation : 2 Units*								
No Component	20%							
Distribution								
Hot Wtr Piping/Pump	10%			2058	* *	4	$500	
Steam Piping/Pump	30%			2046	* *			
No Component	60%							
Terminal Devices								
Air Handler	10%			2036	$151,100	1	$6,100	
Air Handler	50%			2044	* *	1	$30,300	
Convector/Radiator	20%			2034	$131,300	1	$6,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2044	* *	1	$22,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : New Wing Roof* *Explanation : 1 Multitask Unit, R-407c*								
Ext Pkg Unit - Heating/Cooling	20%			2036	$337,300	2	$1,200	
Window/Wall Unit	20%			2031	$76,100	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2044	* *	1	$30,300	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2044	* *	2	$34,100	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$26,000	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$17,300	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$43,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Ventilation								
Exhaust Fans								
Interior	30%			2031	$133,600	2	$900	
Roof	50%			2044	* *	2	$1,500	
Roof	20%			2036	$39,000	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Brass/Copper	50%			2062	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$70,000	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement And Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 In Basement And One In Penthouse								
Explanation : Three New 100 Gallon Units								
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$20,100	4	$3,100	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,900	
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From Basement To 4th Floor, 1 Unit From Ground To 1st Floor, 1 Unit From Ground To 2nd Floor								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2062	* *	1-5	$24,700	
Sprinkler								
No Component	30%							
Generic	70%			2056	* *	1-2	$19,200	
Fire Pump								
Generic	100%			2045	* *	1	$18,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Foot Hood							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 35 - SI**		
Address	: **60 FOOTE AVE. @ CLOVE ROAD**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R035**
Program / Asset #	: **BOE0924.000 / 2527**	**Yr Built/Renovated**	: **1953 / 2014**
Area Sq Ft	: **26,200**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **610** **Lot** : **127**	**BIN**	: **5015603**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$317,300	$120,300
Interior Architecture		$192,300
Electrical		$254,200
Mechanical	$369,800	$185,100
Site Pavements		$227,100
Total	**$687,200**	**$978,900**
Importance Code A	$317,300	$120,300
Importance Code B	$369,800	$666,300
Importance Code C		$192,300
Total	**$687,200**	**$978,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,300	$34,200	$6,900	
Interior Architecture	$32,800	$3,600	$2,400	
Electrical	$3,000	$60,800	$2,500	$3,200
Mechanical	$55,400	$21,000	$5,900	$3,500
Site Pavements	$49,000			
Total	**$157,400**	**$119,600**	**$17,600**	**$6,800**
Importance Code A	$64,000	$36,900	$9,500	$2,600
Importance Code B	$48,000	$82,800	$8,100	$4,200
Importance Code C	$45,500			
Total	**$157,400**	**$119,600**	**$17,600**	**$6,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$120,300	
Masonry: Granite	1%			LIFE	* *	5	$900	
Metal/Glass Curt Wall	1%			LIFE	* *	5	$2,400	
Metal Panel	2%			2043	* *	5-10	$17,400	
Metal Coiling Doors	1%			2038	* *	5	$4,000	
Windows								
Aluminum	100%			2049	* *	5	$13,800	
Parapets								
Masonry: Brick	90%	0-2	$317,300	LIFE	* *	5	$24,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper Roof								
Masonry: Limestone	10%	0-2	$17,300	LIFE	* *	5	$3,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper Roof								
Roof								
Built-Up (BUR)	97%			2038	* *	10	$27,500	
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Throughout Lower Roof								
Copper/Terne	3%			2061	* *	10	$2,100	
Soffits								
Cement - Fiber Panel	100%			2033		10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$19,100	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Ceramic Tile	3%			2042	* *	5	$900	
Vinyl Tile	65%			2038	* *	3	$7,100	
Wood	2%			2061	* *	5	$1,100	
Interior Walls								
Ceramic Tile	5%	Now	$19,200	2036	$192,300	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%	Now	$13,100	LIFE	* *	5	$2,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs								
Plaster	55%			LIFE	* *	5	$11,300	
SGFT/Glazed Masonry	30%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$7,300	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	70%			LIFE	* *	5	$3,200	
Plaster	5%			LIFE	* *	5	$900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	* *			
Iron Picket	15%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2059	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$28,200	2046	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	20%			2042	* *			
Cast in Place Concrete	75%			2046	* *			
Masonry: Granite	5%	Now	$13,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	75%			2036	$73,300			
Pavers/Stone	25%	Now	$7,700	2036	$153,700			
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Front Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$56,400	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$5,100	5		
Fused Disc Sw	5%			2049	* *	5		
Molded Case Bkrs	90%			2055	* *	5	$600	
Wiring								
Thermoplastic	20%			2033	$15,800	1		
Thermoplastic	80%			2053	* *	1		
Motor Controllers								
Locally Mounted	85%			2031	$62,400	5	$200	
Locally Mounted	15%			2038	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$23,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2028	$4,100	1		
Emergency, Battery	25%			2033	$11,300	10	$1,600	
Exit, Service	50%			2028	$5,800	1		
Exterior Lighting								
HID	20%			2028	$25,000	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$300	
Alarm								
Security System								
Generic	100%			2033	$50,400	1	$9,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$69,200	1-3	$16,600	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$46,800	2046	* *	1	$23,400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Boiler No. 1 Leaking Tubes								
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Boiler Room. Boiler No. 1 Out Of Services								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	10%			2053	* *			
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Convector/Radiator	80%			2038	* *	1	$6,800	
Fan Coil Unit/Heat	20%			2033	$133,000	1	$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2038	* *	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Serves Main Distribution Frame								
Explanation : Split Unit								
Window/Wall Unit	70%	0-2	$7,100	2028	$71,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 35%								
Location : Various Locations. 35 Percent Of Window, Wall Units Are Not Working								
No Component	28%							
Heat Rejection								
Dry Cooler	2%			2033	$1,800	2	$400	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,600	
Exhaust Fans								
Roof	100%			2033	$52,100	2	$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%	Now	$129,700	2063	* *	4	$2,600	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	$169,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Blockage, Clogged Drain At Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 36 - M**
Address : **123 MORNINGSIDE DRIVE @ AMSTERDAM AVE. AND W. 122 ST.**
Borough : **MANHATTAN** **Agency's Number** : **M036**
Program / Asset # : **BOE0020.000 / 1661** **Yr Built/Renovated** : **1967 / 2012**
Area Sq Ft : **71,000** **Project Type** : **EDUCATION**
Date of Survey : **29-Jan-2025** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **1850** **Lot** : **2** **BIN** : **1055890**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$121,900	$129,700
Interior Architecture	$673,000	$2,488,800
Electrical		$2,173,900
Mechanical	$2,332,600	$4,622,000
Site Pavements	$952,200	
Total	**$4,079,700**	**$9,414,400**
Importance Code A	$121,900	$129,700
Importance Code B	$2,797,000	$9,284,700
Importance Code C	$1,160,800	
Total	**$4,079,700**	**$9,414,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,400		$4,800	
Interior Architecture	$113,200		$1,500	$12,700
Electrical	$15,900	$6,600	$6,800	$8,800
Mechanical	$76,000	$10,500	$49,300	$9,700
Site Pavements	$47,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$344,800**	**$24,300**	**$69,500**	**$38,400**
Importance Code A	$117,100	$7,000	$11,800	$7,000
Importance Code B	$193,100	$17,300	$57,700	$29,700
Importance Code C	$34,700			$1,700
Total	**$344,800**	**$24,300**	**$69,500**	**$38,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$97,100	
Masonry: Fieldstone	10%			LIFE	* *	5	$9,700	
Pre-Cast Concrete	15%			LIFE	* *	5	$63,100	
Windows								
Aluminum	99%	0-2	$70,000	2052	* *	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Metal Louvers	1%	2-4	$400	2039	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Rooftop Penthouse Window Vents								
Parapets								
Metal Rail	5%			2049	* *	5-10	$7,800	
Pre-Cast Concrete	95%			LIFE	* *	5	$103,700	
Roof								
Modified Bitumen	100%			2041	* *	10	$77,800	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$21,800	LIFE	* *	5	$10,900	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement Throughout								
Ceramic Tile	3%			2039	* *	5	$3,000	
Quarry Tile	2%			2041	* *	5	$3,000	
Terrazzo	2%			LIFE	* *	5	$3,100	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Lobby, Hallways								
Vinyl Tile	88%	0-2	$49,800	2036	$2,488,800	3	$33,000	
Misaligned/Bulging, Extent : Light, Area Affected : 100%								
Location : Multipurpose Room, Open Gymnasium, Cafeteria At First Floor And Second Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria On 3rd Floor								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$3,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,500	
Plaster	52%			LIFE	* *	5-10	$50,100	
SGFT/Glazed Masonry	40%	0-2	$208,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair G At Top Of Staircase								
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Stair G								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Interior								
Ceilings								
AcousTile,Adhered	50%	Now	$82,200	2041	* *	5	$24,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Playroom								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Playroom, Cafeteria, Copy Room								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Playroom, Cafeteria, Copy Room								
Exposed Struc: Concrete	42%	Now	$321,300	LIFE	* *	5	$6,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Metal Panel	3%	Now	$60,900	LIFE	* *	5	$3,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen On 3rd Floor								
Plaster	5%			LIFE	* *	5-10	$8,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	50%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At The Entrance Platform And Along Sides								
Explanation : Low Metal Fence Along The Sidewalk And Tall Metal Fence At Entrance Platform								
Retaining Walls								
Masonry: Fieldstone	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$47,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations, Near Trees								
On-Site Walkways								
Cast in Place Concrete	10%			2049	* *			
Paver: Asphalt	90%	Now	$885,200	2051	* *	5	$16,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Walkways								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Parking/Driveway								
Asphalt	50%	Now	$66,900	2051	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
Location : Loading Dock Area								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area								
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area								
Cast in Place Concrete	50%			2049	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Site Pavements								
Activity Yard								
Asphalt	25%			2045	* *			
Rubber Matting	5%			2041	* *			
Under Construction	70%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	85%			2036	$125,900	1		
Conduit	15%			2046	* *	1		
Panelboards								
Fused Disc Sw	3%			2044	* *	5		
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Toggle Switch	2%			2035	$3,700	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Molded Case Bkrs	78%			2035	$143,500	5	$1,500	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2046	* *	1		
Thermoplastic	10%			2036	$20,400	1		
Motor Controllers								
Locally Mounted	20%			2034	$24,500	5	$100	
Locally Mounted	80%			2041	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$1,062,100	10	$63,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2036	$21,700	10	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Light								
Egress Lighting								
Emergency, Battery	10%			2036	$12,200	10	$1,700	
Emergency, Battery	40%			2031	$48,800	10	$6,900	
Exit, Service	40%			2031	$12,500	1		
Exit, Service	10%			2036	$3,100	1		
Exterior Lighting								
HID	5%			2031	$17,000	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	80%			2031	$109,200	1	$21,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	20%			2044	* *	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Door Only								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$187,500	1-3	$45,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Horns And Strobe Lights								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$31,700	2049	* *	1	$63,300	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room								
Leak Evident, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	10%	Now	$1,200	2046	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement - Boiler Room								
Steam Piping/Pump	90%			2036	$524,000			
Terminal Devices								
Convector/Radiator	75%			2034	$445,900	1	$17,200	
Fan Coil Unit/Heat	20%	Now	$72,100	2036	$360,500	1	$4,100	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Unit Heater - Steam	5%			2041	* *	4	$300	
Controls								
Digital	100%	Now	$2,088,000	2036	$2,088,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%	Now	$17,200	2030	$172,500	2	$500	
Broken, Extent : Light, Area Affected : 30%								
Location : Cafeteria, Multipurpose Room								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room								
Window/Wall Unit	75%			2031	$206,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,700	
Exhaust Fans								
Interior	20%			2031	$64,500	2	$400	
Roof	80%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$747,000	1		
Galvanized Steel	20%			2034	$185,600	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$14,600	4	$2,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 225mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 318 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$2,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement - Water Meter Room								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 36 - Q**		
Address	: **187-01 FOCH BLVD @ LOVINGHAM PL.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q036**
Program / Asset #	: **BOE0697.000 / 2267**	**Yr Built/Renovated**	: **1924 / 2011**
Area Sq Ft	: **35,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **12439** **Lot** : **32**	**BIN**	: **4268900**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$540,500	$529,100
Interior Architecture	$648,300	$126,400
Electrical	$33,600	$353,000
Mechanical	$158,900	$517,800
Site Enclosure	$352,600	
Site Pavements	$168,500	
Total	**$1,902,500**	**$1,526,300**
Importance Code A	$540,500	$529,100
Importance Code B	$1,362,000	$870,700
Importance Code C		$126,400
Total	**$1,902,500**	**$1,526,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$10,500	$11,200	
Interior Architecture	$38,000	$3,500		$6,700
Electrical	$76,200	$47,500	$3,900	$3,300
Mechanical	$6,200	$18,600	$7,600	$5,400
Site Enclosure	$45,100			
Site Pavements	$21,900			
Total	**$187,400**	**$80,100**	**$22,700**	**$15,400**
Importance Code A	$3,500	$14,100	$14,700	$3,500
Importance Code B	$117,000	$66,000	$8,000	$12,000
Importance Code C	$67,000			
Total	**$187,400**	**$80,100**	**$22,700**	**$15,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	$540,500	LIFE	* *	5	$32,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Window Lintels At Classrooms, Room 207								
Masonry: Brick Cavity	50%			LIFE	* *	5	$40,100	
Metal Panel	7%			2053	* *	5-10	$38,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,800	
Windows								
Aluminum	100%			2049	* *	5	$22,500	
Parapets								
Masonry: Brick Cavity	93%			LIFE	* *	5	$9,900	
Pre-Cast Concrete	7%			LIFE	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Coping Stones								
Explanation : Coated With Water Proofing Sealant								
Roof								
Built-Up (BUR)	98%			2033	$354,800	10	$29,700	
Skylight, Metal/Glass	2%			2033	$174,300	10	$2,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Skylight Steel Members								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Interior								
Floors								
Cast in Place Concrete	6%			LIFE	* *	5	$8,600	
Ceramic Tile	1%	Now	$38,000	2048	* *	5	$300	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Toilet Rooms								
Ceramic Tile	1%			2046	* *	5	$700	
Recent Installation, Extent : N/A, Area Affected : 1%								
Location : 1st Floor Toilet Rooms								
Mosaic Tile	3%			2038	* *	5	$4,900	
Quarry Tile	2%	Now	$99,200	2053	* *	5	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$2,600	
Vinyl Tile	80%	Now	$297,900	2038	* *	3	$19,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Classrooms 207								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Tiles In Various Classrooms								
Explanation : Asbestos Tiles At 12x12								
Vinyl Tile 9" X 9"	2%	Now	$107,800	2043	* *	3	$500	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Classroms								
Interior Walls								
Ceramic Tile	3%			2036	$126,400	5	$2,200	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$18,000	
Ceilings								
AcousTile,Adhered	3%			2038	* *	5	$2,000	
Exposed Struc: Concrete	27%			LIFE	* *	5	$2,800	
Plaster	70%	Now	$143,500	LIFE	* *	5	$28,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Rooms 301, 302, 304, 306, 309, 207								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Third Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Rooms 301, 302, 304, 306, 309								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Site Enclosure								
Fence/Gates								
Chain Link	70%			2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Iron Picket	30%	4+	$45,100	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$352,600	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Lovingham Place, Foch Boulevard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	80%			2042	* *			
Cast in Place Concrete	20%	Now	$21,900	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exterior Egress Stairs								
Activity Yard								
Asphalt	95%	Now	$168,500	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$23,200	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$200	
Raceway								
Conduit	95%			2033	$59,600	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,200	5	$100	
Molded Case Bkrs	85%			2032	$86,900	5	$800	
Molded Case Bkrs	5%			2041	* *	5		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$47,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2033	$27,700	1		
Thermoplastic	5%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$31,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$4,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	15%	Now	$25,100	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
HID	5%			2028	$8,400	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$33,600	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mutipurpose Room And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$21,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$34,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2059	* *			
Terminal Devices								
Convector/Radiator	100%			2031	$293,100	1	$11,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	$1,400	2028	$13,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 3 Units Not Working. Various Location								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$19,500	
Exhaust Fans								
Interior	100%			2028	$158,900	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$137,300	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$700	
Backflow Preventer								
Generic	100%			2033	$16,000	1	$2,100	
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Custodian Closet								
Explanation : Clogged Sink								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$14,900	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 36 - Q MINISCHOOL**
Address : **187-01 FOCH BLVD @ LOVINGHAM PL.**
Borough : **QUEENS**
Agency's Number : **Q836**
Program / Asset # : **BOE0697.010 / 2268**
Yr Built/Renovated : **1972 / 2001**
Area Sq Ft : **8,000**
Project Type : **EDUCATION**
Date of Survey : **25-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **12439** **Lot** : **32** **BIN** : **4527708**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$993,000	
Electrical		$73,400
Mechanical	$129,600	
Total	**$1,122,600**	**$73,400**
Importance Code A	$993,000	
Importance Code B	$129,600	$73,400
Total	**$1,122,600**	**$73,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,700			
Interior Architecture			$1,500	
Electrical	$8,500	$16,800	$900	$700
Mechanical	$24,700	$62,300	$1,100	$400
Site Pavements	$1,800			
Total	**$69,700**	**$79,000**	**$3,500**	**$1,200**
Importance Code A	$35,100	$25,900	$400	$400
Importance Code B	$32,800	$53,100	$3,100	$800
Importance Code C	$1,800			
Total	**$69,700**	**$79,000**	**$3,500**	**$1,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$4,700	LIFE	* *	5	$3,800	
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Exposed Foundation Wall								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exposed Section Of Foundation Wall								
Metal Panel	95%	Now	$993,000	2063	* *	5	$27,400	1
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Base Of Metal Facade								
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Severe, Area Affected : 80%								
Location : All Facades								
Painted Surfaces, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$25,200	2041	* *	5	$600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Classroom Windows								
Worn/Erode, Extent : Moderate, Area Affected : 80%								
Location : Classroom Windows								
Roof								
Metal Panel	100%			2046	* *	10	$45,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Coated With Liquid Membrane Roofing								
Soffits								
Metal Panel	100%	Now	$4,800	2043	* *	5	$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Soffit Overhang Of Roof								
Interior								
Floors								
Mosaic Tile	5%			2046	* *	5	$1,500	
Vinyl Tile	95%			2038	* *	3	$4,400	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$3,900	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2046	* *	5	$12,200	
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

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
Site Pavements								
On-Site Walkways								
Asphalt	90%	Now	$1,800	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout And Around Minischool								
Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
Location : Behind Minischool								
Cast in Place Concrete	10%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2032	$1,500	5		
Molded Case Bkrs	95%			2032	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$7,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%	Now	$7,600	2043	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Perimeter Of The Building								
Explanation : Not Functional								
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Front Entrance								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$7,700	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mechanical And Electrical Room								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2028	$25,500	1	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	$129,600	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : One Unit In Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,500	
Exhaust Fans								
Interior	100%			2028	$36,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$24,200	4		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : Leaking, Broken Urinals								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 36 - SI**
Address : **255 IONIA AVENUE @JEFFERSON BLVD.**
Borough : **STATEN ISLAND**
Agency's Number : **R036**
Program / Asset # : **BOE0925.000 / 1430**
Yr Built/Renovated : **1974 / 2017**
Area Sq Ft : **83,000**
Project Type : **EDUCATION**
Date of Survey : **01-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **6262** **Lot** : **12** **BIN** : **5107742**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,979,800	$695,100
Interior Architecture	$949,600	$3,563,000
Electrical	$574,000	$2,068,800
Mechanical		$1,906,000
Site Pavements	$58,500	$996,900
Total	**$3,561,800**	**$9,229,900**
Importance Code A	$1,979,800	$695,100
Importance Code B	$1,103,300	$7,048,900
Importance Code C	$478,700	$1,485,900
Total	**$3,561,800**	**$9,229,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,800	$17,000		
Interior Architecture	$46,700	$14,500		$12,200
Electrical	$8,800	$41,800	$7,800	$7,800
Mechanical	$40,700	$68,000	$24,500	$22,000
Site Enclosure	$57,400			
Site Pavements	$24,000			
Total	**$191,500**	**$141,300**	**$32,200**	**$41,900**
Importance Code A	$22,000	$25,400	$8,200	$8,200
Importance Code B	$69,000	$115,900	$24,000	$33,700
Importance Code C	$100,500			
Total	**$191,500**	**$141,300**	**$32,200**	**$41,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$51,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$8,800	
Windows								
Aluminum	95%			2041	* *	5	$34,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	5%			2036	$103,500	10	$11,400	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Metal: Cage/Fence	25%			2038	* *	5-10	$21,400	
Pre-Cast Concrete	75%	4+	$13,800	LIFE	* *	5	$52,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	63%			2028	$1,901,400	10	$78,500	
Metal Panel	2%			2038	* *	10	$4,600	
Modified Bitumen	35%			2033	$488,000	10	$43,600	
Soffits								
Cement - Fiber Panel	100%			2033	$16,300	10	$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	3%			2036	$218,800	5	$3,800	
Quarry Tile	5%			2038	* *	5	$9,500	
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	77%	Now	$275,200	2033	$2,752,000	3	$36,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2048	* *	5	$11,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$29,600	2036	$592,200	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Folding Partition	5%			2041	* *	5	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor Classrooms								
Explanation : Newly Identified Component								
Masonry: Brick	5%			LIFE	* *			
Plaster	35%	Now	$91,700	LIFE	* *	5	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	40%	Now	$387,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	47%	Now	$195,700	2038	* *	5	$29,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	6%			2038	* *	5	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Newly Added Component Via Renovation								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	2%	2-4	$17,100	LIFE	* *	5	$3,200	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Newly Identified Component								
Plaster	40%			LIFE	* *	5	$31,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$42,100	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	25%	2-4	$15,300	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$58,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%	4+	$13,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	25%			2036	$893,700			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	90%	2-4	$10,300	2036	$103,200			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	10%	Now	$300	2033	$13,600			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Service Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	3%			2032	$7,400	5	$100	
Fused Toggle Switch	2%			2032	$4,900	5		
Molded Case Bkrs	90%			2032	$220,700	5	$2,000	
Molded Case Bkrs	5%			2041	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Under 600 Volts								
Wiring								
Thermoplastic	95%			2033	$283,800	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$400	
Motor Control Center	20%			2031	$60,500	5	$500	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	28%			2028	$354,700	10	$21,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	70%			2033	$886,800	10	$53,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2033	$5,200	1		
Emergency, Battery	40%			2038	* *	10	$8,000	
Exit, Battery	50%			2038	* *	10	$2,800	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2033	$79,800	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$219,200	1-3	$51,200	

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$82,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Air Handler	30%			2033	$479,800	1	$15,400	
Convector/Radiator	40%			2038	* *	1	$10,700	
Fan Coil Unit/Heat	30%			2033	$632,200	1	$8,000	
Controls								
Electrical	100%	Now	$23,600	2031	$472,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Univents In Classrooms Programming Problems								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$11,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller Room								
Split Unit	5%			2038	* *			
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$1,800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	$173,200	1	$15,400	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2038	* *	2	$17,300	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,300	
Exhaust Fans								
Interior	10%			2028	$37,700	2	$300	
Roof	90%			2033	$148,400	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons. Quantity 2								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,300	
Backflow Preventer								
No Component	50%							
Not Accessible	50%							
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 30%								
Location : Throughout								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$41,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Dry System								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 36 - SI ANNEX**		
Address	: **200 JEFFERSON BLVD. @IONIA AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R844**
Program / Asset #	: **BOE0925.010 / 1431**	**Yr Built/Renovated**	: **1932 / 2015**
Area Sq Ft	: **29,468**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **6262** **Lot** : **12**	**BIN**	: **5107743**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,185,200	
Interior Architecture	$114,400	$2,040,600
Electrical	$167,800	$455,300
Mechanical	$674,600	$247,400
Total	**$2,142,100**	**$2,743,300**
Importance Code A	$1,185,200	
Importance Code B	$842,400	$2,626,100
Importance Code C	$114,400	$117,200
Total	**$2,142,100**	**$2,743,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,400	$21,100		
Interior Architecture	$118,800	$12,500		$2,900
Electrical	$3,100	$34,200	$2,800	$2,800
Mechanical	$53,800	$4,100	$6,600	$4,400
Site Enclosure	$14,900			
Site Pavements	$31,100			
Total	**$231,200**	**$71,900**	**$9,300**	**$10,100**
Importance Code A	$12,300	$24,000	$2,900	$2,900
Importance Code B	$182,100	$47,800	$6,400	$7,100
Importance Code C	$36,700			
Total	**$231,200**	**$71,900**	**$9,300**	**$10,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	$393,700	LIFE	* *	5	$46,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%	2-4	$9,400	LIFE	* *	5	$900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Limestone	18%	2-4	$84,700	LIFE	* *	5	$7,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%			2041	* *	5	$13,500	
Parapets								
Masonry: Brick	95%	0-2	$241,500	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 30%								
Location : Northeast Interior Face								
Masonry: Limestone	5%			LIFE	* *	5	$400	
Roof								
IRMA/Protected Membrane	95%			2028	$465,300	10	$19,200	
Metal Panel	5%			2038	* *	10	$1,900	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$19,200	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2036	$127,300	5	$2,200	
Marble Panels	2%	Now	$9,900	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : Marble Panels Are Actually Stairs								
Terrazzo	10%	4+	$21,100	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Lobby								
Vinyl Tile	5%			2033	$62,400	3	$1,100	
Vinyl Tile 9" X 9"	48%			2033	$1,733,700	3	$10,600	
Wood	25%			2048	* *	5	$20,700	

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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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$8,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2036	$117,200	5	$2,100	
Marble Panels	5%	Now	$7,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	55%	4+	$57,000	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	30%	4+	$57,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$4,400	
AcousTileSusp.Lay-In	2%	2-4	$6,000	2038	* *	5	$400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Exposed Struc: Concrete	13%	Now	$44,000	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	75%			LIFE	* *	5	$20,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%	4+	$14,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$24,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2038	* *			
Masonry: Granite	25%	Now	$6,200	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Stairs								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Front Entry Stairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$100	
Raceway								
Conduit	80%			2033	$50,200	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	1%			2032	$1,000	5		
Fused Disc Sw	1%			2041	* *	5		
Fused Toggle Switch	1%			2032	$1,000	5		
Molded Case Bkrs	97%			2032	$99,100	5	$800	
Wiring								
Thermoplastic	90%			2033	$71,100	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Connected To Ground Rod At Service Switchgear								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$21,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2028	$90,000	10	$5,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$25,300	10	$3,600	
Exit, Service	25%			2028	$3,300	1		
Exit, Battery	25%			2038	* *	10	$500	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

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
Alarm								
Security System								
Generic	50%			2033	$28,300	1	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$77,800	1-3	$18,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$113,600	1	$3,600	
Convector/Radiator	80%			2038	* *	1	$7,600	
Controls								
Pneumatic	100%			2027	$583,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$91,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$16,400	
Exhaust Fans								
Interior	100%			2033	$133,800	2	$900	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

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
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2053	* *	1		
Galvanized Steel	60%	Now	$11,600	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallon Tank. Quantity 1								
Sanitary Piping								
Cast Iron	100%	Now	$38,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Floor Drains Backup								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 37 - Q**
Address : **179-37 137 AVENUE BTWN: BENNETT ST., BELKNAP ST.**
Borough : **QUEENS**
Agency's Number : **Q037**
Program / Asset # : **BOE0698.000 / 2269**
Yr Built/Renovated : **1928 / 2022**
Area Sq Ft : **88,000**
Project Type : **EDUCATION**
Date of Survey : **11-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **12993** **Lot** : **118** **BIN** : **4279864**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$593,600	$93,300
Interior Architecture	$1,584,300	$3,487,200
Electrical	$365,500	$849,000
Mechanical	$589,500	$1,750,800
Site Enclosure	$78,300	
Total	**$3,211,200**	**$6,180,300**
Importance Code A	$593,600	$93,300
Importance Code B	$2,234,200	$5,477,000
Importance Code C	$383,300	$610,000
Total	**$3,211,200**	**$6,180,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$10,800			$10,800
Electrical	$5,300	$75,800	$3,300	$3,300
Mechanical	$48,400	$48,100	$22,500	$12,100
Site Enclosure	$24,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$95,600**	**$131,100**	**$33,000**	**$33,400**
Importance Code A	$8,700	$8,900	$8,700	$8,700
Importance Code B	$62,900	$122,200	$24,300	$24,700
Importance Code C	$24,000			
Total	**$95,600**	**$131,100**	**$33,000**	**$33,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,500	
Masonry: Brick	90%			LIFE	* *	5	$93,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1974 Wing At West Side								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : 1974 Wing At West Side								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Original Building								
Explanation : Repairs Recently Completed								
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	100%	Now	$528,200	2049	* *	5	$18,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$6,100	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Original Building								
Explanation : Repairs Recently Completed								
Masonry: Limestone	10%			LIFE	* *	5	$800	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$65,400	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Original Building								
Explanation : Repairs Recently Completed								
Copper/Terne	5%			2061	* *	10	$8,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Interior								
Floors								
Cast in Place Concrete	20%	Now	$692,500	LIFE	* *	5	$58,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement Of 1974 Wing								
Explanation : Flood Elimination Repair In Progress								
Ceramic Tile	5%	Now	$229,500	2036	$382,600	5	$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 45%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Toilets Throughout								
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	65%			2033	$2,436,700	3	$43,100	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Wood	5%			2061	* *	5	$12,400	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Flood Elimination At Foundations Of 1974 Wing								
Ceramic Tile	5%	Now	$305,000	2036	$610,000	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,300	
Masonry: Brick	10%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$26,000	
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Interior								
Ceilings								
AcousTile,Adhered	40%	0-2	$62,400	2038	* *	5	$18,900	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors And Random Classrooms								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,500	
Plaster	50%	Now	$294,800	LIFE	* *	5	$29,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms Throughout 3rd Floor								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$24,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Play Yard								
Iron Picket	50%	Now	$78,300	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Dumpster Area And Corner Of Belknap Street And 137th Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Play Yard								
Explanation : New Asphalt Recently Installed								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,600 Ampere Main Disconnect Switches								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$209,700	5	$300	
Fused Disc Sw	10%			2053	* *	5		
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$2,100	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$89,600	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : In Boiler Room								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$79,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2028	$75,600	10	$10,600	
Exit, Service	50%			2028	$19,400	1		
Exterior Lighting								
HID	10%	Now	$800	2028	$42,000			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop And Ground Perimeter								
Explanation : Operated Via Timers								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Offices And Exit Doors								
Explanation : Surveillance Cameras Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$87,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units. Installed In 2021.								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$6,500	
Terminal Devices								
Air Handler	15%			2028	$254,400	1	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Supply Fans With Heating Coils								
Convector/Radiator	60%			2031	$442,100	1	$17,100	
Fan Coil Unit/Heat	15%			2028	$335,100	1	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building, Various Locations								
Fan Coil Unit/Heat	5%			2041	* *	1	$1,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Unit Ventilators Installed In New Addition Building, 1st Floor								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Rooftop Unit, Rtu-3, Providing Gas Fired Heating Is Under Construction								
Controls								
Electrical	100%			2032	$500,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2028	$34,100	1		
No Component	70%							
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : 2 Rooftop Units, Rtu-1 And Rtu-2, Provide Gas Fired Heating And Dx Cooling And Are Under Construction.								
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$36,800	
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement, Roof, And Various Locations								
Explanation : Ductwork Associated With Rtu-1, Rtu-2 And Rtu-3 Are Under Construction.								
Exhaust Fans								
Interior	60%			2033	$239,800	2	$1,600	
Roof	40%			2033	$69,900	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$435,700	4	$8,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	50%			2028	$1,400	4	$1,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building, Basement Mechanical Room								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition, Basement								
Explanation : Under Construction								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 260 Gallon Tank, 300,000 Btu/hr Water Heater								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To The Second Floor								
Explanation : 1 Unit - Not In Service								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$62,300	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 37 - SI (OLD 124X)**		
Address	: **15 FAIRFIELD ST. @ CORBIN AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R840**
Program / Asset #	: **BOE0915.010 / 1449**	**Yr Built/Renovated**	: **1975 / 2012**
Area Sq Ft	: **54,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **4586** **Lot** : **1**	**BIN**	: **5061911**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,273,100	
Interior Architecture	$393,200	$82,000
Electrical		$872,400
Mechanical	$1,278,700	$1,941,400
Total	**$2,945,100**	**$2,895,900**
Importance Code A	$1,273,100	
Importance Code B	$1,671,900	$2,813,900
Importance Code C		$82,000
Total	**$2,945,100**	**$2,895,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,600	$16,200	
Interior Architecture	$108,300			$11,800
Electrical	$5,800	$68,000	$6,100	$5,000
Mechanical	$56,200	$59,300	$29,300	$18,700
Total	**$170,200**	**$128,800**	**$51,500**	**$35,600**
Importance Code A	$5,300	$6,900	$21,500	$5,300
Importance Code B	$136,900	$121,900	$30,000	$30,200
Importance Code C	$28,000			
Total	**$170,200**	**$128,800**	**$51,500**	**$35,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$6,600	
Masonry: Brick	70%	4+	$50,100	LIFE	* *	5	$29,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Front Entry								
Metal, Corrugated	5%			2043	* *	1		
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooftop Bulkhead								
Windows								
Aluminum	100%			2049	* *	5	$32,400	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$3,300	
Metal Panel	20%			2043	* *	5	$3,100	
Roof								
Built-Up (BUR)	100%	2-4	$1,223,000	2043	* *			
Alligatoring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joint								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$48,300	LIFE	* *	5	$24,300	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Home Economic Room								
Explanation : Slab Sinking								
Ceramic Tile	5%	4+	$32,000	2042	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets								
Vinyl Tile	85%	Now	$53,300	2038	* *	3	$35,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Entry Vestibule On West Side Of Building								
Interior Walls								
Concrete Masonry Unit	5%	4+	$28,000	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Corridor By Waste Storage Room								
Gypsum Board	47%			LIFE	* *	5	$82,000	
Metal Panel	48%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	4+	$339,900	2046	* *	5	$49,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Hallways And Classrooms								
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	75%			2068	* *			
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East End Of Site								
Explanation : New Building Addition								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Transformers								
Liquid Filled	100%			2031	$27,400	5	$300	
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Fused Disconnect Switch In The Switchboard And Rated At 2,000 And 1,000 Amperes								
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Molded Case Bkrs	100%			2032	$143,100	5	$1,400	
Wiring								
Thermoplastic	100%			2033	$204,400	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gasoline Meter Room								
Explanation : Connected With Main Water Pipe								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI (OLD 124X)
Asset # : 1449

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
Lighting								
Interior Lighting								
Fluorescent	20%			2038	* *	10	$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	80%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms And Gymnasium								
Explanation : LED Light								
Egress Lighting								
Exit, Service	50%			2028	$11,900	1		
Exit, Battery	50%			2028	$39,200	10	$1,800	
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$103,800	1	$20,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$33,300	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2053	* *	5	$16,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$53,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$44,300	2053	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

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
Heating								
Terminal Devices								
Air Handler	100%	Now	$104,100	2033	$1,040,500	1	$30,100	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Basement								
Explanation : Blowers Heating Coil Leaks								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Air Cooled interior Pkg Unit	100%			2034	$900,900	2	$3,300	
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2	$56,200	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	$858,300	1	$26,700	
No Component	20%							
Heat Rejection								
Evaporative Condenser	80%			2038	* *	2	$30,100	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$24,100	
No Component	20%							
Exhaust Fans								
Interior	50%			2028	$122,600	2	$800	
Roof	30%			2028	$32,200	2	$500	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2043	* *	1		
Galvanized Steel	60%			2038	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$193,700	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,300	2033	$11,100	4	$1,100	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

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
Plumbing								
Backflow Preventer								
Generic	100%			2043	* *	1	$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2053	* *	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)**				
Address	: **110 SHAFTER AVENUE @KATAN AVE.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **R843**
Program / Asset #	: **BOE0922.010 / 1428**			**Yr Built/Renovated**	: **1973 / 2001**
Area Sq Ft	: **9,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **24-Dec-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **4630**	**Lot**	: **13**	**BIN**	: **5062576**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$84,600	$80,000
Interior Architecture		$55,200
Electrical		$140,000
Mechanical	$108,700	$500,300
Site Pavements		$134,300
Total	**$193,300**	**$909,700**
Importance Code A	$84,600	$80,000
Importance Code B	$108,700	$695,400
Importance Code C		$134,300
Total	**$193,300**	**$909,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,400	$30,000		
Interior Architecture	$4,400		$1,500	
Electrical	$1,000	$24,600	$1,000	$800
Mechanical	$2,800	$24,800	$7,100	$600
Site Enclosure	$4,300			
Site Pavements	$600			
Total	**$21,400**	**$79,300**	**$9,600**	**$1,400**
Importance Code A	$9,200	$30,000	$800	
Importance Code B	$7,900	$49,400	$8,800	$1,400
Importance Code C	$4,300			
Total	**$21,400**	**$79,300**	**$9,600**	**$1,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

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
Exterior								
Exterior Walls								
Metal Panel	100%			2043	* *	5-10	$109,900	
Windows								
Aluminum	100%	Now	$84,600	2058	* *	5	$900	1
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Roof								
Metal Panel	100%	Now	$8,400	2038	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Gutter On East Side Of Building								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : Northeast And Northwest Corners Of Building								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Inside Gutter At Northeast Corner Of Building								
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$900	
Ceramic Tile	7%			2036	$55,200	5	$1,000	
Vinyl Tile	90%			2038	* *	3	$4,600	
Interior Walls								
Ceramic Tile	3%			2036	$38,200	5	$700	
Concrete Masonry Unit	50%			LIFE	* *	5	$4,500	
Metal Panel	47%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	98%	Now	$4,400	2046	* *	5	$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	2%			LIFE	* *	5	$300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$4,300	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : South Side Of Building And By Parking Area								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

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
Site Pavements								
On-Site Walkways								
Asphalt	80%			2036	$134,300			
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	10%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	50%	4+	$600	2036	$30,500			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	50%			2038	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$66,600	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Switchboard Bus Bar Rated At 626 Amperes								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room And Water Main								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	20%			2038	* *	10	$1,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : New T-8 Lighting System Installed In 2016.								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2028	$2,800	1		
Exit, Service	50%			2028	$2,000	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

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
Lighting								
Exterior Lighting								
HID	20%			2028	$8,600	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$8,700	1	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Introsion System								
Generic	50%			2033	$8,700	1	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
Explanation : Security Cameras System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$5,500	

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	100%			2041	* *	2	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling Duct Mounted								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%	Now	$108,700	LIFE	* *	2-5	$5,000	
Damaged, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room								
Terminal Devices								
Air Handler	100%			2033	$173,400	1	$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	$150,200	2	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electrical Heating Coils								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$11,700	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

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
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2033	$176,700	1		
Heat Rejection								
Evaporative Condenser	100%			2033	$48,400	2	$6,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 38 - BK**		
Address	: **450 PACIFIC STREET @NEVINS ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K038**
Program / Asset #	: **BOE0369.000 / 1424**	**Yr Built/Renovated**	: **1965 / 2013**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **191** **Lot** : **1**	**BIN**	: **3001183**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$77,600	$189,100
Interior Architecture	$203,000	$4,182,600
Electrical		$1,033,200
Mechanical	$1,607,800	$3,288,400
Site Pavements	$346,400	
Total	**$2,234,700**	**$8,693,200**
Importance Code A	$135,900	$965,600
Importance Code B	$2,098,900	$7,727,700
Total	**$2,234,700**	**$8,693,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$102,500		$12,700	
Interior Architecture	$182,600		$3,700	$6,200
Electrical	$17,700	$8,200	$8,400	$10,700
Mechanical	$148,300	$15,900	$22,200	$15,000
Site Enclosure	$33,400			
Site Pavements	$9,700			
Total	**$494,400**	**$24,200**	**$47,100**	**$31,900**
Importance Code A	$109,000	$8,600	$21,300	$8,600
Importance Code B	$277,600	$15,500	$24,100	$23,200
Importance Code C	$107,800		$1,600	
Total	**$494,400**	**$24,200**	**$47,100**	**$31,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Exterior									
Exterior Walls									
Cast in Place Concrete	12%			LIFE	* *		5	$93,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Masonry: Brick Cavity	60%			LIFE	* *		5	$93,400	
Efflorescence, Extent : Light, Area Affected : 5%									
Location : Bulkheads And Chimney									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Metal Panel	3%			2046	* *		5-10	$16,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Stairwells									
Explanation : Decorative Metal Grilles									
Mosaic Tile	25%			2056	* *		10	$60,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Windows									
Aluminum	65%			2044	* *		5	$16,600	
Aluminum w/ Guards	35%			2044	* *		5	$8,900	
Parapets									
Cast in Place Concrete	65%			LIFE	* *		5	$155,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Masonry: Brick Cavity	7%			LIFE	* *		5-10	$5,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Metal Panel	10%			2062	* *		5	$4,500	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Parapet Edges									
Metal Rail	15%			2056	* *		5-10	$31,300	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Pre-Cast Concrete	3%			LIFE	* *		5	$4,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Roof									
Copper/Terne	5%			2051	* *		10	$6,700	
Modified Bitumen	95%			2044	* *		10	$50,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Soffits									
Cast in Place Concrete	100%			LIFE	* *		5		
Interior									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$14,600	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors And Boiler Room								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors And Boiler Room								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors And Boiler Room								
Mosaic Tile	5%			2041	* *	5	$10,500	
Sheet Vinyl/Rubber	1%			2036	$56,300	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Explanation : Location Noted								
Vinyl Tile	20%			2041	* *	3	$6,300	
Vinyl Tile 9" X 9"	59%	Now	$203,000	2031	$4,059,200	3	$18,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : 2nd And 3rd Floor Classrooms And Stair Landings								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Wood	5%	2-4	$12,800	2051	* *	5	$3,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stage								
Interior Walls								
Cast in Place Concrete	9%			LIFE	* *	10	$14,800	
Ceramic Tile	5%			2049	* *	5	$3,300	
Concrete Masonry Unit	5%	0-2	$6,300	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Basement								
Glazed Ceramic Panel	5%			LIFE	* *	10	$3,000	
Mosaic Tile	1%			LIFE	* *	10	$400	
Marble Panels	1%			LIFE	* *	10	$300	
Plaster	50%			LIFE	* *	5-10	$27,900	
SGFT/Glazed Masonry	24%	Now	$29,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Corridor And Other Areas								

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

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Interior								
Ceilings								
AcousTile,Adhered	7%			2041	* *	5	$5,900	
AcousTileConcealSpLn	24%	0-2	$16,600	2041	* *	5	$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Lobby And Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	8%			LIFE	* *	5-10	$8,400	
Exposed Struc: Steel	3%			LIFE	* *	10	$5,000	
Fiber Board	5%			2036	$67,100			
Metal Panel	3%	0-2	$8,500	LIFE	* *	5	$3,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Areas								
Plaster	50%			LIFE	* *	5-10	$72,200	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2066	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Replace								
Iron Picket	55%	2-4	$26,400	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	69%	0-2	$7,100	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Along Pacific Street								
Masonry: Brick	31%			2056	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Efflorescence At Kindergarten Play Yard								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$346,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Pacific Street, Nevins Street And Dean Street Sidewalks								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Pacific Street Near Play Yard								
On-Site Walkways								
Cast in Place Concrete	93%	Now	$5,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Walkway								
Masonry: Granite	2%	Now	$1,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Entrance Steps								
Slate	5%	Now	$3,300	LIFE	* *	5	$600	
Loose/Delam Surface, Extent : Light, Area Affected : 100%								
Location : Adjacent To Front Entrance								
Activity Yard								
Asphalt	85%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation With Painted Surface								
Pavers/Stone	5%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation								
Rubber Matting	10%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Electrical Room								
Explanation : New Service Switch Has Not Been Installed Due To Con Edison Issues For The Last Two Years.								

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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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$186,400	5	$300	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Electrical Room								
Explanation : A C D P Switchboard Is Installed But Not In Service Due To New Service Switch Issue.								
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	70%			2035	$171,700	5	$1,600	
Molded Case Bkrs	10%			2052	* *	5	$200	
Molded Case Bkrs	9%			2058	* *	5	$200	
Wiring								
Braided Cloth	60%			2035	$179,200	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Thermoplastic	30%			2062	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$12,200	5	$100	
Locally Mounted	90%			2049	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	1%			2036	$13,300	10	$800	
LED	97%			2041	* *			
LED	2%	Now	$4,900	2036	$49,400			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	10%	Now	$1,600	2036	$5,500	1		
Not Functioning, Extent : Light, Area Affected : 30%								
Location : Auditorium								
Emergency, Battery	40%			2036	$59,800	10	$8,400	
Exit, Battery	50%			2041	* *	10	$2,900	

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

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Lighting								
Exterior Lighting								
HID	1%			2031	$4,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Above Kitchen Exit Door								
Explanation : Single Fixture Is Abandoned In Place								
LED	9%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building Except Classrooms								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$229,800	1-3	$55,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building Except Classrooms								
Explanation : Obsolete Fire Alarm System.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$27,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Fuel Oil Tank Room								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	25%	Now	$58,200	2034	$194,100	1	$19,400	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room / Boiler 2								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room / Boiler 2								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
Explanation : Two Units, Boiler Two Purge Mode Does Not Work. Must Be Purged Manually.								
Steam Boiler	75%			2034	$582,400	1	$64,600	

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

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Heating								
Distribution								
Steam Piping/Pump	100%			2036	$713,400			
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : New Condensate Return Pumps That Have Defective Controls. System Must Be Operated Manually.								
Terminal Devices								
Air Handler	15%			2031	$251,500	1	$8,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Schoolyard - Mechanical Room								
Convector/Radiator	80%			2034	$582,800	1	$22,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2031	$110,400	1	$1,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Kindergarten Classrooms								
Controls								
Pneumatic	90%			2030	$1,549,500			
Pneumatic	10%	Now	$17,200	2037	* *			
Maintenance Required, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	1%			2041	* *			
Window/Wall Unit	67%			2031	$226,100	1		
Window/Wall Unit	2%	Now	$6,800	2036	$6,800	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : General Office, Room 340								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,800	
Exhaust Fans								
Interior	40%			2041	* *	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room 347								
Roof	40%			2031	$69,100	2	$1,100	
Roof	20%			2041	* *	2	$500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$4,500	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Meter Room								
Water Heater With Tanks								
Gas Fired	100%	Now	$3,500	2031	$35,000	2		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 150 Gallons								
HW Heat Exchanger								
Steam Fired	95%	Now	$40,900	2036	$409,200	4	$8,200	
Corroded, Extent : Light, Area Affected : 10%								
Location : Basement - Boiler Room								
Not Insulated, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room								
Steam Fired	5%	Now	$1,100	2036	$21,500	4	$400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$22,400	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Basement - Boiler Room								
Storm Drain Piping								
Cast Iron	100%	0-2	$6,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2036	$17,800	4	$2,800	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit By Main Entrance; 1 Unit By Play Yard On Dean Street								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$61,600	1-2	$1,200	

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

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : One 80 Square Foot Hood							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 38 - M**
Address : **232 EAST 103 STREET @SECOND AVE.**
Borough : **MANHATTAN**
Agency's Number : **M121**
Program / Asset # : **BOE0070.000 / 1696**
Yr Built/Renovated : **1907 / 2001**
Area Sq Ft : **71,000**
Project Type : **EDUCATION**
Date of Survey : **11-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **1652** **Lot** : **16** **BIN** : **1052384**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$732,200	$539,800
Interior Architecture	$2,068,500	
Electrical	$187,400	$1,825,800
Mechanical	$655,300	$3,202,400
Total	**$3,643,300**	**$5,568,000**
Importance Code A	$732,200	$539,800
Importance Code B	$2,068,400	$5,028,200
Importance Code C	$842,700	
Total	**$3,643,300**	**$5,568,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,300		$200	$900
Interior Architecture	$113,500		$3,100	$11,500
Electrical	$15,900	$6,600	$7,200	$8,600
Mechanical	$70,400	$12,100	$14,500	$12,100
Site Enclosure	$28,800			
Site Pavements	$17,200			
Total	**$266,000**	**$18,800**	**$25,000**	**$33,100**
Importance Code A	$51,300	$7,000	$7,100	$7,900
Importance Code B	$136,200	$11,800	$17,900	$25,200
Importance Code C	$78,500			
Total	**$266,000**	**$18,800**	**$25,000**	**$33,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$197,900	
Masonry: Brick	85%	Now	$227,000	LIFE	* *	5	$134,600	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : All Facades								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stairwell Bulkheads K/ L, E/ F								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : West Facade								
Explanation : Sidewalk Shed								
Masonry: Limestone	3%			LIFE	* *	5	$7,100	
Metal Panel	2%	Now	$4,300	2056	* *	5	$5,900	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Stair Bulkhead								
Stucco Cement	2%			2041	* *	5	$7,900	
Windows								
Aluminum	70%	Now	$10,300	2035	$205,200	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Various Locations. Throughout								
Aluminum	30%			2035	$101,100	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Windows At Grade								
Explanation : Protective Metal Grilles								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$2,200	
Metal Rail	5%			2049	* *	5-10	$300	
Pre-Cast Concrete	10%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	90%	Now	$406,300	2044	* *			1
Air/Water Blisters, Extent : Severe, Area Affected : 25%								
Location : Upper Roof								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Upper Roof								
Copper/Terne	10%			2064	* *	10	$15,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$10,700	LIFE	* *	5	$13,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Room 113								
Uneven Surface, Extent : Severe, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2039	* *	5	$6,100	
Terrazzo	5%	Now	$29,400	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Main Hallways Adjacent To Entry Vestibule								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Main Hallways Adjacent To Entry Vestibule								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Front Entry								
Explanation : Terrazo Steps Cracking.								
Vinyl Tile	70%	Now	$243,000	2041	* *	3	$32,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : 2nd And 3rd Floor Classrooms And Corridors								
Uneven Substrate, Extent : Severe, Area Affected : 50%								
Location : 2nd And 3rd Floor Classrooms And Corridors								
Vinyl Tile 9" X 9"	5%	Now	$502,500	2046	* *	3	$2,300	
Worn/Erode, Extent : Severe, Area Affected : 15%								
Location : Classroom 311, Administrative Offices, Kitchen								
Wood	10%	Now	$224,900	2051	* *	5	$11,500	
Deflection Evident, Extent : Moderate, Area Affected : 59%								
Location : Gymnasium								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$99,500	2045	* *	5	$4,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Bathrooms Throughout								
Concrete Masonry Unit	5%	Now	$17,000	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Basement								
Glass: Single Pane	3%	0-2	$16,500	LIFE	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairwell Corridors								
Glazed Ceramic Panel	5%			LIFE	* *	10	$7,900	
Masonry: Brick	10%	Now	$688,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Oil Tank Room And Structural Columns								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Foundation Walls And Oil Tank Room								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Basement								
Marble Panels	3%			LIFE	* *	10	$2,100	
Plaster	62%	Now	$54,600	LIFE	* *	5	$32,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stairs K/ L, E/ F								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair E, Stair Bulkheads, Room 119								
SGFT/Glazed Masonry	7%			LIFE	* *	10	$6,200	
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$12,300	
AcousTileConcealSpLn	15%			2041	* *	5	$23,000	
Metal Panel	3%			LIFE	* *	5	$9,200	
Metal Panel	7%	Now	$174,800	LIFE	* *	5	$10,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Gymnasium								
Deformed/Dented, Extent : Severe, Area Affected : 30%								
Location : Gymnasium								
Plaster	60%			LIFE	* *	5-10	$126,600	
Plaster	5%	Now	$19,100	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair E/ F, Stair I, Stair K/ L, Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair E/ F, Stair I, Stair K/ L, Room 119								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$28,800	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Western Perimeter Fence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Perimeter Sidewalks								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	6%			2035	$11,000	5	$100	
Fused Disc Sw	4%			2044	* *	5	$100	
Molded Case Bkrs	60%			2035	$110,400	5	$1,100	
Molded Case Bkrs	30%			2044	* *	5	$600	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2046	* *	1		
Thermoplastic	10%			2036	$20,400	1		
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$300	
Locally Mounted	30%			2034	$36,700	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$1,040,400	10	$62,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2036	$80,600			
Egress Lighting								
Emergency, Battery	50%			2036	$61,000	10	$8,600	
Exit, Service	50%			2036	$15,700	1		
Exterior Lighting								
HID	15%	Now	$50,900	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
LED	5%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%	Now	$136,500	2046	* *	1	$23,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Not Functional								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$187,500	1-3	$45,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	2%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement By Fresh Air Louvers								
Explanation : Two Electric Unit Heaters								
Interruptible Gas/Dual Fuel	98%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 7,500 Fuel Oil Tank, No.2 Oil								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2036	$37,800	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement By Fresh Air Louvers								
Explanation : Two Electric Unit Heaters								
Steam Boiler	98%	Now	$31,100	2041	* *	1	$62,000	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2036	$582,200			
Leak Evident, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Mechanical Room								
Terminal Devices								
Air Handler	20%	Now	$54,700	2031	$273,600	1	$7,900	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Room								
Convector/Radiator	75%			2034	$445,900	1	$17,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	5%			2031	$20,700	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby By Exit 7								
Explanation : Location Noted								
Controls								
Pneumatic	100%	Now	$421,500	2034	$1,405,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$86,300			
Window/Wall Unit	65%			2029	$179,000	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Kitchen, Cafeteria								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$21,900	
No Component	65%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Ventilation								
Exhaust Fans								
Interior	25%			2031	$80,600	2	$500	
Roof	10%			2036	$14,100	2	$200	
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%	0-2	$5,600	2034	$278,400	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Basement								
Water Heater With Tanks								
Electric	10%			2034	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Under Kitchen								
Explanation : One Unit, 4500 Watts, 50 Gallons								
Gas Fired	90%			2034	$31,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Heater Area								
Explanation : One Unit, 199mbh 100 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$18,300	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 1%								
Location : Basement - Water Heater Area								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%	Now	$2,200	2036	$7,300	4	$800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room								
Submersible	25%			2029	$600	4	$600	
Submersible	25%	Now	$600	2031	$600	4	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement By Fresh Air Louvers								
Backflow Preventer								
Generic	100%			2044	* *	1	$4,400	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Heater Area								
Explanation : One 200 Gallon Unit								
Booster Pump w/Tank								
Generic	100%			2044	* *	1	$16,500	
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$50,300	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 38 - Q**		
Address	: **135-21 241 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q038**
Program / Asset #	: **BOE0699.000 / 2270**	**Yr Built/Renovated**	: **1926 / 2006**
Area Sq Ft	: **30,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **13222** **Lot** : **1**	**BIN**	: **4284236**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$352,100	$70,500
Interior Architecture	$2,221,200	$934,700
Electrical	$28,800	$825,800
Mechanical	$293,300	$506,500
Site Pavements	$189,100	
Total	**$3,084,500**	**$2,337,500**
Importance Code A	$405,700	$70,500
Importance Code B	$2,613,600	$2,267,000
Importance Code C	$65,200	
Total	**$3,084,500**	**$2,337,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$31,000		
Interior Architecture	$10,700	$16,500		$6,600
Electrical	$62,700	$3,000	$2,800	$3,400
Mechanical	$36,200	$18,100	$8,100	$6,500
Site Enclosure	$1,800			
Total	**$111,500**	**$68,600**	**$10,900**	**$16,400**
Importance Code A		$34,100	$3,000	$3,000
Importance Code B	$107,800	$34,500	$8,000	$13,400
Importance Code C	$3,700			
Total	**$111,500**	**$68,600**	**$10,900**	**$16,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$31,300	
Masonry: Brick	88%	Now	$297,300	LIFE	* *	5	$70,500	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement At Exit 4, Lunchroom, Toilet Room B6								
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Masonry: Marble	5%			LIFE	* *	5	$3,000	
Windows								
Aluminum	100%	4+	$54,800	2049	* *	5	$11,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$1,100	
Metal Cornice	90%			2048	* *	10	$31,000	
Roof								
Asphalt Shingle	85%			2042	* *	10	$4,300	
Built-Up (BUR)	10%			2033	$36,200	10	$3,000	
Copper/Terne	5%			2061	* *	10	$3,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,200	
Ceramic Tile	5%			2036	$190,000	5	$3,300	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms In Classrooms 158, 104, Kitchen								
Vinyl Tile	40%			2033	$744,700	3	$13,200	
Vinyl Tile 9" X 9"	40%	0-2	$2,155,900	2043	* *	3	$9,900	
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Wood	10%			2068	* *	5	$12,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$3,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%	Now	$65,200	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room B12, Stair B At 1st Floor								
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$20,600	
Exposed Struc: Concrete	20%			LIFE	* *	5	$2,100	
Metal Panel	5%	4+	$5,600	LIFE	* *	5	$4,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	50%			LIFE	* *	5	$20,600	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2053	* *			
Iron Picket	10%	4+	$1,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 241st Street And 135th Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$60,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 241st Street								
On-Site Walkways								
Asphalt	5%			2042	* *			
Cast in Place Concrete	93%			2046	* *			
Masonry: Granite	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Marble Steps								
Activity Yard								
Asphalt	95%	0-2	$128,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	$50,200	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Fused Disc Sw	5%			2032	$5,100	5		
Molded Case Bkrs	60%			2032	$61,300	5	$500	
Molded Case Bkrs	30%			2041	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$47,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2043	* *	1		
Thermoplastic	10%			2033	$7,900	1		
Motor Controllers								
Locally Mounted	40%			2038	* *	5	$100	
Locally Mounted	60%			2031	$44,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$457,900	10	$27,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	48%			2033	$24,800	10	$3,500	
Emergency, Battery	2%	Now	$1,000	2043	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Electrical Room And Cafeteria								
Exit, Service	50%			2033	$6,600	1		
Exterior Lighting								
HID	20%			2033	$28,700	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$28,800	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2038	* *	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$79,200	1-3	$19,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium, Basement								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns, Strobe Lights And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$53,600	2038	* *	1	$26,700	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement. One Boiler Is Not Working. Defective Blowback								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$12,300	2033	$246,000			
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Vacuum Pump, Basement								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Refill Pump, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	80%			2031	$201,000	1	$7,800	
Fan Coil Unit/Heat	20%			2028	$152,300	1	$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	$11,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$5,000	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

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
Ventilation								
Exhaust Fans								
Interior	30%	0-2	$20,400	2033	$40,900	2	$200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Kitchen. No Ventilation In Kitchen								
Explanation : Kitchen Does Not Have Good Ventilation System								
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$6,200	4	$600	
Sewage Ejector(s)								
Electric	100%			2033	$16,100	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$12,700	1-2	$300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 9 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 38 - SI**
Address : **421 LINCOLN AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0926.000 / 4429**
Area Sq Ft : **17,000**
Date of Survey : **08-Oct-2021**
Areas Surveyed : **Roof, Floors 1**
Block : **3732** **Lot** : **6**

Agency's Number : **R038**
Yr Built/Renovated : **1956 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5054213**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$109,300	$477,900
Interior Architecture	$102,100	
Electrical		$443,800
Mechanical	$59,500	$151,700
Site Pavements		$136,500
Total	**$270,900**	**$1,210,000**
Importance Code A	$109,300	$629,700
Importance Code B	$59,500	$580,300
Importance Code C	$102,100	
Total	**$270,900**	**$1,210,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,800	$18,900	$1,800	
Interior Architecture	$46,500		$4,600	
Electrical	$1,800	$83,500	$1,600	$1,600
Mechanical	$42,300	$31,000	$4,800	$4,600
Site Pavements	$17,700			
Total	**$156,100**	**$133,500**	**$12,800**	**$6,200**
Importance Code A	$49,500	$20,600	$3,500	$1,700
Importance Code B	$88,900	$112,900	$7,800	$4,500
Importance Code C	$17,700		$1,500	
Total	**$156,100**	**$133,500**	**$12,800**	**$6,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$10,100	
Masonry: Brick	60%	Now	$109,300	LIFE	* *	5	$25,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : South Elevation								
Stucco Cement	35%			2038	* *	5	$37,800	
Windows								
Aluminum	100%			2049	* *	5	$3,600	
Roof								
Built-Up (BUR)	60%	0-2	$47,800	2033	$477,900			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Over Cafeteria								
Metal Panel	40%			2046	* *	10	$48,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,000	
Interior								
Floors								
Ceramic Tile	5%	4+	$1,500	2042	* *	5	$700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Vinyl Tile	95%			2038	* *	3	$9,400	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Corridors								
Interior Walls								
Concrete Masonry Unit	60%			LIFE	* *	5	$14,000	
Folding Partition	2%			2049	* *	5	$2,900	
SGFT/Glazed Masonry	38%	0-2	$102,100	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Ceilings								
AcousTile,Adhered	35%	Now	$30,500	2046	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Exposed Struc: Concrete	30%			LIFE	* *	5	$1,200	
Plaster	35%	2-4	$14,400	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2053	* *			
Iron Picket	20%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$17,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps And Entrance Walkways								
Activity Yard								
Asphalt	50%			2036	$136,500			
Rubber Matting	50%			2038	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Play Yard Area								
Explanation : Open Seams								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$13,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$1,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electriacl Room								
Explanation : One 100 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$111,000	5	$100	
Raceway								
Conduit	100%			2033	$26,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$4,100	5		
Molded Case Bkrs	90%			2032	$36,800	5	$400	
Wiring								
Thermoplastic	100%			2033	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$259,500	10	$15,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	$14,600	10	$2,100	
Exit, Service	50%			2028	$3,800	1		
Exterior Lighting								
HID	20%			2028	$16,200	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Generic	50%			2033	$16,300	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Surveillance Cameras System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$44,900	1-3	$10,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underground								
Explanation : 1 Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2031	$151,700	1	$16,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Steam Boiler								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$1,300	
Terminal Devices								
Convector/Radiator	80%	Now	$22,800	2038	* *	1	$4,000	
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Steam Traps Faulty								
Unit Heater - Steam	20%			2033	$19,800	4	$300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%	Now	$4,000	2028	$19,800	1		
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : 9 Of 30 Units. Miscellaneous Defects With Window Units								
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Sanitary Piping								
Cast Iron	100%	Now	$11,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 6 Squaer Feet (2x3).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 38 - SI MINISCHOOL**		
Address	: **421 LINCOLN AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R838**
Program / Asset #	: **BOE0926.010 / 1432**	**Yr Built/Renovated**	: **1970 / 2013**
Area Sq Ft	: **12,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3732** **Lot** : **6**	**BIN**	: **5054213**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$149,800	
Electrical		$256,500
Mechanical	$362,500	$200,200
Site Pavements	$62,100	$146,700
Total	**$574,300**	**$603,400**
Importance Code A	$149,800	
Importance Code B	$424,500	$603,400
Total	**$574,300**	**$603,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,700			
Interior Architecture	$26,700		$1,900	
Electrical	$1,300	$44,500	$1,100	$1,100
Mechanical	$27,800	$600	$2,700	$600
Site Pavements	$7,200			
Total	**$96,600**	**$45,100**	**$5,700**	**$1,700**
Importance Code A	$34,300	$600	$600	$600
Importance Code B	$55,200	$44,500	$5,100	$1,100
Importance Code C	$7,200			
Total	**$96,600**	**$45,100**	**$5,700**	**$1,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Metal Panel	95%	Now	$58,500	2053	* *	5	$32,300	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : All Four Corners								
Explanation : Openings At Lower Edge Allowing Squirrels To Enter Building								
Windows								
Aluminum	100%	Now	$91,300	2058	* *	5	$900	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 35%								
Location : Classrooms								
Roof								
Metal, Corrugated	100%	Now	$29,800	2046	* *	1		
Drains Inad/Misposn, Extent : Light, Area Affected : 100%								
Location : All Drains								
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Corridor								
Soffits								
Metal Panel	100%	Now	$3,800	2043	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$800	
Vinyl Tile	95%			2038	* *	3	$5,700	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$5,200	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$26,300	2038	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$7,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Steps								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	50%	Now	$62,100	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Play Area Near Back Of Tcu's								
Rubber Matting	50%			2033	$146,700			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Four 200 Ampere Main Disconnect Switches, One For Lighting, One For Power And Two For HVAC								
Raceway								
Conduit	100%			2033	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2032	$2,000	5		
Molded Case Bkrs	95%			2032	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2033	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$183,200	10	$11,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$10,300	10	$1,400	
Exit, Service	50%			2033	$2,600	1		
Exterior Lighting								
HID	20%			2028	$11,500	10		
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

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
Alarm								
Security System								
Generic	50%			2033	$11,500	1	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Surveillance Cameras System								
Generic	50%			2038	* *	1	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$31,700	1-3	$7,400	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$38,200	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%	0-2	$362,500	LIFE	* *	2-5	$6,700	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Defective Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	$200,200	2	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$27,000	LIFE	* *	2-5	$6,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : First Floor Mechanical Room. Deteriorated Fresh Air Intake Dampers								
Exhaust Fans								
Interior	80%			2033	$43,600	2	$300	
Roof	20%			2033	$4,800	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 39 - BK**		
Address	: **417 6TH AVENUE @8TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K039**
Program / Asset #	: **BOE0370.000 / 2755**	**Yr Built/Renovated**	: **1877 / 2011**
Area Sq Ft	: **26,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2023**	**Landmark Status**	: **INTERIOR & EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att**		
Block	: **1000** **Lot** : **1**	**BIN**	: **3021932**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$95,700
Interior Architecture	$144,500	
Electrical	$129,700	$433,800
Mechanical	$317,800	$161,800
Total	**$592,000**	**$691,200**
Importance Code A		$95,700
Importance Code B	$527,800	$595,500
Importance Code C	$64,200	
Total	**$592,000**	**$691,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,900			$25,400
Interior Architecture		$2,400	$1,700	
Electrical	$2,900	$2,500	$2,400	$3,000
Mechanical	$3,500	$3,600	$3,700	$3,600
Site Enclosure	$5,200			
Site Pavements	$10,000			
Total	**$46,500**	**$8,400**	**$7,800**	**$32,000**
Importance Code A	$27,400	$2,600	$2,600	$28,000
Importance Code B	$15,600	$5,900	$4,400	$4,000
Importance Code C	$3,400		$900	
Total	**$46,500**	**$8,400**	**$7,800**	**$32,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$95,700	
Masonry: Brownstone	10%			LIFE	* *	5	$8,200	
Metal Panel	2%			2055	* *	5-10	$14,900	
Windows								
Aluminum	100%	Now	$24,900	2051	* *	5	$4,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Cornice	100%			2050	* *	10	$21,300	
Roof								
Asphalt Shingle	100%			2044	* *	10	$3,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Mechanical Room								
Ceramic Tile	5%			2044	* *	5	$1,700	
Vinyl Tile	55%			2040	* *	3	$7,100	
Wood	35%	0-2	$80,400	2050	* *	5	$11,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ridging, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%			2044	* *	5	$1,800	
Glass: Special Gauge	3%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal Panel And Safety Glass Enclosure								
Masonry: Brick	10%			LIFE	* *			
Plaster	80%	Now	$64,200	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rooms 306, 307 And Other Areas Throughout								
Wood	4%			LIFE	* *	5	$9,400	
Ceilings								
Embossed Metal	83%			LIFE	* *	5	$12,800	
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	$900	
Plaster	5%			LIFE	* *	5	$1,100	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%	Now	$3,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gates								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Front Fence								
Retaining Walls								
Cast in Place Concrete	75%	0-2	$1,700	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Schoolyard								
Masonry: Brick	25%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$10,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Entry								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Cast in Place Concrete	25%			2048	* *			
Rubber Matting	75%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$100	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$700	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$200	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Corridor								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$433,800	10	$23,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	$24,400	10	$3,100	
Exit, Battery	50%			2035	$20,600	10	$900	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$54,600	1	$9,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$75,100	1-3	$16,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Oil Tanks 1,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Boiler Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2055	* *	4	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Float And Thermostatic Steam Traps Replaced In 2014								

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

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
Heating								
Terminal Devices								
Convector/Radiator	100%	Now	$119,000	2040	* *	1	$7,600	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Controls								
Electrical	100%			2033	$161,800			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$82,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$1,400	
No Component	90%							
Exhaust Fans								
Interior	90%			2030	$116,200	2	$700	
Wall Unit	10%			2035	$1,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2055	* *	1		
Galvanized Steel	75%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Water Mains Exist								
Water Heater With Tanks								
Gas Fired	100%			2033	$19,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Electric Water Heater Installed In 2015. Gasoline Fired Domestic Water Heater Installed In 2010								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Piping Installed Outside Of School Below Ground 5 Years Ago								
Sump Pump(s)								
Non-Submersible	100%			2035	$5,800	4	$800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2055	* *	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 39 - SI**		
Address	: **71 SAND LANE MACFARLAND AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R039**
Program / Asset #	: **BOE0927.000 / 1433**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **43,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3097** **Lot** : **14**	**BIN**	: **5045488**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$543,600
Interior Architecture	$68,700	$197,000
Electrical	$111,600	$772,300
Mechanical	$783,200	$1,475,400
Site Enclosure	$82,300	
Total	**$1,045,700**	**$2,988,300**
Importance Code A		$543,600
Importance Code B	$977,100	$2,444,700
Importance Code C	$68,700	
Total	**$1,045,700**	**$2,988,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,100		$4,700	
Interior Architecture	$63,200	$300	$3,400	
Electrical	$35,700	$56,100	$4,000	$4,800
Mechanical	$60,100	$6,500	$11,100	$6,500
Site Enclosure	$3,800			
Site Pavements				
Total	**$216,800**	**$62,900**	**$23,200**	**$11,400**
Importance Code A	$58,400	$4,400	$9,000	$4,300
Importance Code B	$154,700	$58,600	$14,300	$7,100
Importance Code C	$3,800			
Total	**$216,800**	**$62,900**	**$23,200**	**$11,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$9,000	LIFE	* *	5	$34,400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Cast Stone Fascia At Southeast Corner Of Building								
Masonry: Brick	90%			LIFE	* *	5	$79,200	
Masonry: Granite	3%			LIFE	* *	5	$2,000	
Stucco Cement	2%	2-4	$10,200	2038	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair And Mechanical Bulkheads On Roof								
Windows								
Aluminum	100%			2049	* *	5	$9,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$11,600	
Masonry: Brick	90%	4+	$34,900	LIFE	* *	5	$13,500	
Miss/Damaged Flashings, Extent : Light, Area Affected : 1%								
Location : Main Roof Area								
Roof								
Built-Up (BUR)	100%			2033	$464,400	10	$38,900	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Lower One Story Roofs								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Classroom 309								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$14,900	
Ceramic Tile	5%			2036	$197,000	5	$3,400	
Marble Panels	5%			LIFE	* *	5	$2,600	
Quarry Tile	2%			2046	* *	5	$2,000	
Vinyl Tile	40%			2038	* *	3	$10,200	
Vinyl Tile	3%			2043	* *	3	$800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Room 214								
Wood	35%	Now	$29,200	2048	* *	5	$22,400	
Dry Rot/Decay, Extent : Light, Area Affected : 1%								
Location : Room 309								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Room 309								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$68,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Various Basement Areas								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Gypsum Board	5%			LIFE	* *	5	$5,300	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs								
Explanation : This Is A Metal And Glass Safety Cage								
Marble Panels	5%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$28,100	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$6,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,100	
Plaster	80%	Now	$34,000	LIFE	* *	5	$34,100	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Room 309								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Room 309								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2053	* *			
Iron Picket	35%	4+	$3,800	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$82,300	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : East Side Of Building By Driveway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Pavers/Stone	5%			2036	$8,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry Steps								
Explanation : These Steps Are Actually Marble								
Parking/Driveway								
Asphalt	65%			2042	* *			
Cast in Place Concrete	35%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Site Pavements								
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Used As Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	90%			2033	$74,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	5%			2049	* *	5	$100	
Molded Case Bkrs	95%			2041	* *	5	$1,100	
Wiring								
Braided Cloth	65%	2-4	$70,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2043	* *	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$656,400	10	$39,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : T-8 Lamps.								

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Lighting								
Egress Lighting								
Emergency, Service	40%			2028	$10,800	1		
Emergency, Battery	10%			2028	$7,400	10	$1,000	
Exit, Battery	50%			2028	$31,200	10	$1,500	
Exterior Lighting								
LED	25%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	50%			2033	$41,300	1	$8,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2028	$41,300	1	$8,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$34,100	2038	* *	1-3	$24,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Panel At The Main Entrance								
Explanation : There Are Troubles Beyond Repair, Existing Fire Department And Building Department Violations.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$42,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	65%	0-2	$80,500	2033	$804,800	4	$1,400	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corroded Condensate Pump								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of Building, The Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit								
Steam Piping/Pump	35%			2043	* *			
Terminal Devices								
Convector/Radiator	40%			2031	$144,000	1	$5,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building. The Radiators Are Beyond Their Useful Life Cycle Limit								
Convector/Radiator	15%	0-2	$5,400	2038	* *	1	$1,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : New Wing Of The Building. Building Management System Has Not Worked Since 2001								
Convector/Radiator	5%	Now	$18,000	2053	* *	1	$600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Stairwells								
Fan Coil Unit/Heat	40%	2-4	$436,700	2043	* *	1	$5,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Unit Ventilators Are Beyond Their Useful Life Cycle Limit								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$100,100	1		
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2033	$76,900	1	$4,000	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2033	$18,200	2	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-22								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,000	
Exhaust Fans								
Interior	85%			2028	$166,000	2	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit								
Roof	15%			2033	$12,800	2	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	80%	Now	$22,500	2031	$449,700	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Hot And Cold Domestic Water Piping Are Beyond Their Useful Life Cycle Limit								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Sanitary Piping Is Beyond Its Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%	Now	$7,800	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Sanitary Piping Is Beyond Its Useful Life Cycle Limit								
Sump Pump(s)								
Non-Submersible	100%			2033	$8,800	4	$900	
Backflow Preventer								
Generic	100%			2033	$19,700	1	$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 40 - BK**
Address : **265 RALPH AVENUE BTWN: MARION ST. - SUMPTER ST.**
Borough : **BROOKLYN**
Agency's Number : **K040**
Program / Asset # : **BOE0371.000 / 1425**
Yr Built/Renovated : **1965 / 2010**
Area Sq Ft : **101,000**
Project Type : **EDUCATION**
Date of Survey : **12-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1518** **Lot** : **1**
BIN : **3041214**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$138,300	$1,030,000
Interior Architecture	$7,078,700	$184,400
Electrical	$599,200	$2,281,300
Mechanical	$815,400	$4,287,100
Total	**$8,631,700**	**$7,782,700**
Importance Code A	$138,300	$1,984,000
Importance Code B	$8,493,400	$5,798,700
Total	**$8,631,700**	**$7,782,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,500			$8,400
Interior Architecture	$88,700	$6,200	$6,500	$9,800
Electrical	$23,800	$11,700	$10,700	$25,500
Mechanical	$88,500	$18,300	$24,600	$33,900
Site Enclosure	$5,200			
Site Pavements	$4,400			
Total	**$247,000**	**$36,100**	**$41,800**	**$77,500**
Importance Code A	$50,000	$10,000	$10,000	$18,600
Importance Code B	$154,700	$24,400	$27,600	$58,900
Importance Code C	$42,300	$1,700	$4,100	
Total	**$247,000**	**$36,100**	**$41,800**	**$77,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	$138,300	LIFE	* *	5	$82,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 35%								
Location : First Floor Street Facing Walls								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Building Corners And Playground Side								
Masonry: Granite	2%			LIFE	* *	5	$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5	$1,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Window Lintels								
Windows								
Aluminum	100%			2051	* *	5	$29,400	
Parapets								
Masonry: Brick	85%	2-4	$31,100	LIFE	* *	5	$12,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	15%	2-4	$5,400	LIFE	* *	5	$2,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	80%			2035	$874,800	10	$73,200	
Green, Roof Inaccessible	5%			LIFE	* *			
Metal Panel	5%			2040	* *	10	$8,400	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Plaza Roof: Stone Panels	10%			2061	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$51,200	
Ceramic Tile	3%			2044	* *	5	$4,700	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sheet Vinyl/Rubber	3%	Now	$6,300	2040	* *	5	$3,500	
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Edges. Gymnasium								
Terrazzo	5%	0-2	$14,900	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Steps. Throughout								
Vinyl Tile	23%			2040	* *	3	$13,500	
Vinyl Tile 9" X 9"	50%	Now	$638,800	2030	$6,388,500	3	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Wood	1%	2-4	$9,500	2063	* *	5	$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout Stage								
Interior Walls								
Ceramic Tile	6%			2044	* *	5	$8,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,500	
Folding Partition	1%			2043	* *	5	$3,500	
Glazed Ceramic Panel	2%			LIFE	* *			
Masonry: Brick	2%			LIFE	* *			
Plaster	54%	0-2	$37,100	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$10,300	2040	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	20%	Now	$51,400	2048	* *	5	$19,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Kitchen								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Fiber Board	3%			2035	$74,700			
Metal Panel	2%	0-2	$10,600	LIFE	* *	5	$3,900	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout Kitchen								
Plaster	60%			LIFE	* *	5	$58,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Iron Picket	35%	2-4	$5,200	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	15%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Enclosure Around Rooftop Garden								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Marion Street Facing Rear Activity Yard								
Explanation : Staining On Wall From Activity Yard Runoff								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Marion Street Side								
Explanation : Dumpster Area Used As Parking								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Site Pavements								
Activity Yard								
Asphalt	95%	0-2	$4,400	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$400	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	28%			2034	$68,700	5	$700	
Molded Case Bkrs	70%			2034	$171,700	5	$1,900	
Molded Case Bkrs	2%			2051	* *	5	$100	
Wiring								
Braided Cloth	70%	2-4	$245,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Room B12								
Explanation : Connected To Main Water Pipe								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Lighting								
Interior Lighting								
Fluorescent	94%			2035	$1,449,200	10	$87,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%	0-2	$14,300	2045	* *	2		
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Fan Room 2nd Floor								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium And Kitchen								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$86,800	10	$12,200	
Exit, Battery	50%			2030	$73,300	10	$3,400	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$194,100	1	$37,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$62,200	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$240,500	5	$31,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks, Fuel Source Was Recently Converted From No.6 Oil To No.4								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2033	$811,300	1	$90,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	10%	Now	$4,500	2033	$90,100	1	$9,000	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Unit Number 2, Boiler Room								
Distribution								
Steam Piping/Pump	10%	Now	$41,400	2035	$82,800			
Broken, Extent : Severe, Area Affected : 50%								
Location : One Of Vacuum Pump Broken. Boiler Room								
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : The Condensate Tank, Boiler Room								
Steam Piping/Pump	90%			2035	$745,400			
Terminal Devices								
Air Handler	20%			2030	$389,200	1	$12,500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement And Second Floor Fan Rooms								
Convector/Radiator	80%			2040	* *	1	$26,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Various								
Controls								
Pneumatic	100%			2033	$1,998,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Auditorium And Main Distribution Frame Room								
Explanation : 8 Units								
Window/Wall Unit	70%			2030	$274,300	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2040	* *	1	$3,300	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2040	* *	2	$7,000	
No Component	90%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,300	
Exhaust Fans								
Interior	20%	4+	$9,200	2030	$91,700	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement And Second Floor Fan Rooms								
Roof	30%			2030	$60,200	2	$900	
Roof	50%			2040	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$13,200	2033	$264,100	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Main Water Valve In Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$1,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Leaking In Fitting. Gymnasium								
Cast Iron	90%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	0-2	$2,700	2035	$54,200	4	$4,000	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$28,600	1-2	$600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Fire Pump								
Generic	100%			2038	* *	1	$18,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fire Pump Serves Existing Sprinkler System								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 40 - BK
Asset # : 1425

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 40 - M**		
Address	: **320 EAST 20 STREET @ 2ND AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M040**
Program / Asset #	: **BOE0021.000 / 1662**	**Yr Built/Renovated**	: **1899 / 2013**
Area Sq Ft	: **95,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Apr-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **925** **Lot** : **12**	**BIN**	: **1020513**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,359,300	$433,900
Interior Architecture	$393,600	$3,920,600
Electrical	$543,800	$264,200
Mechanical	$1,391,700	$227,300
Total	**$3,688,400**	**$4,845,900**
Importance Code A	$1,359,300	$433,900
Importance Code B	$2,329,200	$4,040,500
Importance Code C		$371,600
Total	**$3,688,400**	**$4,845,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$71,900			$3,400
Interior Architecture	$80,200		$5,300	$22,000
Electrical	$74,500	$3,200	$2,300	$2,600
Mechanical	$106,500	$4,400	$6,600	$8,600
Site Pavements	$7,900			
Total	**$341,000**	**$7,600**	**$14,200**	**$36,600**
Importance Code A	$72,100			$3,400
Importance Code B	$256,500	$7,600	$14,200	$29,900
Importance Code C	$12,400			$3,300
Total	**$341,000**	**$7,600**	**$14,200**	**$36,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	30%	Now	$183,900	LIFE	* *	5	$282,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Window Surrounds								
Copper/Terne	5%			2067	* *	10	$14,100	
Masonry: Brick	55%			LIFE	* *	5	$66,200	
Masonry: Granite	5%			LIFE	* *	5	$4,500	
Stucco Cement	5%	Now	$17,500	2037	* *	5	$7,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 9th Street Play Yard								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 9th Street Facade At Play Yard								
Windows								
Aluminum	100%	Now	$1,175,400	2048	* *	5	$20,100	
Air Infiltration, Extent : Severe, Area Affected : 60%								
Location : Various Locations Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Various Locations Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Classrooms								
Unit Inoperable, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Staircase C At Bulkhead								
Explanation : Missing Window Unit								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,300	
Copper/Terne	5%			2067	* *	5	$5,100	
Masonry: Brick	80%			LIFE	* *	5	$16,900	
Metal: Cage/Fence	5%			2045	* *	5-10	$8,200	
Roof								
Built-Up (BUR)	15%			2032	$85,500	10	$7,200	
Modified Bitumen	65%			2037	* *	10	$31,000	
Paver: Asphalt	10%			2041	* *	10	$7,200	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Explanation : Rubber Matting For Rooftop Play Area								
Slate	10%	Now	$6,800	LIFE	* *			
Loose Units, Extent : Severe, Area Affected : 10%								
Location : 20th Street Main Entrance 1899 Building								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$24,800	LIFE	* *	5	$31,100	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Of 1925 Wing. Electrical Room								
Ceramic Tile	5%			2041	* *	5	$7,100	
Mosaic Tile	5%			2037	* *	5	$17,800	
Vinyl Tile	45%	2-4	$36,200	2037	* *	3	$24,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Corridor								
Vinyl Tile 9" X 9"	30%			2032	$3,495,600	3	$16,000	
Wood	5%	Now	$260,700	2072	* *	5	$6,700	
Deflection Evident, Extent : Severe, Area Affected : 30%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$10,300	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Of 1925 Wing. Electrical Room								
Ceramic Tile	5%			2035	$371,600	5	$6,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,300	
Masonry: Brick	10%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$21,800	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$21,300	
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,600	
Plaster	60%	2-4	$132,900	LIFE	* *	5	$53,400	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Science Room 501								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$5,800	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 20th Street								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 20th Street								
Explanation : Sidewalk Hatch Door Broken								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,100	2037	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Into Basement Storage Room								
Explanation : Water Penetration								
Activity Yard								
Pavers/Stone	30%			2041	* *			
Rubber Matting	60%			2037	* *			
No Component	10%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2042	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : One 1600 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2032	$9,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : One 400 Ampere Main Disconnect Switch For Air Condition								
Switchgear / Switchboard								
Fused Disc Sw	60%			2042	* *	5	$200	
Fused Knife Sw	40%	2-4	$93,200	2062	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 2 Basement								
Raceway								
Conduit	60%			2032	$124,000	1		
Conduit	40%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5	$100	
Fused Disc Sw	5%			2031	$12,300	5	$100	
Fused Knife Sw	5%	0-2	$12,300	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	10%	2-4	$24,500	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor								
Molded Case Bkrs	30%			2048	* *	5	$800	
Molded Case Bkrs	45%			2031	$110,400	5	$1,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$179,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2052	* *	1		
Thermoplastic	10%			2032	$29,900	1		
Motor Controllers								
Locally Mounted	80%			2030	$97,800	5	$500	
Variable Frequency Drive	20%			2045	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$700	
Generic	50%	2-4	$5,300	LIFE	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	* *	10	$82,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$11,500	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
HID	20%			2027	$90,800	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	* *	1	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2027	$18,300	1	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	$5,600	
Distribution								
Steam Piping/Pump	100%	Now	$15,600	2042	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Vacuum Pump								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Thermostats For Rooms 406, 408.								
Terminal Devices								
Air Handler	20%	Now	$36,600	2037	* *	1	$10,600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Blower For Auditorium And Cafetaria Not Working								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : For Auditorium And Cafeteria								
Convector/Radiator	70%			2030	$556,800	1	$21,500	
Fan Coil Unit/Heat	10%			2027	$241,200	1	$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%	Now	$8,000	2032	$160,000	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 3 Units, Roof								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Explanation : All 3 Units Are Down Frequently.								
Split Unit	10%			2037	* *			
Window/Wall Unit	60%			2027	$221,100	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$18,500	
No Component	65%							
Exhaust Fans								
Interior	15%			2037	* *	2	$400	
Roof	20%			2032	$37,800	2	$600	
No Component	65%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2042	* *	1		
Galvanized Steel	30%			2030	$372,600	1		
HW Heat Exchanger								
Steam Fired	100%			2058	* *	4	$9,400	
Sanitary Piping								
Cast Iron	100%	0-2	$24,500	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	0-2	$17,200	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor Bathroom								
Explanation : Missing Floor Drain								
Sump Pump(s)								
Non-Submersible	50%			2032	$9,700	4	$1,500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement At 20th Street Side								
Explanation : 1 Unit								
Submersible	50%			2027	$1,500	4	$1,500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement At 19th Street Side								
Explanation : 5 Units								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2032	$67,300	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 40 - Q**		
Address	: **109-20 UNION HALL STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q040**
Program / Asset #	: **BOE0700.000 / 2271**	**Yr Built/Renovated**	: **1912 / 2014**
Area Sq Ft	: **102,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **12151** **Lot** : **1**	**BIN**	: **4263341**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,076,300
Interior Architecture	$3,451,400	$9,318,700
Electrical	$433,100	$260,700
Mechanical	$1,955,300	$2,556,400
Site Enclosure	$68,400	
Total	**$5,908,200**	**$13,212,000**
Importance Code A		$1,076,300
Importance Code B	$5,839,800	$11,489,900
Importance Code C	$68,400	$645,900
Total	**$5,908,200**	**$13,212,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,700	$3,900		
Interior Architecture	$55,100			$16,400
Electrical	$9,500	$28,100	$10,900	$9,500
Mechanical	$15,800	$33,700	$24,800	$16,200
Site Pavements	$79,500			
Total	**$208,600**	**$65,700**	**$35,600**	**$42,100**
Importance Code A	$58,800	$14,200	$10,100	$10,100
Importance Code B	$56,800	$51,500	$25,500	$32,000
Importance Code C	$93,100			
Total	**$208,600**	**$65,700**	**$35,600**	**$42,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$146,700	
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : West Facade								
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$48,700	2041	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$19,900	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,900	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%			2033	$799,000	10	$66,900	
Copper/Terne	2%			2061	* *	10	$3,500	
Metal Panel	3%			2038	* *	10	$3,900	
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2036	$581,700	5	$10,100	
Terrazzo	5%			LIFE	* *	5	$7,900	
Traffic Topping	5%	Now	$98,500	2033	$492,300	5	$6,300	
Wrinkling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Stairs								
Vinyl Tile	30%	Now	$342,000	2033	$1,710,000	3	$22,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	35%	Now	$2,887,800	2033	$5,775,600	3	$26,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Wood	10%	2-4	$123,100	2048	* *	5	$18,900	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Gymnasium And Auditorium								
Interior Walls								
Ceramic Tile	5%	2-4	$12,900	2036	$645,900	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Folding Partition	5%			2041	* *	5	$28,700	
Masonry: Brick	10%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$44,700	
SGFT/Glazed Masonry	10%	0-2	$42,200	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,100	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Storage Room In Basement								
Plaster	90%			LIFE	* *	5	$113,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

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
Site Enclosure								
Fence/Gates								
Chain Link	35%			2043	* *			
Iron Picket	65%	0-2	$68,400	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$41,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$19,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$18,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Stair E And F								
Activity Yard								
Asphalt	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Recent Repairs Evident								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	70%			2053	* *	1		
Conduit	30%			2033	$74,900	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	95%			2049	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$93,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	10%			2028	$6,400	1		
Emergency, Battery	40%			2028	$70,100	10	$9,800	
Exit, Battery	50%			2041	* *	10	$3,400	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$269,400	1-3	$62,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

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
Heating								
Terminal Devices								
Air Handler	50%			2028	$982,700	1	$31,500	
Convector/Radiator	40%			2031	$341,600	1	$13,200	
Fan Coil Unit/Heat	10%			2028	$259,000	1	$3,300	
Controls								
Pneumatic	100%			2031	$2,018,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$124,000			
Window/Wall Unit	75%			2027	$296,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	90%			2028	$416,900	2	$2,800	
Roof	10%			2033	$20,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallon Temporary Unit. Quantity 1.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,900	4	$2,200	
Backflow Preventer								
Generic	100%			2033	$46,600	1	$6,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$72,200	1-2	$1,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 41 - BK**		
Address	: **411 THATFORD AVENUE BTWN: NEWPORT ST., RIVERDALE AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K041**
Program / Asset #	: **BOE0372.000 / 1411**	**Yr Built/Renovated**	: **1965 / 2014**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3604** **Lot** : **1**	**BIN**	: **3082389**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$208,400	$111,000
Interior Architecture	$8,112,600	
Electrical	$467,500	$711,500
Mechanical	$264,700	$1,138,000
Total	**$9,053,300**	**$1,960,500**
Importance Code A	$208,400	$111,000
Importance Code B	$8,699,200	$1,849,500
Importance Code C	$145,600	
Total	**$9,053,300**	**$1,960,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,800	$600	$18,200	
Interior Architecture	$18,200	$31,600	$3,900	$11,100
Electrical	$9,400	$22,400	$10,200	$8,900
Mechanical	$9,000	$3,500	$11,300	$3,500
Site Enclosure	$43,000			
Site Pavements	$26,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$120,400**	**$65,300**	**$50,900**	**$30,700**
Importance Code A	$6,800	$800	$18,200	
Importance Code B	$82,700	$64,500	$32,600	$30,700
Importance Code C	$30,800			
Total	**$120,400**	**$65,300**	**$50,900**	**$30,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$13,600	
Masonry: Brick Cavity	93%	4+	$90,100	LIFE	* *	5	$50,500	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Granite Panels	2%	2-4	$6,800	LIFE	* *	5	$800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Base Of Building								
Windows								
Aluminum	100%			2049	* *	5	$36,400	
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$2,800	
Metal Rail	50%			2046	* *	5-10	$99,600	
Pre-Cast Concrete	25%			LIFE	* *	5	$17,300	
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Modified Bitumen	95%			2038	* *	10	$118,300	
Soffits								
Stucco Cement	60%			2038	* *	5	$1,200	
Wood	40%			2046	* *	5	$1,600	
Interior								
Floors								
Carpet	5%			2032	$114,400	3	$9,500	
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Ceramic Tile	5%	Now	$18,200	2042	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Kitchen And Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Kitchen And Toilets								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	5%			2038	* *	3	$2,400	
Vinyl Tile 9" X 9"	70%	Now	$724,300	2028	$7,242,700	3	$33,200	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Throughout Basement And 1st Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$59,200	2042	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen, Toilet								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Gypsum Board	15%			LIFE	* *	5	$18,900	
Plaster	33%	0-2	$86,400	LIFE	* *	5	$20,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	2%			LIFE	* *	5	$16,800	
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$19,000	
AcousTileConcealSpLn	20%			2038	* *	5	$31,600	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
AcousTileSusp.Lay-In	10%			2038	* *	5	$12,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *	5	$3,200	
Plaster	35%			LIFE	* *	5	$27,600	
Wood	3%			LIFE	* *	5	$33,200	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2043	* *			
Iron Picket	90%	Now	$27,500	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$15,400	2068	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Newport Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$23,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	2%	Now	$3,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entry Steps								
Masonry: Granite	8%			LIFE	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	20%			2055	* *	5	$500	
Molded Case Bkrs	70%			2032	$171,700	5	$1,700	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$59,700	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	50%			2050	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

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
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$81,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$11,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	30%			2038	* *	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$174,900	1	$34,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$56,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets, Basement, Gymnasium, Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Boiler Room Is Under Construction								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside Of The Building								
Explanation : Boiler Room Is Under Construction. 1 Temporary Steam Boiler Is Being Used.								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

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
Heating								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	15%			2033	$263,000	1	$8,400	
Convector/Radiator	85%			2031	$647,700	1	$25,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2028	$264,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Interior	20%			2033	$82,700	2	$600	
Roof	80%			2033	$144,600	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	$4,800	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve, Basement Room B3.								
Brass/Copper	80%			2043	* *	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Temporary Electrical Hot Water Heater Being Used.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2053	* *	1-2	$2,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 41 - M**
Address : **116 WEST 11 STREET BTWN: AVENUE OF THE AMERICAS,**
Borough : **MANHATTAN**
Program / Asset # : **BOE0022.000 / 692**
Area Sq Ft : **81,000**
Date of Survey : **23-Sep-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **606** **Lot** : **49**
Agency's Number : **M041**
Yr Built/Renovated : **1958 / 2014**
Project Type : **EDUCATION**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
BIN : **1010543**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$115,400	$202,300
Interior Architecture	$4,937,700	$53,300
Electrical	$76,100	$822,600
Mechanical	$313,000	$1,581,400
Total	**$5,442,200**	**$2,659,600**
Importance Code A	$115,400	$202,300
Importance Code B	$5,326,800	$2,457,300
Total	**$5,442,200**	**$2,659,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,000	$3,500		
Interior Architecture	$38,600	$22,900	$5,100	$6,800
Electrical	$9,200	$79,600	$8,500	$9,100
Mechanical	$40,800	$45,400	$23,400	$15,300
Site Pavements	$33,500			
Total	**$176,000**	**$151,300**	**$37,000**	**$31,200**
Importance Code A	$62,000	$11,700	$8,000	$8,000
Importance Code B	$110,400	$139,600	$29,000	$23,100
Importance Code C	$3,700			
Total	**$176,000**	**$151,300**	**$37,000**	**$31,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$600	
Glazed Ceramic Panel	10%			LIFE	* *	5	$23,600	
Masonry: Brick	35%			LIFE	* *	5	$17,600	
Metal/Glass Curt Wall	50%			LIFE	* *	5	$47,100	
Window Wall	3%			2053	* *	5	$5,700	
Windows								
Aluminum	90%	Now	$115,400	2049	* *	5	$10,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Steel	10%			2032	$202,300	5	$30,100	
Parapets								
Glazed Ceramic Panel	5%			2053	* *	5-10	$3,300	
Masonry: Brick	85%			LIFE	* *	5	$5,400	
Metal Panel	2%			2053	* *	5	$500	
Pre-Cast Concrete	8%			LIFE	* *	5	$3,200	
Roof								
Built-Up (BUR)	65%	Now	$38,900	2038	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Rooms 403, 430 And Corridor Next To Room 428, Cafeteria								
Copper/Terne	5%			2061	* *	10	$11,500	
Green, Roof Inaccessible	30%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Green Roof								
Explanation : Reports Of Water Penetration								
Soffits								
Alum/Vinyl Siding	70%			2053	* *	10	$3,000	
Cast in Place Concrete	30%			LIFE	* *	5	$20,300	
Interior								
Floors								
Cast in Place Concrete	18%			LIFE	* *	5	$53,300	
Ceramic Tile	5%	Now	$21,300	2042	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen, 4th Floor Girls Toilet Room								
Terrazzo	2%	4+	$14,200	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%			2038	* *	3	$15,200	
Vinyl Tile 9" X 9"	40%	Now	$4,842,400	2043	* *	3	$20,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout And Cafeteria								
Wood	5%			2048	* *	5	$12,700	

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2042	* *	5	$6,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,300	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$24,700	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$95,400	2038	* *	5	$6,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Cafeteria, Gymnasium								
AcousTileConcealSpLn	20%			2038	* *	5	$33,100	
Exposed Struc: Concrete	50%			LIFE	* *	5	$10,300	
Metal Panel	2%			LIFE	* *	5	$3,300	
Plaster	18%			LIFE	* *	5	$14,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$600	2038	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Front Of School On 11th Street								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	90%	4+	$23,600	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2041	* *			
Rubber Matting	5%	0-2	$9,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								

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

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

DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Vertical Sections								
Raceway								
Conduit	90%			2033	$203,200	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$13,400	5	$100	
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	85%			2049	* *	5	$1,800	
Molded Case Bkrs	5%			2032	$13,400	5	$100	
Wiring								
Thermoplastic	25%			2033	$81,600	1		
Thermoplastic	75%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2031	$53,500	5	$200	
Locally Mounted	60%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$66,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$76,100	10	$9,800	
Exit, Service	50%			2028	$19,500	1		
Exterior Lighting								
HID	10%			2028	$42,300	10		
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$170,200	1	$30,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front, Rear And Hallways								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$233,800	1-3	$51,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$25,100	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$80,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$72,600	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2033	$341,200	1	$10,000	
Convector/Radiator	80%			2038	* *	1	$20,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2038	* *	1	$3,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Window/Wall Unit	70%	0-2	$24,000	2028	$240,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 5 Malfunctioning Window, Wall Units								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$281,400	1	$10,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$5,600	
No Component	90%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,200	
Exhaust Fans								
Interior	50%			2033	$201,000	2	$1,200	
Roof	50%			2033	$88,000	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$231,500	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$19,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Instantaneous Type With Storage Tank								
HW Heat Exchanger								
Steam Fired	100%			2033	$438,400	4	$8,000	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : It Has Been Used For Long Time								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,800	4	$2,600	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 41 - Q**
Address : **214-43 35 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0701.000 / 2272**
Area Sq Ft : **56,000**
Date of Survey : **10-Feb-2022**
Areas Surveyed : **Roof, Floors 1,2,3**
Block : **6121** **Lot** : **1**

Agency's Number : **Q041**
Yr Built/Renovated : **1916 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4135975**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$83,600
Interior Architecture	$2,392,800	$1,030,500
Electrical	$102,200	$153,000
Mechanical	$648,000	$842,000
Total	**$3,143,000**	**$2,109,000**
Importance Code A		$83,600
Importance Code B	$3,143,000	$1,205,800
Importance Code C		$819,600
Total	**$3,143,000**	**$2,109,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,300			
Interior Architecture	$68,600	$17,300		$2,300
Electrical	$400	$34,000		
Mechanical	$104,500	$7,900	$12,800	$7,900
Total	**$224,700**	**$59,300**	**$12,800**	**$10,200**
Importance Code A	$101,300	$5,700	$5,500	$5,500
Importance Code B	$123,500	$53,600	$7,300	$4,700
Importance Code C				
Total	**$224,700**	**$59,300**	**$12,800**	**$10,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,300	
Masonry: Brick	90%			LIFE	* *	5	$83,600	
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	100%	4+	$22,300	2049	* *	5	$11,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,300	
Masonry: Brick Cavity	90%			LIFE	* *	5	$14,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,100	
Roof								
Built-Up (BUR)	100%	Now	$29,000	2038	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Around Roof Drains In 2nd Floor Classrooms, 201 And 202								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$12,700	LIFE	* *	5	$16,000	
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Emergency Stair Behind Auditorium Exit 4								
Ceramic Tile	5%			2036	$210,900	5	$3,700	
Vinyl Tile	25%	Now	$10,300	2038	* *	3	$6,800	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Room B-2								
Vinyl Tile 9" X 9"	40%			2028	$2,392,800	3	$11,000	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Auditorium								
Wood	20%			2048	* *	5	$27,400	
Interior Walls								
Ceramic Tile	20%			2036	$819,600	5	$14,500	
Marble Panels	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	$16,400	
Ceilings								
Plaster	100%	4+	$45,500	LIFE	* *	5	$45,700	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	5%			2038	* *			
Under Construction	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2063	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2063	* *	5	$1,500	
Raceway								
Conduit	55%			2033	$81,400	1		
Under Construction	45%							
Panelboards								
Fused Disc Sw	5%			2032	$7,200	5	$100	
Molded Case Bkrs	50%			2032	$71,500	5	$700	
Under Construction	40%							
Under Construction	5%							
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$20,400	1		
Under Construction	40%							
Motor Controllers								
Locally Mounted	60%			2031	$44,000	5	$200	
Under Construction	40%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

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
Lighting								
Interior Lighting								
Fluorescent	58%			2038	* *	10	$29,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Under Construction	40%							
Egress Lighting								
Emergency, Battery	25%			2038	* *	10	$3,400	
Exit, Service	25%			2038	* *	1		
Under Construction	25%							
Under Construction	25%							
Exterior Lighting								
No Component	70%							
Under Construction	30%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$50,000	2038	* *	1	$49,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Tubes On Both Boiler No. 2 Boiler Defective Interlock And Firing Problem								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	0-2	$27,600	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Steam Piping/Pump	80%			2033	$367,300			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

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
Heating								
Terminal Devices								
Air Handler	20%			2028	$215,800	1	$6,900	
Convector/Radiator	70%			2031	$328,200	1	$12,700	
Fan Coil Unit/Heat	10%	0-2	$14,200	2028	$142,200	1	$1,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Steam Leaking From Coils. Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	$3,300	2027	$65,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 5 Percent Is Not Working. Various Locations								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,200	
Exhaust Fans								
Interior	60%			2028	$152,600	2	$1,000	
Roof	40%			2033	$44,500	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$7,300	2031	$146,400	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main In Basement Lunchroom								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$72,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : House Traps Blockage, Clogged. Sewage Backups Occasionally								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$11,500	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$23,800	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 41 - SI**
Address : **216 CLAWSON ST AT LOCUST AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0929.000 / 1436**
Area Sq Ft : **65,000**
Date of Survey : **29-Feb-2024**
Areas Surveyed : **Basement, Floors 1,2,3**
Block : **3639** **Lot** : **35**
Agency's Number : **R041**
Yr Built/Renovated : **1924 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5052659**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,158,900	$75,500
Interior Architecture	$65,400	$705,200
Electrical	$163,500	$435,900
Mechanical	$1,052,200	$1,995,100
Total	**$2,440,000**	**$3,211,800**
Importance Code A	$1,158,900	$75,500
Importance Code B	$1,215,700	$3,136,200
Importance Code C	$65,400	
Total	**$2,440,000**	**$3,211,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$47,800
Interior Architecture	$122,300	$50,700		$5,400
Electrical	$6,100	$7,800	$6,900	$6,100
Mechanical	$54,100	$36,600	$7,800	$43,300
Site Enclosure	$2,800			
Site Pavements				
Total	**$185,300**	**$95,100**	**$14,700**	**$102,500**
Importance Code A				$47,800
Importance Code B	$130,500	$95,100	$14,700	$54,700
Importance Code C	$54,800			
Total	**$185,300**	**$95,100**	**$14,700**	**$102,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	85%			LIFE	* *	5	$75,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floors								
Masonry: Granite	10%			LIFE	* *	5	$6,700	
Windows								
Aluminum	100%			2051	* *	5	$21,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Windows								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,400	
Masonry: Brick	90%			LIFE	* *	5	$8,500	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 60%								
Location : Main Roof								
Painted Surfaces, Extent : Light, Area Affected : 60%								
Location : Inner Side Of Parapets On Main Roof								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Roof								
Copper/Terne	5%			2063	* *	10	$6,300	
IRMA/Protected Membrane	95%			2030	$1,158,900	10	$47,800	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Not Accessible Due To Construction								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Ceramic Tile	5%			2038	* *	5	$5,000	
Marble Panels	5%			LIFE	* *	5	$3,700	
Quarry Tile	2%			2048	* *	5	$3,000	
Sheet Vinyl/Rubber	3%			2040	* *	5	$4,500	
Vinyl Tile	25%	Now	$14,100	2035	$705,200	3	$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	50%			2038	* *	5	$93,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 1%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%	Now	$45,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Foundation Wall								
Ceramic Tile	5%	Now	$6,600	2044	* *	5	$2,900	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Bathrooms								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	45%	Now	$65,400	LIFE	* *	5	$15,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor								
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	5%			LIFE	* *	5	$23,300	
Ceilings								
AcousTile,Adhered	10%	Now	$6,600	2040	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Plaster	80%	Now	$49,700	LIFE	* *	5	$49,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Roof Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Site Enclosure								
Fence/Gates								
Chain Link	80%			2045	* *			
Iron Picket	20%	Now	$2,800	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout Perimeter Fence								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along Clawson Street								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	5%			LIFE	* *			
Masonry: Marble	5%			LIFE	* *	5		
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	65%			2038	* *			
Cast in Place Concrete	10%			2040	* *			
Rubber Matting	10%			2035	$30,700			
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	90%			2034	$165,500	5	$1,500	
Wiring								
Braided Cloth	80%	2-4	$163,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2061	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
LED	100%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$7,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney								
Explanation : Air Terminals And Downleads								
Alarm								
Security System								
Generic	50%			2043	* *	1	$12,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Corridors And Lobby								
Explanation : CCTV System								
Generic	50%			2043	* *	1	$12,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$40,100	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$152,700	5	$20,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks. Boiler Replacement Is In Progress. 1 Temporary Boiler Is Being Used.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside Of The Building								
Explanation : Two 10,000 Gallon Tanks. Boiler Replacement Is In Progress. 1 Temporary Boiler Is Being Used.								
Distribution								
Steam Piping/Pump	90%			2035	$479,700			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Steam Piping/Pump	5%			2035	$26,600			
Broken, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump In Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump In Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Replacement Of Vacuum Pump Is Included In Construction Project.								
Steam Piping/Pump	5%	Now	$500	2035	$26,600			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Room 205, 305 And 313.								
Explanation : Lack Of Steam Supply								
Terminal Devices								
Air Handler	20%			2030	$250,500	1	$8,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	60%			2033	$326,600	1	$12,600	
Fan Coil Unit/Heat	20%			2030	$330,000	1	$4,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

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
Heating								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	$128,000	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$8,800	2030	$176,500	1		
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,200	
Exhaust Fans								
Interior	100%			2030	$295,200	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$854,800	1		
Sanitary Piping								
Cast Iron	100%	Now	$41,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Back Yard								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$13,300	4	$1,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Replacement Of Water Heater Is Included In Construction Project.								
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 300 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$18,400	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 42 - M**		
Address	: **71 HESTER STREET BTWN ORCHARD ST. - LUDLOW ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M042**
Program / Asset #	: **BOE0023.000 / 1663**	**Yr Built/Renovated**	: **1899 / 2009**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **309** **Lot** : **1**	**BIN**	: **1003998**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$368,800	$165,700
Interior Architecture	$477,900	$207,300
Electrical		$2,022,700
Mechanical	$146,400	$975,200
Total	**$993,200**	**$3,370,800**
Importance Code A	$368,800	$165,700
Importance Code B	$470,400	$3,205,100
Importance Code C	$154,000	
Total	**$993,200**	**$3,370,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,300	$18,100		
Interior Architecture	$227,500		$2,900	$10,000
Electrical	$21,400	$6,900	$7,200	$8,900
Mechanical	$106,200	$9,800	$10,400	$9,800
Site Pavements	$24,700			
Total	**$387,100**	**$34,800**	**$20,400**	**$28,800**
Importance Code A	$14,800	$25,400	$7,300	$7,300
Importance Code B	$291,200	$9,400	$13,100	$21,400
Importance Code C	$81,100			
Total	**$387,100**	**$34,800**	**$20,400**	**$28,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$163,700	
Masonry: Brick	80%	Now	$141,400	LIFE	* *	5	$83,800	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Building Corners								
Masonry: Limestone	10%	Now	$84,500	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%			2058	* *	5	$36,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$71,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,600	
Roof								
Built-Up (BUR)	97%			2044	* *	10	$43,100	
Copper/Terne	3%			2051	* *	10	$3,300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$75,200	
Ceramic Tile	1%	Now	$6,600	2039	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staff Restrooms								
Ceramic Tile	5%			2049	* *	5	$5,700	
Mosaic Tile	3%	Now	$16,500	2041	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Quarry Tile	2%			2041	* *	5	$3,400	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%			2036	$153,500	5	$3,400	
Vinyl Tile	67%	Now	$43,400	2041	* *	3	$28,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Computer Room 4th Floor								
Vinyl Tile 9" X 9"	3%	Now	$56,300	2046	* *	3	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Rooms 309, 504								
Wood	2%	0-2	$14,000	2051	* *	5	$2,100	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$84,700	2039	* *	5	$3,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,000	
Masonry: Brick	15%			LIFE	* *	10	$6,800	
Plaster	60%			LIFE	* *	5-10	$76,700	
SGFT/Glazed Masonry	10%	Now	$69,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$21,700	LIFE	* *	5	$30,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	10%	Now	$9,400	2041	* *	5	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Terracotta Infill								
Plaster	75%	Now	$267,600	LIFE	* *	5	$53,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2046	* *			
Iron Picket	50%			2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Perimeter Fence								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corner Orchard And Hester Streets								
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Perimeter Fencing								
Masonry: Brick	10%			2046	* *			
Retaining Walls								
Masonry: Brick	100%			2046	* *			
Site Pavements								

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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DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$18,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Hester Street								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entrance								
Explanation : Repair In Progress								
Activity Yard								
Cast in Place Concrete	95%	2-4	$6,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Play Yard								
Explanation : Construction Staging								
Rubber Matting	5%			2036	$12,800			
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Matting								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2062	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2056	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2062	* *	5	$200	
Fused Disc Sw	50%			2056	* *	5	$200	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Disc Sw	3%			2052	* *	5	$100	
Molded Case Bkrs	30%			2052	* *	5	$600	
Molded Case Bkrs	60%			2035	$110,400	5	$1,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Under 600 Volts								
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$400	
Locally Mounted	20%			2034	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$1,073,100	10	$64,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	5%			2031	$105,000	2	$100	
Egress Lighting								
Emergency, Battery	50%			2031	$63,600	10	$8,900	
Exit, Battery	50%			2031	$53,700	10	$2,500	
Exterior Lighting								
HID	10%			2031	$35,400	10		
LED	10%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2031	$71,100	1	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2044	* *	1	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$195,500	1-3	$47,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bell And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Using No.2 Oil Only Due To Undersized Gasoline Piping								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$73,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$42,600	2046	* *	4	$3,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Check Valve Broken								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump Is Not Working And Chemical Feed Is Not Working.								
Steam Traps Faulty, Extent : Severe, Area Affected : 75%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	90%			2034	$557,700	1	$21,500	
Fan Coil Unit/Heat	10%	Now	$9,400	2036	$187,900	1	$2,200	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Basement								
Controls								
Pneumatic	100%	0-2	$146,400	2037	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%	Now	$9,000	2041	* *			
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Main Distribution Frame								
Window/Wall Unit	80%			2031	$229,600	1		
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Various								
Explanation : Inefficiently								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,500	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

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
Ventilation								
Exhaust Fans								
Interior	5%			2031	$16,800	2	$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2041	* *	1		
Water Heater With Tanks								
Electric	30%			2031	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Kitchen								
Explanation : 1 Unit 40 Gallons								
Gas Fired	70%			2034	$24,500	2		
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Basement								
Explanation : 75 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$19,100	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Area								
Explanation : The Boiler Drains Are Undersized								
Storm Drain Piping								
Cast Iron	100%	Now	$13,400	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : Water Backs Up From Storm Drain When It Rains Due To Undersized Drain Pipe								
Sump Pump(s)								
Non-Submersible	100%	Now	$800	2041	* *	4	$1,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Motor, Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$31,400	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 42 - Q**
Address : **488 BEACH 66 STREET @THURSBY AVE.**
Borough : **QUEENS**
Agency's Number : **Q042**
Program / Asset # : **BOE0702.000 / 2803**
Yr Built/Renovated : **1925 / 2011**
Area Sq Ft : **121,000**
Project Type : **EDUCATION**
Date of Survey : **15-Nov-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **16039** **Lot** : **14** **BIN** : **4302817**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$61,800	
Interior Architecture	$3,916,200	$62,900
Electrical	$105,000	$3,244,300
Mechanical	$1,936,100	$2,862,900
Total	**$6,019,200**	**$6,170,100**
Importance Code A	$61,800	
Importance Code B	$5,370,200	$6,170,100
Importance Code C	$587,100	
Total	**$6,019,200**	**$6,170,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$71,900			$7,000
Interior Architecture	$25,800	$42,800	$18,800	$11,300
Electrical	$19,700	$25,200	$22,900	$20,700
Mechanical	$140,400	$22,300	$32,900	$21,300
Site Enclosure	$8,600			
Site Pavements	$6,400			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$288,200**	**$105,600**	**$90,000**	**$75,700**
Importance Code A	$111,200	$10,700	$10,700	$17,900
Importance Code B	$162,000	$94,900	$65,500	$57,800
Importance Code C	$15,000		$13,800	
Total	**$288,200**	**$105,600**	**$90,000**	**$75,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$35,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All 1925 Building Facade								
Explanation : Sidewalk Shed, Scaffoldings And Netting From Ground To Parapet Level								
Masonry: Brick Cavity	35%	Now	$44,400	LIFE	* *	5	$24,900	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Outside Of Classroom 506								
Masonry: Limestone	3%			LIFE	* *	5	$1,600	
Pre-Cast Concrete	2%			LIFE	* *	5	$4,600	
Stucco Cement	5%	Now	$61,800	2048	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Bulkheads								
Repairs in Progress, Extent : N/A, Area Affected : 30%								
Location : Bulkheads								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Bulkheads								
Window Wall	5%			2055	* *	5	$13,300	
Windows								
Aluminum	40%			2051	* *	5	$25,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : New Wing Building								
Explanation : Steel Screenings At Ground Level								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All 1925 Building Facades								
Explanation : Scaffoldings And Nettings								
Parapets								
Masonry: Brick Cavity	40%			LIFE	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Building								
Explanation : Brick Cavity With Stone Coping								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Old Wing Building								
Explanation : Brick With Stone Coping								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Exterior								
Roof								
Copper/Terne	5%			2075	* *	10	$8,400	
IRMA/Protected Membrane	35%	Now	$11,400	2040	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
Location : Roof Outside Of Classrooms 506 And 508								
Paver Block Ballast, Extent : Light, Area Affected : 5%								
Location : 2011 Building Roofs								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Old Wing Building Roof								
Explanation : Modified Bitumen								
Soffits								
Cast in Place Concrete	15%			LIFE	* *	5	$1,400	
Masonry: Brick	10%			LIFE	* *	5	$200	
Metal Panel	10%			2055	* *	5-10	$1,300	
Stucco Cement	65%	Now	$16,100	2048	* *	5	$1,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Soffits At Mechanical Penthouse Bulkheads								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Soffits At Mechanical Penthouse Bulkheads								
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Soffits Of Bulkheads								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Soffits Of Bulkheads								
Explanation : Rebars Exposed								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Interior								
Floors								
Cast in Place Concrete	9%	Now	$631,800	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Throughout Basement								
Ceramic Tile	5%			2044	* *	5	$10,100	
Marble Panels	2%	0-2	$18,100	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : 1925 Building, Hallways								
Quarry Tile	2%			2048	* *	5	$6,000	
Terrazzo	2%	4+	$7,700	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1925 Building, Hallways								
Vinyl Tile	10%	Now	$171,000	2040	* *	3	$7,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Locations And Near Room 634								
Vinyl Tile	30%			2040	* *	3	$22,700	
Vinyl Tile 9" X 9"	35%	Now	$2,310,400	2040	* *	3	$26,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Various Locations Especially Hallways								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : 1925 Building								
Wood	5%	Now	$61,500	2063	* *	5	$9,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Interior								
Interior Walls								
Ceramic Tile	6%			2044	* *	5	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Building								
Explanation : Bathrooms Hallways								
Ceramic Tile	6%			2044	* *	5	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2011 Building								
Explanation : Corridors, Kitchen And Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,200	
Folding Partition	2%			2051	* *	5	$11,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Area								
Explanation : Wooden								
Gypsum Board	20%			LIFE	* *	5	$27,500	
Masonry: Brick	5%	Now	$447,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 3%								
Location : Various Locations At Basement, Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 3%								
Location : Various Locations At Basement, Boiler Room At Top And Base Of Walls								
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1925 Building								
Explanation : Metal And Glass Stairwell Partition								
Plaster	49%	Now	$140,000	LIFE	* *	5	$33,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Exit, Stairwells G, H And Exit 9								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Various Locations Throughout								
Ceilings								
AcousTileSusp.Lay-In	32%			2048	* *	5	$64,400	
Exposed Struc: Concrete	10%	Now	$154,300	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Boiler Room And Mechanical Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Steel Beams								
Explanation : Fireproofing Materials								
Gypsum Board	3%			LIFE	* *	5	$7,500	
Plaster	50%			LIFE	* *	5	$62,900	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Rooms 620, 628, 634, 642, 506, Stair C								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	20%	2-4	$8,600	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Louver Fence At Generator, Rear Yard								
Under Construction	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Old Wing Building								
Explanation : Chain Link And Picket Fence								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Old Wing Building								
Explanation : Sidewalk Shed								
On-Site Walkways								
Cast in Place Concrete	45%	Now	$3,200	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Metal Tread At Beach 66th Street Steps								
Masonry: Granite	5%	Now	$3,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Steps At 1925 Building Entry On Beach 66th Street								
Under Construction	50%							
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Yard Of Old Wing Building								
Explanation : Closed								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	60%			2035	$149,700	1		
Conduit	40%			2045	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	60%			2034	$183,900	5	$1,900	
Molded Case Bkrs	40%			2043	* *	5	$1,300	
Wiring								
Braided Cloth	30%	2-4	$105,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Sections Of The Building								
Thermoplastic	70%			2045	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$37,200	5	$200	
Locally Mounted	80%			2040	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$37,200	
Generators								
Diesel	100%			2038	* *	1	$46,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,500	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	1%			2035	$20,600	10	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Compact Fluorescent Lights								
Fluorescent	97%			2035	$1,993,500	10	$119,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2035	$38,200	2		
LED	1%			2035	$38,200			
Egress Lighting								
Emergency, Service	50%			2035	$42,500	1		
Exit, Service	50%			2035	$29,700	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Lighting								
Exterior Lighting								
HID	15%			2035	$86,700	10	$100	
LED	15%			2035	$99,600			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	50%							
Generic	50%			2050	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Section Roof Only								
Explanation : Copper Type								
Alarm								
Security System								
Generic	100%			2035	$232,600	1	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$319,600	1-3	$74,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Furnace	30%			2040	* *	1	$20,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wings Roofs								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	10%	0-2	$29,300	2048	* *	1	$6,000	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : New Wing Penthouse. Boiler No.2 For Perimeter Heating Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 2 Units								
Steam Boiler	60%			2048	* *	1	$80,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	$1,500	2051	* *	4	$700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Condensate Return Piping								
Steam Piping/Pump	60%	0-2	$66,200	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Steam Riser Piping								
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Two Condensate, Vacuum Pump Not Working								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations, Defective Steam Traps								
No Component	30%							
Terminal Devices								
Air Handler	20%	0-2	$51,900	2040	* *	1	$15,000	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Heating, Ventilation No.1 Leaking								
Convector/Radiator	50%	0-2	$28,200	2040	* *	1	$19,600	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Room 428. Missing Radiator								
No Component	30%							
Controls								
Pneumatic	100%	0-2	$1,197,300	2033	$2,394,600			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Malfunctioning Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2040	* *	2	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : On New Wing Roofs								
Explanation : 4 Rooftop Package Units. R-407c								
Window/Wall Unit	40%			2030	$208,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$45,000	
Ductwork/Diffusers	40%	0-2	$242,200	LIFE	* *	2-5	$30,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Duct Of Ventilation Unit No.1								
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Ventilation Unit 3 And 4 Not Working								
Exhaust Fans								
Interior	60%			2035	$366,900	2	$2,500	
Roof	40%			2043	* *	2	$1,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Brass/Copper	40%	0-2	$141,700	2055	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 20%								
Location : Basement. One Booster Pump Not Working								
Water Heater With Tanks								
Gas Fired	60%			2034	$42,000	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : 200 Gallons								
Gas Fired	40%	0-2	$14,000	2030	$28,000	2		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Old Wing Water Heater Not Working								
Other Observation, Extent : Light, Area Affected : 40%								
Location : Basement								
Explanation : 75 Gallons								
Sanitary Piping								
Cast Iron	10%	Now	$34,700	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : School Front Yard								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,800	2040	* *	4	$2,800	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Basement. 2 Sump Pumps Not Working								
Backflow Preventer								
No Component	60%							
Generic	40%	0-2	$12,300	2040	* *	1	$3,000	
Abandoned in Place, Extent : Moderate, Area Affected : 50%								
Location : One Water Main Not Connected								
Fixtures								
Generic	50%							
Generic	50%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations In Old Wing								
Explanation : On Extended Life Time								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

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
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2061	* *	1-5	$27,200	
Sprinkler								
No Component	60%							
Generic	40%			2061	* *	1-2	$15,100	
Fire Pump								
No Component	60%							
Generic	40%			2044	* *	1	$10,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	

Other Observation, Extent : Moderate, Area Affected : 20%
Location : Kitchen
Explanation : 1 Set Kitchen Fiire Supression System On Hood 4 Feet X 14 Feet Which Equals 56 Square Feet

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 42 - SI**		
Address	: **380 GENESEE AVENUE @WAINWRIGHT AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R042**
Program / Asset #	: **BOE0967.000 / 1184**	**Yr Built/Renovated**	: **1968 / 2012**
Area Sq Ft	: **66,799**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5605** **Lot** : **1**	**BIN**	: **5074394**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,875,400
Interior Architecture	$182,600	$2,601,300
Electrical	$417,700	$354,700
Mechanical	$741,200	$3,823,800
Site Pavements	$699,900	$181,100
Total	**$2,041,400**	**$8,836,400**
Importance Code A		$2,471,600
Importance Code B	$1,858,900	$6,068,600
Importance Code C	$182,600	$296,100
Total	**$2,041,400**	**$8,836,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$113,500	$9,700		
Interior Architecture	$77,200	$17,800		$9,400
Electrical	$43,600	$15,800	$6,200	$6,300
Mechanical	$65,400	$19,300	$19,200	$8,900
Site Enclosure	$12,200			
Site Pavements	$49,500			
Total	**$361,300**	**$62,600**	**$25,400**	**$24,600**
Importance Code A	$143,300	$16,500	$6,600	$6,600
Importance Code B	$109,600	$46,100	$18,800	$18,000
Importance Code C	$108,400			
Total	**$361,300**	**$62,600**	**$25,400**	**$24,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	$29,100	
Granite Panels	15%			LIFE	* *	5	$7,300	
Pre-Cast Concrete	40%			LIFE	* *	5	$84,200	
Windows								
Aluminum	100%	0-2	$35,400	2041	* *	5	$7,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$3,500	
Metal Security Bars	3%	2-4	$1,100	2048	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Lower Roof Area								
Pre-Cast Concrete	57%	Now	$41,200	LIFE	* *	5	$31,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Upper Main Roof								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Upper Main Roof								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Main Roof								
Explanation : Painted Surface								
Roof								
Copper/Terne	5%			2048	* *	10	$9,700	
IRMA/Protected Membrane	95%	4+	$35,800	2033	$1,791,300			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Upper Main Roof								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Upper Main Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,900	
Ceramic Tile	5%			2036	$288,600	5	$5,000	
Terrazzo	7%	Now	$13,400	LIFE	* *	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair B								
Vinyl Tile	75%			2033	$2,121,200	3	$37,500	
Wood	3%			2048	* *	5	$5,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	$191,600	5	$3,400	
Concrete Masonry Unit	5%	2-4	$27,300	LIFE	* *	5	$2,300	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Folding Partition	2%			2041	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Gymnasium And Auditorium								
Explanation : Newly Identified Component								
Masonry: Brick	2%			LIFE	* *			
Plaster	48%	2-4	$27,100	LIFE	* *	5	$16,300	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Roof Bulkhead At Stairwell A								
SGFT/Glazed Masonry	35%	4+	$182,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd And 2nd Floor Corridor								
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$29,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Plaster	60%			LIFE	* *	5	$37,400	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Iron Picket	70%	4+	$12,200	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : North And West Sides Of Building								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	50%	0-2	$41,800	2036	$104,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cast in Place Concrete	50%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Site Pavements								
Activity Yard								
Asphalt	90%	0-2	$116,600	2029	$583,200			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Rubber Matting	10%	2-4	$7,700	2033	$76,600			
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 100 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	20%			2043	* *	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Disc Sw	20%	0-2	$36,800	2058	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Spaces								
Explanation : Obsolete Panelboards.								
Molded Case Bkrs	10%			2055	* *	5	$200	
Molded Case Bkrs	60%			2032	$110,400	5	$1,100	
Wiring								
Braided Cloth	60%	0-2	$122,600	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2059	* *	1		
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$61,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Egress Lighting								
Emergency, Battery	50%			2028	$57,400	10	$8,100	
Exit, LED	50%			2068	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$25,000	
Fire/Smoke Detection								
Generic, Analog	100%			2028	$176,400	1-3	$41,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$159,100	5	$20,700	
Conversion Equipment								
Steam Boiler	100%	Now	$29,800	2031	$596,200	1	$59,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Burners								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$54,800	2033	$547,700			
Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Heating								
Terminal Devices								
Air Handler	5%			2033	$64,400	1	$2,100	
Convector/Radiator	95%			2031	$531,400	1	$20,500	
Controls								
Pneumatic	100%	Now	$528,800	2031	$1,321,900			
Damaged, Extent : Severe, Area Affected : 20%								
Location : Valves And Tubing Throughout								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	25%	Now	$32,400	2028	$64,800	1		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
Window/Wall Unit	70%			2031	$181,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,300	
Exhaust Fans								
Interior	30%			2033	$91,000	2	$600	
Roof	70%	0-2	$92,900	2043	* *	2	$1,100	
Dented, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$330,700	4	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Not Energy Efficient								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$700	2033	$13,700	4	$1,400	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement Pump Has Broken Float								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$35,800	4	$2,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 42 - SI ANNEX**				
Address	: **25 AUGUSTA AVENUE @RICHMOND AVE.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **R848**
Program / Asset #	: **BOE0967.010 / 1185**			**Yr Built/Renovated**	: **1926 / 2017**
Area Sq Ft	: **23,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **29-Nov-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,Att**				
Block	: **5605**	**Lot**	: **1**	**BIN**	: **5130512**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$151,400
Interior Architecture		$811,000
Electrical	$55,300	$129,800
Mechanical	$227,600	$539,900
Site Pavements		$71,800
Total	**$282,900**	**$1,703,900**
Importance Code A		$151,400
Importance Code B	$282,900	$1,480,700
Importance Code C		$71,800
Total	**$282,900**	**$1,703,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,200	$1,500		
Interior Architecture	$28,800			$3,600
Electrical	$12,800	$64,400	$2,600	$2,200
Mechanical	$25,600	$32,800	$4,100	$3,200
Site Pavements	$26,400			
Total	**$106,700**	**$98,700**	**$6,600**	**$8,900**
Importance Code A	$15,500	$3,800	$2,300	$2,300
Importance Code B	$65,700	$94,900	$4,400	$6,600
Importance Code C	$25,500			
Total	**$106,700**	**$98,700**	**$6,600**	**$8,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$22,800	
Masonry: Brick	87%			LIFE	* *	5	$50,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$2,200	
Masonry: Marble	3%			LIFE	* *	5	$1,300	
Windows								
Aluminum	100%	2-4	$13,200	2041	* *	5	$6,800	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Stairwell A								
Parapets								
Cast Stone/Terra Cotta	48%			LIFE	* *	5	$24,300	
Masonry: Brick	50%			LIFE	* *	5	$3,300	
Masonry: Marble	2%			LIFE	* *	5	$200	
Roof								
Asphalt Shingle	90%			2036	$100,600	10	$3,000	
Built-Up (BUR)	5%			2033	$12,100	10	$1,000	
Copper/Terne	3%			2048	* *	10	$1,500	
Skylight, Metal/Glass	2%			2043	* *	10	$1,300	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$24,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2042	* *	5	$2,200	
Marble Panels	5%			LIFE	* *	5	$1,700	
Vinyl Tile	65%			2033	$811,000	3	$14,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$16,200	LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout Basement								
Cast Stone/Terra Cotta	5%	Now	$6,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Attic Areas								
Explanation : These Are Actually Terra Cotta Block Masonry Units								
Ceramic Tile	5%			2042	* *	5	$2,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Basement								
Masonry: Brick	5%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 1%								
Location : Basement								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Basement								
Metal: Cage/Fence	3%			LIFE	* *			
Plaster	67%			LIFE	* *	5	$8,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout Basement, Exit 4, Room 207								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5	$1,700	
Plaster	75%			LIFE	* *	5	$20,700	
Recent Repair Evident, Extent : N/A, Area Affected : 1%								
Location : Exit 4								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2043	* *			
Iron Picket	40%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$24,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Pavers/Stone	5%	Now	$1,400	2036	$71,800			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Exterior Entry Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Entry Stairs								
Explanation : These Are Actually Marble Treads. This Area Is Under Construction And Fenced								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 100 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$100	
Raceway								
Conduit	90%			2033	$56,400	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$500	
Wiring								
Braided Cloth	70%	0-2	$55,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$300	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

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
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$20,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building. T8 Fixtures Installed About 3 Years Ago.								
Incandescent	3%			2028	$19,600	2		
LED	2%			2038	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Egress Lighting								
Emergency, Battery	50%			2028	$19,800	10	$2,800	
Exit, LED	50%			2068	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$8,600	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$14,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3,000 Gallon Fuel Tank								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$22,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$7,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

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
Heating								
Controls								
Pneumatic	100%	0-2	$227,600	2031	$455,200			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Thermostats And Valves								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	25%	0-2	$22,300	2033	$22,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Window/Wall Unit	70%			2031	$62,500	1		
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$3,800	
No Component	70%							
Exhaust Fans								
Interior	20%			2028	$20,900	2	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Electric	50%			2031	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 50 Gallon Unit Is Backup To Gas Unit. Quantity 1								
Gas Fired	50%			2028	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 65 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$4,700	4	$500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 43 - Q (TANDEM P. S. 256 - Q)**
Address : **160 BEACH 29TH STREET**
Borough : **QUEENS**
Agency's Number : **Q043**
Program / Asset # : **BOE0987.000 / 4470**
Yr Built/Renovated : **1996 / 2015**
Area Sq Ft : **139,879**
Project Type : **EDUCATION**
Date of Survey : **31-Aug-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **15820** **Lot** : **1** **BIN** : **4467711**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,026,100	$263,800
Interior Architecture	$1,194,700	$60,500
Electrical	$2,274,900	$134,400
Mechanical	$1,343,300	$3,410,400
Site Enclosure	$170,300	
Site Pavements	$753,400	
Total	**$7,762,700**	**$3,869,200**
Importance Code A	$2,026,100	$263,800
Importance Code B	$5,472,600	$3,544,900
Importance Code C	$264,000	$60,500
Total	**$7,762,700**	**$3,869,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$103,500			$24,900
Electrical	$29,200	$22,800	$91,100	$25,400
Mechanical	$84,900	$33,500	$114,700	$37,000
Site Pavements	$32,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$264,500**	**$70,700**	**$220,200**	**$101,600**
Importance Code A	$13,900	$13,900	$14,200	$13,900
Importance Code B	$209,100	$56,800	$206,100	$87,800
Importance Code C	$41,500			
Total	**$264,500**	**$70,700**	**$220,200**	**$101,600**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	$1,728,700	LIFE	* *	5	$193,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Stair Cheeks At North Parking Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Stair Cheek Wall And Ramp								
Pre-Cast Concrete	10%			LIFE	* *	5	$70,000	
Windows								
Aluminum	95%	Now	$238,400	2050	* *	5	$24,400	
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Windows At The End Of Corridors								
Metal Louvers	5%			2043	* *	10	$16,100	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	$14,000	
Masonry: Brick Cavity	50%			LIFE	* *	5	$13,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Roof								
Asphalt Shingle	65%			2043	* *	10	$13,600	
IRMA/Protected Membrane	35%			2042	* *	10	$44,000	
Soffits								
Pre-Cast Concrete	100%	Now	$59,000	LIFE	* *	5	$4,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Entry Canopy At LeMay Road								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Entry Canopy At Lemay Road								
Explanation : Temporary Netting Installed								
Interior								
Floors								
Carpet	5%			2036	$189,600	3	$20,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Library								
Cast in Place Concrete	10%	4+	$36,500	LIFE	* *	5	$45,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Basement								
Ceramic Tile	5%	4+	$12,100	2043	* *	5	$5,200	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Toilet Rooms Throughout								
Vinyl Tile	75%	4+	$88,800	2039	* *	3	$58,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%			2062	* *	5	$19,600	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Interior								
Interior Walls								
Ceramic Tile	2%	4+	$9,000	2043	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Toilet Rooms Throughout								
Concrete Masonry Unit	38%			LIFE	* *	5	$60,500	
Gypsum Board	20%			LIFE	* *	5	$47,700	
Masonry: Limestone	5%			LIFE	* *			
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%	Now	$1,105,900	2047	* *	5	$33,600	
Adhesion Failure, Extent : Severe, Area Affected : 30%								
Location : Random Locations Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Random Locations Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Ongoing Throughout								
Exposed Struc: Concrete	40%			LIFE	* *	5	$12,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	18%	Now	$30,900	LIFE	* *	5	$43,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Above Windows At Ends Of Corridors								
Metal Panel	2%			LIFE	* *	5	$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2054	* *			
Iron Picket	55%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$58,800	2054	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 100%								
Location : North Parking Area								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$111,500	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations At North And South Ends								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$481,100	2047	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Beach 28th Street At Gate								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Seagirt Avenue								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%	0-2	$5,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Between Slabs At Loading Dock								
Explanation : Damaged Caulking								
Masonry: Granite	2%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								
Pavers/Stone	88%	Now	$205,200	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Parking/Driveway								
Asphalt	50%	2-4	$26,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Parking Area								
Cast in Place Concrete	50%			2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Parking Area								
Activity Yard								
Asphalt	100%	2-4	$67,200	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2044	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency Power								
Transformers								
Dry Type	100%			2039	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Room 141 And Penthouses								
Explanation : Various Capacities								

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$600	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	20%			2042	* *	5	$600	
Fused Toggle Switch	1%			2042	* *	5		
Molded Case Bkrs	79%			2042	* *	5	$2,900	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	40%			2039	* *	5	$400	
Motor Control Center	60%			2039	* *	5	$2,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$500	2039	* *	1	$38,700	
Arc/Scorch/Burn Mrks, Extent : Light, Area Affected : 2%								
Location : A T S Number Three In Penthouse								
Generators								
Diesel	100%			2037	* *	1	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : One 400 Kilowatts, 500 Kilovoltamperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,200	
Fuel Storage								
Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 200 Gallon Capacity								
Main Tank	80%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	37%			2029	$790,000	10	$47,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	60%			2029	$1,281,100	10	$77,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2029	$79,400	2	$100	
LED	1%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Lighting								
Egress Lighting								
Emergency, Service	45%			2029	$39,700	1		
Emergency, Battery	5%			2039	* *	10	$1,700	
Exit, Service	40%			2029	$24,700	1		
Exit, Battery	10%			2034	$20,300	10	$900	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2039	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$134,400	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$88,800	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$138,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Heating								
Distribution								
Hot Wtr Piping/Pump	25%			2042	* *	4	$1,700	
Steam Piping/Pump	5%	0-2	$57,300	2044	* *			
Controller Not Working, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Return Line And Vacuum Pump, Penthouse.								
Malfunctioning, Extent : Severe, Area Affected : 80%								
Location : Condensate Return System, Penthouse								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Penthouse								
Explanation : The Thermostats Do Not Communicate With The Blowers								
Steam Piping/Pump	70%			2044	* *			
Terminal Devices								
Convector/Radiator	25%			2039	* *	1	$11,300	
No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Rooms								
Explanation : Air Handlers Under Air Conditioning								
Controls								
Electrical	100%			2029	$796,300			
Air Conditioning								
Energy Source								
Electricity	80%			2050	* *	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$2,779,200	1	$86,500	
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	$414,700	2044	* *	2	$77,900	
Abandoned in Place, Extent : Light, Area Affected : 1%								
Location : Roof For Electrical Closet								
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : 9 Obsolete Units, Malfunctions Often								
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	$37,700	LIFE	* *	2-5	$23,400	
Unbalanced System, Extent : Moderate, Area Affected : 60%								
Location : Caused By Fire Dampers Degree Of Opening, Various Locations.								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$54,600	
Exhaust Fans								
Interior	90%			2034	$571,700	2	$3,900	
Roof	10%			2039	* *	2	$400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	10%			2032	$2,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Closet								
Explanation : 30 Gallons								
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$10,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$4,400	
Sewage Ejector(s)								
Electric	100%	Now	$75,000	2044	* *	4	$5,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2039	* *	1	$8,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$73,100	
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$2,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 43 - Q (TANDEM P. S. 256 - Q)
Asset # : 4470

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
Fire Suppression								
Fire Pump								
Generic	100%			2043	* *	1	$26,100	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 44 - BK**
Address : **432 MONROE STREET BETWEEN MARCUS GARVEY BLVD, & THROOP AVE**
Borough : **BROOKLYN**
Agency's Number : **K044**
Program / Asset # : **BOE0374.000 / 2518**
Yr Built/Renovated : **1951 / 2010**
Area Sq Ft : **82,000**
Project Type : **EDUCATION**
Date of Survey : **15-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1821** **Lot** : **1** **BIN** : **3051540**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$121,500	$113,500
Interior Architecture	$4,552,400	$61,100
Electrical	$367,900	$62,000
Mechanical	$2,673,300	$1,994,900
Site Enclosure	$52,100	
Site Pavements	$130,600	
Total	**$7,897,900**	**$2,231,600**
Importance Code A	$186,300	$113,500
Importance Code B	$7,595,100	$2,118,000
Importance Code C	$116,500	
Total	**$7,897,900**	**$2,231,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,100			
Interior Architecture	$209,900	$5,400		$9,500
Electrical	$7,700	$71,000	$10,300	$7,700
Mechanical	$19,700	$92,300	$20,200	$13,500
Site Enclosure	$4,200			
Site Pavements	$3,800			
Total	**$248,300**	**$168,700**	**$30,500**	**$30,700**
Importance Code A	$3,100	$7,400	$7,200	$7,200
Importance Code B	$135,000	$161,300	$23,300	$23,500
Importance Code C	$110,200			
Total	**$248,300**	**$168,700**	**$30,500**	**$30,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$4,200	
Masonry: Brick	85%			LIFE	* *	5	$113,500	
Masonry: Limestone	5%			LIFE	* *	5	$5,000	
Granite Panels	5%			LIFE	* *	5	$5,000	
Windows								
Aluminum	98%	Now	$67,400	2049	* *	5	$13,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2036	$32,000	10	$3,500	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$7,400	
Masonry: Limestone	10%	Now	$3,100	LIFE	* *	5	$1,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof Along Monroe Street								
Metal Rail	30%			2046	* *	5-10	$66,800	
Roof								
Built-Up (BUR)	94%			2038	* *	10	$54,100	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Copper/Terne	2%			2061	* *	10	$2,900	
Metal Panel	4%			2046	* *	10	$4,200	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,800	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Boiler Room								
Ceramic Tile	5%	Now	$31,400	2042	* *	5	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets On 1st And 3rd Floors								
Terrazzo	5%	2-4	$26,000	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	30%	2-4	$46,100	2038	* *	3	$12,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	40%	Now	$711,600	2028	$3,558,000	3	$16,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout, 2nd And 3rd Floor Corridor								
Wood	10%	Now	$66,300	2048	* *	5	$10,200	
Deflection Evident, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Split/Cracked, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	0-2	$28,300	2042	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilets On 1st And 3rd Floors								
Concrete Masonry Unit	10%	Now	$38,700	LIFE	* *	5	$8,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room And Boiler Room								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Glazed Ceramic Panel	5%	2-4	$39,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$30,200	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$10,900	
AcousTileSusp.Lay-In	5%			2046	* *	5	$5,400	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Gymnasium								
Exposed Struc: Concrete	25%			LIFE	* *	5	$4,200	
Metal Panel	45%	0-2	$165,800	LIFE	* *	5	$61,100	
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Kitchen And Corridors Throughout								
Loose Units, Extent : Light, Area Affected : 5%								
Location : Kitchen And Corridors Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Kitchen And Corridors Throughout								
Plaster	15%	Now	$50,700	LIFE	* *	5	$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium And Classrooms On 3rd Floor								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Classrooms On 3rd Floor								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Auditorium And Classrooms On 3rd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%	Now	$52,100	2053	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Along Throop Avenue And Monroe Street								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Madison Street								
Retaining Walls								
Cast in Place Concrete	100%	Now	$4,200	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Site Pavements								
On-Site Walkways								
Asphalt	5%	Now	$600	2036	$11,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Loading Dock								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : At Loading Dock								
Cast in Place Concrete	90%	Now	$64,400	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : East Walkway								
Ponding, Extent : Severe, Area Affected : 10%								
Location : East walkway								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Around Loading Dock								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : East Walkway								
Explanation : Water Penetration To Basement								
Masonry: Granite	5%	Now	$3,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : At Exits Throughout								
Activity Yard								
Asphalt	100%	0-2	$66,200	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	30%			2033	$62,000	1		
Conduit	70%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,900	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Under 600 Volts								
Wiring								
Braided Cloth	30%	0-2	$89,600	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	97%			2046	* *	5	$500	
Variable Frequency Drive	3%			2050	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$64,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	45%			2028	$56,100	10	$7,900	
Emergency, Battery	5%			2038	* *	10	$900	
Exit, Service	45%			2028	$14,400	1		
Exit, Service	5%			2038	* *	1		
Exterior Lighting								
HID	9%			2028	$35,300	10		
Incandescent	1%			2028	$4,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Wall								
Explanation : Incandescent Lights								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stacks Only								
Explanation : Lightning Rods								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Alarm								
Security System								
Generic	100%			2028	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$64,800	2038	* *	1	$64,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Both Boilers Need To Be Re-tubed								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2033	$595,100			
Terminal Devices								
Air Handler	20%			2033	$279,700	1	$9,000	
Convector/Radiator	80%			2031	$486,100	1	$18,800	
Controls								
Digital	100%			2028	$2,411,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$88,200			
Window/Wall Unit	70%			2028	$197,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,500	
Exhaust Fans								
Interior	90%			2033	$296,600	2	$2,000	
Roof	10%			2033	$14,400	2	$200	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$189,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$13,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Back Yard								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2028	$44,000	4	$4,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Water Services								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 26 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 44 - SI**		
Address	: **80 MAPLE PARKWAY**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R044**
Program / Asset #	: **BOE0930.000 / 1437**	**Yr Built/Renovated**	: **1927 / 2008**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1218** **Lot** : **1**	**BIN**	: **5027641**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,017,500	$146,700
Interior Architecture	$847,000	$1,467,600
Electrical	$136,200	$2,755,700
Mechanical	$684,000	$3,525,700
Site Pavements		$125,200
Total	**$2,684,700**	**$8,020,800**
Importance Code A	$1,017,500	$239,400
Importance Code B	$1,479,200	$7,781,400
Importance Code C	$188,000	
Total	**$2,684,700**	**$8,020,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,000			$39,200
Interior Architecture	$73,000	$4,400		$25,200
Electrical	$9,100	$9,200	$11,700	$19,100
Mechanical	$30,200	$12,500	$25,000	$12,500
Site Enclosure	$21,700			
Site Pavements	$129,300			
Total	**$288,100**	**$26,000**	**$36,600**	**$96,000**
Importance Code A	$33,600	$8,200	$8,200	$47,600
Importance Code B	$167,800	$13,500	$28,500	$48,400
Importance Code C	$86,800	$4,400		
Total	**$288,100**	**$26,000**	**$36,600**	**$96,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	2-4	$618,400	LIFE	* *	5	$146,700	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Front Facade Upper Portion								
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Windows								
Aluminum	95%	Now	$104,100	2043	* *	5	$21,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : All Facades Various Locations								
Aluminum	5%	0-2	$21,900	2051	* *	5	$1,100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Fourth Floor Gymnasium, First Window At Left Side								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$17,600	
Masonry: Limestone	10%			LIFE	* *	5	$2,600	
Metal Panel	5%			2045	* *	5	$4,000	
Roof								
Copper/Terne	5%	Now	$25,000	2050	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Various Spots At Bulkhead								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Modified Bitumen	60%			2040	* *	10	$37,200	
Single Ply Membrane	35%	Now	$273,100	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Interior								
Floors								
Cast in Place Concrete	25%	0-2	$175,400	LIFE	* *	5	$88,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Storage Rooms And Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations Basement								
Ceramic Tile	5%	Now	$23,300	2044	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boys Bathroom. Second Floor								
Terrazzo	5%	0-2	$15,400	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallway At Ground Floor								
Vinyl Tile	28%	Now	$63,800	2035	$1,276,200	3	$16,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Classrooms, Hallways								
Vinyl Tile 9" X 9"	2%	0-2	$52,800	2030	$263,900	3	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Hallways At Old Wing								
Wood	35%			2050	* *	5	$105,700	
Interior Walls								
Cast in Place Concrete	10%	Now	$135,900	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2038	* *	5	$8,700	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%	0-2	$31,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Spots Hallways								
Plaster	60%	Now	$52,200	LIFE	* *	5	$31,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 92								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2040	* *	5	$8,100	
AcousTileConcealSpLn	15%			2040	* *	5	$30,200	
AcousTileSusp.Lay-In	5%	Now	$2,700	2048	* *	5	$4,000	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Spots								
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,000	
Metal Panel	5%			LIFE	* *	5	$10,100	
Plaster	50%	Now	$50,200	LIFE	* *	5	$50,400	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations New Wing								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Site Enclosure								
Fence/Gates								
Chain Link	80%			2045	* *			
Iron Picket	20%	0-2	$21,700	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : All Throughout								
Retaining Walls								
Cast in Place Concrete	50%			2055	* *			
Masonry: Brick	50%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$29,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Front Of Property								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$5,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Adjacent To Schoolyard And Along Maple Parkway								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$27,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Adjacent To Containers								
Activity Yard								
Asphalt	25%			2048	* *			
Asphalt	52%	0-2	$34,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Cast in Place Concrete	15%	0-2	$31,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Schoolyard								
Rubber Matting	8%			2035	$125,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	20%			2055	* *	1		
Conduit	80%			2035	$165,300	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Molded Case Bkrs	25%			2051	* *	5	$600	
Molded Case Bkrs	65%			2034	$159,400	5	$1,700	
Wiring								
Thermoplastic	80%			2035	$239,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2040	* *	5	$500	
Variable Frequency Drive	30%			2055	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement And Penthouse								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	$1,436,200	10	$86,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2040	* *			
Egress Lighting								
Emergency, Battery	10%			2035	$16,700	10	$2,300	
Emergency, Battery	40%			2030	$66,700	10	$9,400	
Exit, Battery	50%			2035	$70,400	10	$3,300	
Exterior Lighting								
HID	15%			2030	$69,500	10		
LED	5%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$93,200	1	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$256,200	1-3	$59,800	

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

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Heating								
Energy Source								
Natural Gas	30%			2045	* *	1		
Interruptible Gas/Dual Fuel	70%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Oil Tank								
Conversion Equipment								
Furnace	30%			2035	$92,700	1	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 6 Package Units								
Steam Boiler	65%			2048	* *	1	$62,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Steam Boiler	5%	0-2	$900	2048	* *	1	$4,300	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : For Both Boilers								
Explanation : Defective Water Auto Feed System								
Distribution								
Steam Piping/Pump	100%			2035	$795,400			
Terminal Devices								
Air Handler	20%			2045	* *	1	$12,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Old Wing Fan Room								
Convector/Radiator	40%			2033	$324,900	1	$12,500	
Fan Coil Unit/Heat	10%			2030	$246,300	1	$3,100	
No Component	30%							
Controls								
Electrical	30%			2030	$165,700			
Pneumatic	70%			2033	$1,343,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2035	$500,600	2	$1,800	
Window/Wall Unit	50%			2030	$188,100	1		
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2035	$69,000	2	$20,300	
No Component	70%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

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
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$37,900	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$16,200	
Exhaust Fans								
Interior	60%			2040	* *	2	$1,800	
Roof	40%			2035	$77,100	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$253,600	1		
Water Heater With Tanks								
Electric	20%	Now	$600	2033	$29,100	4		
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Circulating Motor, New Wing								
Gas Fired	80%			2030	$83,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : One 400 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$6,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Of New Wing								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$3,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Playground								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$2,000	2035	$19,900	4	$2,000	
Broken, Extent : Severe, Area Affected : 20%								
Location : 1 Defective Sump Pumps In Boiler Room.								
Backflow Preventer								
Generic	100%			2045	* *	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : New Installation								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	65%							
Generic	5%			2035	$68,700	1-2	$1,400	
Generic	30%			2055	* *	1-2	$8,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 45 - BK**
Address : **84 SCHAEFER STREET @EVERGREEN AVE.**
Borough : **BROOKLYN**
Agency's Number : **K045**
Program / Asset # : **BOE0375.000 / 1400**
Yr Built/Renovated : **1966 / 2009**
Area Sq Ft : **118,000**
Project Type : **EDUCATION**
Date of Survey : **25-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3427** **Lot** : **11** **BIN** : **3079428**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$180,600	$612,400
Interior Architecture	$287,100	$256,100
Electrical	$382,800	$1,162,500
Mechanical	$2,251,300	$2,932,500
Site Pavements	$62,100	
Total	**$3,164,000**	**$4,963,400**
Importance Code A	$1,233,700	$665,000
Importance Code B	$1,832,000	$4,298,400
Importance Code C	$98,300	
Total	**$3,164,000**	**$4,963,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,300	$7,100	$10,600	
Interior Architecture	$45,700	$10,300		$15,500
Electrical	$12,500	$25,800	$13,300	$11,000
Mechanical	$56,900	$62,900	$31,900	$19,200
Site Enclosure	$32,000			
Total	**$182,500**	**$106,100**	**$55,700**	**$45,700**
Importance Code A	$35,300	$19,000	$22,300	$11,700
Importance Code B	$140,200	$87,000	$33,500	$34,000
Importance Code C	$6,900			
Total	**$182,500**	**$106,100**	**$55,700**	**$45,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$72,300	
Masonry: Brick	70%	0-2	$68,300	LIFE	* *	5	$40,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Stair Tower At Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Courtyard								
Explanation : Netting Installed On Courtyard Walls								
Metal: Cage/Fence	5%			2046	* *	5	$12,700	
Windows								
Aluminum	100%			2049	* *	5	$21,100	
Parapets								
Metal Rail	100%			2046	* *	5-10	$286,000	
Roof								
Built-Up (BUR)	60%	Now	$50,800	2038	* *			
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Into Stair Bulkhead								
Modified Bitumen	5%			2038	* *	10	$7,100	
Paver: Asphalt	35%	Now	$35,300	2042	* *			
Drains Clogged, Extent : Moderate, Area Affected : 20%								
Location : Roof Plaza								
Soffits								
Cast in Place Concrete	100%	0-2	$61,500	LIFE	* *	5	$254,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$25,300	
Ceramic Tile	5%	Now	$23,800	2042	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Terrazzo	3%			LIFE	* *	5	$3,900	
Traffic Topping	10%			2038	* *	5	$20,600	
Vinyl Tile	75%	0-2	$70,000	2038	* *	3	$46,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

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
Interior								
Interior Walls								
Ceramic Tile	8%			2042	* *	5	$13,900	
Concrete Masonry Unit	45%			LIFE	* *	5	$31,200	
Folding Partition	2%	Now	$98,300	2041	* *	5	$4,300	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor Classrooms								
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$5,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$52,800	2038	* *	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	25%	Now	$66,000	2038	* *	5	$25,100	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Stair E And F								
Exposed Struc: Concrete	40%			LIFE	* *	5	$10,000	
Fiber Board	10%			2033	$256,100			
Plaster	15%	0-2	$15,000	LIFE	* *	5	$15,000	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : 3rd Floor Clasrroms And Bathrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$32,000	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$62,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Decatur Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	80%			2042	* *			
Rubber Matting	20%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$239,700	5	$500	
Fused Disc Sw	10%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	85%			2032	$208,500	5	$2,600	
Molded Case Bkrs	10%			2032	$24,500	5	$300	
Wiring								
Braided Cloth	80%	2-4	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$102,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$14,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$226,800	1	$44,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$72,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$281,000	5	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	0-2	$1,053,200	2053	* *	1	$105,200	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Both Boilers								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Boiler No.1								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Bad Condition. Tubes Of No.2 Boiler. Both Burners Leaking.								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$967,600			
Terminal Devices								
Air Handler	25%			2028	$568,400	1	$18,200	
Convector/Radiator	75%			2031	$741,000	1	$28,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	60%			2028	$274,600	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	* *	1	$3,800	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$8,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,800	
Exhaust Fans								
Interior	40%			2028	$214,400	2	$1,400	
Roof	60%			2028	$140,700	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$308,500	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$584,300	4	$11,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit, Not Energy Efficient.								
Sanitary Piping								
Cast Iron	100%	0-2	$30,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Court Yard								
Storm Drain Piping								
Cast Iron	100%	0-2	$21,300	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Explanation : Backs Up When It Rains Hard								
Sump Pump(s)								
Non-Submersible	100%			2028	$24,200	4	$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$50,100	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)**
Address : **1160 DECATUR STREET @CENTRAL AVENUE**
Borough : **BROOKLYN**
Agency's Number : **K842**
Program / Asset # : **BOE0375.010 / 2753**
Yr Built/Renovated : **1973 / 2007**
Area Sq Ft : **9,000**
Project Type : **EDUCATION**
Date of Survey : **26-Feb-2021**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **3434** **Lot** : **28** **BIN** : **3079714**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$343,000
Electrical	$73,400	$204,000
Mechanical	$150,200	
Total	**$223,500**	**$546,900**
Importance Code B	$223,500	$546,900
Total	**$223,500**	**$546,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,700		$1,100	$26,600
Interior Architecture	$17,900			$1,500
Electrical	$5,800	$800	$600	$600
Mechanical	$8,600	$300	$1,900	$24,500
Site Pavements	$2,800			
Total	**$43,900**	**$1,100**	**$3,700**	**$53,300**
Importance Code A	$9,600		$2,000	$26,600
Importance Code B	$34,400	$1,100	$1,700	$26,700
Importance Code C				
Total	**$43,900**	**$1,100**	**$3,700**	**$53,300**

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DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	$7,000	
Metal Panel	40%			2052	* *	5-10	$31,900	
Windows								
Aluminum	100%			2054	* *	5	$2,300	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$6,700	
Masonry: Limestone	10%			LIFE	* *	5	$900	
Roof								
IRMA/Protected Membrane	100%			2040	* *	10	$26,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : No Access								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$9,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,500	
Ceramic Tile	5%	0-2	$800	2041	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathroom								
Vinyl Tile	90%	0-2	$17,100	2032	$343,000	3	$4,500	
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Room Adjacent To Street Corner, Sever Sloped Floor								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$8,100	
Gypsum Board	15%			LIFE	* *	5	$2,200	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$2,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Activity Yard								
Asphalt	100%	2-4	$2,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

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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DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$66,600	5		
Raceway								
Conduit	100%			2032	$16,600	1		
Panelboards								
Fused Disc Sw	10%			2031	$3,100	5		
Molded Case Bkrs	90%			2031	$27,600	5	$200	
Wiring								
Thermoplastic	100%			2032	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2030	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$137,400	10	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2032	$2,800	1		
Exit, Service	50%			2032	$2,000	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	$5,200	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

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
Heating								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Radiant Heater	100%			2037	* *	2	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 8 Units								
Terminal Devices								
Induction Unit	100%			2041	* *	1	$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	0-2	$7,500	2030	$150,200	2	$400	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Roof	40%			2032	$7,200	2	$100	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 45 - Q**
Address : **126-28 150 STREET BTWN: ROCKAWAY BLVD., SUTTER A**
Borough : **QUEENS** | **Agency's Number** : **Q045**
Program / Asset # : **BOE0703.000 / 2650** | **Yr Built/Renovated** : **1928 / 1998**
Area Sq Ft : **57,000** | **Project Type** : **EDUCATION**
Date of Survey : **10-Mar-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1,2**
Block : **12104** **Lot** : **1** **BIN** : **4262725**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,043,500	$125,700
Interior Architecture	$5,331,600	$122,100
Electrical	$273,100	$1,291,200
Mechanical	$434,100	$1,030,800
Site Enclosure	$54,700	
Site Pavements	$110,300	$551,400
Total	**$7,247,300**	**$3,121,200**
Importance Code A	$1,043,500	$125,700
Importance Code B	$4,119,000	$2,944,600
Importance Code C	$2,084,900	$50,900
Total	**$7,247,300**	**$3,121,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,300	$4,600		
Interior Architecture	$100	$20,400		$7,100
Electrical	$21,300	$74,000	$5,400	$6,400
Mechanical	$53,300	$8,200	$13,600	$8,200
Site Pavements	$30,900			
Total	**$138,900**	**$107,300**	**$19,000**	**$21,700**
Importance Code A	$39,000	$10,400	$5,600	$5,600
Importance Code B	$100,000	$96,900	$13,400	$16,100
Importance Code C				
Total	**$138,900**	**$107,300**	**$19,000**	**$21,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$33,300	LIFE	* *	5	$32,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands								
Masonry: Brick	90%	Now	$620,800	LIFE	* *	5	$73,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Lunch Room, Basement Mechanical Rooms, Perimeter Of Building Below Exterior Masonry Walls								
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Metal Panel	3%			2053	* *	5-10	$16,900	
Windows								
Aluminum	100%	Now	$422,700	2041	* *	5	$14,400	
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$11,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Parapets Are Being Reconstructed								
Masonry: Limestone	10%			LIFE	* *	5	$1,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Parapets Are Being Reconstructed								
Roof								
Built-Up (BUR)	95%			2043	* *	10	$52,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Roofing Being Replaced								
Copper/Terne	5%			2061	* *	10	$6,800	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Interior								
Floors								
Ceramic Tile	5%	Now	$251,000	2048	* *	5	$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Girls Toilet Near Stair D, Bathrooms Throughout								
Horizontal Cracks, Extent : Severe, Area Affected : 20%								
Location : Throughout Bathrooms								
Terrazzo	5%	Now	$124,900	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : First Floor Lobby And Hallways								
Uneven Surface, Extent : Severe, Area Affected : 2%								
Location : Cafeteria Entrances								
Vinyl Tile	64%	Now	$1,574,400	2043	* *	3	$20,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, 202, 203								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Uneven Surface, Extent : Severe, Area Affected : 100%								
Location : Cupping Of Tile Throughout Buidling. Most Severe At 2nd Floor Where Extensive Leaks Have Impacted All Interior Surfaces								
Vinyl Tile 9" X 9"	1%			2033	$71,200	3	$400	
Other Observation, Extent : Light, Area Affected : 1%								
Location : Room B2								
Explanation : Vat								
Wood	25%			2048	* *	5	$40,800	
Interior Walls								
Ceramic Tile	5%	Now	$549,600	2048	* *	5	$4,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Student Bathrooms Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Student Bathrooms Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Student Bathrooms Throughout								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%	Now	$1,057,500	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout Lobby And First Floor								
Diagonal Cracks, Extent : Severe, Area Affected : 100%								
Location : Throughout Lobby And First Floor								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout Lobby And First Floor								
Plaster	87%	0-2	$423,000	LIFE	* *	5	$50,900	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Throughout Classrooms And Main Entrance Vestibule								

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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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%	0-2	$200,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basement Exterior Wall Perimeter, Especially At 49th Street								
Plaster	85%	Now	$1,151,000	LIFE	* *	5	$46,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staircase C, Staircase A								
Water Penetration, Extent : Severe, Area Affected : 75%								
Location : Throughout Second Floor Classrooms. Severe Damage Due To Roof Leaks								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%	Now	$54,700	2077	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 150th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,900	2046	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Sutter Avenue Near Tree Pit								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	95%	0-2	$110,300	2036	$551,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2033	$34,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	9%			2032	$12,900	5	$100	
Fused Disc Sw	1%			2055	* *	5		
Fused Knife Sw	10%	2-4	$14,300	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Molded Case Bkrs	75%			2032	$107,300	5	$1,100	
Molded Case Bkrs	5%			2055	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$20,400	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$14,700	5	$100	
Locally Mounted	80%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$835,300	10	$50,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$49,000	10	$6,900	
Exit, Service	50%			2028	$12,600	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$109,600	1	$21,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$150,600	1-3	$36,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$56,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	0-2	$37,400	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Pneumatic Tubes Of Air Handler Are Disconnected For Unknown Reason.								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump, Boiler Room								
Steam Traps Faulty, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Steam Piping/Pump	80%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$219,700	1	$7,100	
Convector/Radiator	50%			2031	$238,600	1	$9,200	
Fan Coil Unit/Heat	30%			2028	$434,100	1	$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2032	$154,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,800	
Exhaust Fans								
Interior	75%			2033	$194,100	2	$1,300	
Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Roof Is Not Accessible								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$223,500	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallons Unit								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$7,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Water Backs Up At Staircase C, Lunch Area Boys Room, Girls Room And Back Yard When It Rains								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$11,700	4	$1,200	
Backflow Preventer								
Generic	100%			2033	$26,100	1	$3,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$40,400	1-2	$800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 45 - SI**
Address : **58 LAWRENCE AVE. @ MORRISON AVE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0931.000 / 2525**
Area Sq Ft : **73,000**
Date of Survey : **23-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **276** **Lot** : **7**
Agency's Number : **R045**
Yr Built/Renovated : **1927 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5007417**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$249,900	$112,200
Interior Architecture	$895,300	$716,800
Electrical	$533,800	$604,900
Mechanical	$736,000	$535,800
Site Enclosure	$339,700	
Site Pavements	$224,900	$809,800
Total	**$2,979,600**	**$2,779,400**
Importance Code A	$249,900	$112,200
Importance Code B	$1,924,000	$2,667,300
Importance Code C	$805,600	
Total	**$2,979,600**	**$2,779,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,400	$9,200	$16,300	
Interior Architecture	$69,000			$2,700
Electrical	$14,700	$37,000	$11,900	$13,300
Mechanical	$78,900	$58,500	$17,700	$9,700
Site Pavements	$11,900			
Total	**$190,900**	**$104,700**	**$45,900**	**$25,600**
Importance Code A	$23,000	$15,900	$22,900	$6,600
Importance Code B	$93,200	$88,800	$23,000	$19,000
Importance Code C	$74,600			
Total	**$190,900**	**$104,700**	**$45,900**	**$25,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	$50,800	LIFE	* *	5	$48,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entry And Windows Sillls								
Masonry: Brick	90%			LIFE	* *	5	$112,200	
Masonry: Limestone	5%			LIFE	* *	5	$4,700	
Windows								
Aluminum	98%			2049	* *	5	$32,600	
Wood	2%	Now	$16,400	2041	* *	5	$3,300	
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Basement Boiler Room								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Room								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$15,400	
Masonry: Limestone	10%			LIFE	* *	5	$3,000	
Metal Panel	20%			2053	* *	5	$18,300	
Metal: Cage/Fence	5%			2046	* *	5-10	$9,200	
Roof								
Built-Up (BUR)	75%			2038	* *	10	$68,000	
Drains Clogged, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Copper/Terne	2%			2073	* *	10	$4,500	
Single Ply Membrane	23%	Now	$131,200	2038	* *			
Debris Present, Extent : Moderate, Area Affected : 5%								
Location : Low Roof Corridor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout Low Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$47,200	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	2%	Now	$6,200	2042	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Terrazzo	3%			LIFE	* *	5	$2,500	
Vinyl Tile	20%	Now	$61,100	2033	$610,500	3	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Wood	55%	Now	$181,300	2048	* *	5	$55,600	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms And Cafeteria								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms								
Interior Walls								
Cast in Place Concrete	5%	Now	$48,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	2%	Now	$14,100	2042	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Teachers Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Masonry: Brick	10%	Now	$121,900	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement And Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And Stairs								
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$405,100	LIFE	* *	5	$24,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms And Toilet								
SGFT/Glazed Masonry	13%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2046	* *	5	$5,400	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,400	
Plaster	75%	Now	$126,000	LIFE	* *	5	$50,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$215,900	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Lot								
Iron Picket	25%	Now	$62,700	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : North Side								
Retaining Walls								
Cast in Place Concrete	100%	Now	$61,000	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : West Side And Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$81,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$11,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	90%	Now	$143,200	2036	$715,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Rubber Matting	10%			2033	$94,000			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	85%			2033	$125,900	1		
Conduit	15%			2043	* *	1		
Panelboards								
Fused Disc Sw	3%			2041	* *	5	$100	
Fused Disc Sw	7%			2032	$12,900	5	$100	
Fused Knife Sw	40%	2-4	$73,600	2058	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : Basement, 1st, 2nd And 3rd Floor								
Molded Case Bkrs	40%			2032	$73,600	5	$800	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$122,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	20%			2031	$24,500	5	$100	
Locally Mounted	80%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$22,500	
Generators								
Diesel	100%	Now	$142,000	2048	* *	1	$25,400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Generator Room. Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : One 45 Kilowatt								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Stand-by Power								
Fuel Storage								
Day Tank	30%			2032	$7,900	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : One 10 Gallon Tank								
Main Tank	70%			2036	$55,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : One 1200 Gallon								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$63,500	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$22,000	10	$1,300	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Light Fixture								
Egress Lighting								
Emergency, Battery	50%			2028	$62,000	10	$8,700	
Exit, Service	50%			2028	$15,900	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$70,200	1	$13,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Security Cameras System								
Generic	50%			2028	$70,200	1	$13,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$192,800	1-3	$46,400	

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Heating								
Energy Source								
Natural Gas	15%			2053	* *	1		
Interruptible Gas/Dual Fuel	85%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 85%								
Location : Basement Vault								
Explanation : One 8000 Gallon Tank								
Conversion Equipment								
Furnace	15%			2038	* *	1	$5,400	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Roof Of Annex								
Explanation : Three Rooftop Units Providing Both Heat And Air Conditioning								
Steam Boiler	85%			2038	* *	1	$60,700	
Other Observation, Extent : Light, Area Affected : 85%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$41,500	2043	* *	4	$3,600	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Terminal Devices								
Air Handler	25%			2033	$347,300	1	$11,200	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Convector/Radiator	50%			2038	* *	1	$11,600	
Fan Coil Unit/Heat	25%			2028	$457,600	1	$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2038	* *	2	$700	
Window/Wall Unit	10%			2028	$28,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,200	
Exhaust Fans								
Interior	85%	0-2	$27,800	2028	$278,300	2	$1,500	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement								
Roof	15%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$188,500	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

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
Plumbing								
Water Heater With Tanks								
Electric	50%			2028	$12,100	4		
Gas Fired	50%			2028	$8,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,000	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2033	$39,100	4	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 46 - BK**		
Address	: **100 CLERMONT AVENUE BTWN MYRTLE AVE. - PARK AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K046**
Program / Asset #	: **BOE0376.000 / 1401**	**Yr Built/Renovated**	: **1960 / 2000**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2045** **Lot** : **11**	**BIN**	: **3058088**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$283,000	$2,697,400
Interior Architecture	$571,500	$1,712,700
Electrical		$1,013,400
Mechanical	$1,793,500	$3,197,200
Total	**$2,648,000**	**$8,620,600**
Importance Code A	$342,300	$3,438,100
Importance Code B	$2,210,800	$5,182,400
Importance Code C	$94,900	
Total	**$2,648,000**	**$8,620,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,600			
Interior Architecture	$234,300		$8,600	$13,500
Electrical	$40,400	$7,800	$10,400	$7,800
Mechanical	$94,500	$16,400	$90,600	$19,000
Site Enclosure	$27,600			
Site Pavements	$79,000			
Total	**$534,500**	**$24,200**	**$109,600**	**$40,300**
Importance Code A	$65,100	$8,200	$8,200	$8,200
Importance Code B	$337,900	$15,900	$94,200	$32,100
Importance Code C	$131,400		$7,200	
Total	**$534,500**	**$24,200**	**$109,600**	**$40,300**

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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DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$212,000	LIFE	* *	5	$50,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Chimney								
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Southeast Corner Of Building								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Chimney And Bulkhead								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Various Locations On North Facade Of Main Building								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Bulkheads								
Explanation : This Is For Damages To Bulkhead Landing								
Windows								
Aluminum	10%	Now	$5,900	2035	$117,300	5	$1,200	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	90%	Now	$71,000	2035	$1,420,900	5	$10,800	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Units Throughout								
Parapets								
Masonry: Brick	95%	Now	$15,500	LIFE	* *	5	$6,000	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
Location : Parapet Wall								
Metal Panel	5%			2046	* *	5	$1,200	
Roof								
Built-Up (BUR)	95%	Now	$20,800	2036	$1,041,300			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%								
Location : Main Roof								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout Main Roof								
Copper/Terne	5%			2051	* *	10	$11,500	
Soffits								
Cast in Place Concrete	100%	Now	$16,300	LIFE	* *	5	$67,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Entrance								
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$29,600	
Ceramic Tile	2%			2049	* *	5	$2,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Toilet Rooms								
Mosaic Tile	3%	Now	$19,500	2041	* *	5	$5,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Room 129								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms And Kitchen Area								
Terrazzo	5%	0-2	$12,900	LIFE	* *	5	$5,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Main Entrance Vestibule								
Vinyl Tile	65%	0-2	$49,700	2041	* *	3	$33,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Classrooms And Corridors								
Vinyl Tile 9" X 9"	15%	0-2	$332,300	2031	$1,661,400	3	$7,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Room 324								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	0-2	$20,700	2051	* *	5	$6,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$17,400	2045	* *	5	$3,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Toilet Rooms								
Ceramic Tile	2%			2049	* *	5	$4,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Toilet Room								
Concrete Masonry Unit	29%			LIFE	* *	5	$47,900	
Fiberglass Panel	1%			LIFE	* *	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Acoustic Panels								
Masonry: Brick	5%			LIFE	* *	10	$3,100	
Metal Panel	5%			LIFE	* *	10	$4,600	
Metal Coiling Doors	1%			2044	* *	5	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various 1st Floor Corridors								
Explanation : Location Noted								
Plaster	29%	4+	$29,800	LIFE	* *	5	$17,900	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Bulkheads								
SGFT/Glazed Masonry	25%	2-4	$94,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Ceilings								
AcousTileConcealSpLn	25%	Now	$54,500	2041	* *	5	$20,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Cafeteria								
AcousTileSusp.Lay-In	5%			2041	* *	5	$6,600	
Exposed Struc: Steel	5%			LIFE	* *	10	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Open Steel Framing With Fiberboard Coated Planks								
Metal Panel	1%	2-4	$900	LIFE	* *	5	$1,700	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	62%			LIFE	* *	5-10	$141,100	
Wood	2%			LIFE	* *	5	$46,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Hanging Wood Panels								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	$2,500	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gate Along Clermont Avenue And North Fence								
Iron Picket	90%	Now	$9,800	2056	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Along Clermont Avenue And Adelphi Street								
Metal Panel	5%	Now	$4,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Southeast Side Of Preschool Building								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of Preschool Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$11,200	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramp And Steps At Clermont Avenue And Walls At Refuse Container								
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : East And West Building Entrances								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$43,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Sidewalk Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	85%	Now	$26,600	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Walkways At Clermont Avenue And Adelphi Street And Both Walkways At The South And North Ends The Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : South Walkway								
Panel/Paver: Bluestone	15%	Now	$4,300	LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Front Entrance Steps								
Explanation : Deteriorated Joints								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$4,800	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Ramp								
Activity Yard								
Asphalt	100%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two Fuse Rated 650 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$233,000	5	$2,200	
Raceway								
Conduit	80%			2036	$165,300	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	80%			2044	* *	5	$1,700	
Molded Case Bkrs	15%			2052	* *	5	$300	
Wiring								
Braided Cloth	30%			2035	$89,600	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2036	$149,400	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	75%			2034	$91,700	5	$400	
Locally Mounted	25%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And B6								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	10%			2041	* *	10	$7,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor Lobby And Corridors								
Fluorescent	79%			2041	* *	10	$60,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%	Now	$3,800	2041	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Library								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
LED	10%	4+	$23,500	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 15%								
Location : Gymnasium, Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2036	$5,200	1		
Emergency, Battery	40%			2036	$57,100	10	$8,000	
Exit, Battery	50%			2041	* *	10	$2,800	
Exterior Lighting								
HID	10%	Now	$4,000	2036	$39,700			
Malfunctioning, Extent : Light, Area Affected : 15%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$159,500	1	$31,000	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Manual Pull Stations, Gong, Water Flow Alarm. Digital Panel Mounted On The Analog Box								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$197,600	5	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Fuel Oil Tank Room								
Explanation : Two 5,000 Gallon Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Heating								
Conversion Equipment								
Steam Boiler	20%	Now	$59,300	2034	$148,200	1	$14,800	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Boiler Room / Boiler 1								
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Boiler Room / Boiler 1								
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Boiler Room Backflow Preventer								
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Boiler Room / Boiler 1								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Steam Boiler	80%			2034	$592,600	1	$65,800	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room / Boiler 2								
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Boiler Room / Boiler 2								
Distribution								
Steam Piping/Pump	100%	Now	$13,600	2036	$680,600			
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Outside Equipment Storage Room								
Malfunctioning, Extent : Light, Area Affected : 2%								
Location : Vacuum Pump In Boiler Room								
Terminal Devices								
Air Handler	20%			2031	$319,900	1	$10,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	80%			2034	$556,000	1	$21,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2030	$1,642,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%	Now	$10,100	2036	$100,900			
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Telecom Room 215								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 215								
Window/Wall Unit	55%			2034	$177,100	1		
Window/Wall Unit	10%			2029	$32,200	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Auditorium, Cafeteria								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,300	
Exhaust Fans								
Interior	20%			2031	$75,400	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Roof	80%			2031	$131,900	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$217,000	1		
Water Heater With Tanks								
Electric	30%			2031	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 4,500 Watt 40 Gallon Unit								
Electric	70%			2029	$33,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 6,000 Watt 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$21,400	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,600	4	$2,600	
Backflow Preventer								
Generic	100%			2036	$38,000	1	$5,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 300 Gallon Unit								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Booster Pump w/Tank								
Generic	100%	Now	$3,700	2031	$37,100	1	$14,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2046	* *	1-2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Partial Sprinkled Building								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 46 - M**
Address : **2987 FREDERICK DOUGLASS BLVD. @ HARLEM RIVER DRIVE**
Borough : **MANHATTAN**
Agency's Number : **M046**
Program / Asset # : **BOE0027.000 / 1667**
Yr Built/Renovated : **1968 / 2007**
Area Sq Ft : **94,000**
Project Type : **EDUCATION**
Date of Survey : **18-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2106** **Lot** : **50** **BIN** : **1082090**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$171,400	$57,100
Interior Architecture	$4,057,900	$3,576,700
Electrical	$802,700	$2,147,000
Mechanical	$1,350,600	$766,600
Site Pavements		$53,100
Total	**$6,382,600**	**$6,600,500**
Importance Code A	$171,400	$57,100
Importance Code B	$5,751,400	$6,490,300
Importance Code C	$459,800	$53,100
Total	**$6,382,600**	**$6,600,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,900	$14,000	$6,700	
Interior Architecture	$114,000			$11,600
Electrical	$4,500	$9,300	$9,000	$10,500
Mechanical	$35,500	$49,000	$14,300	$4,500
Site Enclosure	$19,100			
Site Pavements	$45,500			
Total	**$268,400**	**$72,300**	**$30,100**	**$26,600**
Importance Code A	$49,900	$14,200	$6,700	
Importance Code B	$170,000	$58,100	$23,400	$26,600
Importance Code C	$48,500			
Total	**$268,400**	**$72,300**	**$30,100**	**$26,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$96,300	LIFE	* *	5	$57,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%	Now	$24,200	2043	* *	5	$6,700	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$23,200	
Slate Panels	5%			LIFE	* *	5	$2,700	
Windows								
Aluminum	75%			2049	* *	5	$13,400	
Aluminum	25%	Now	$75,100	2049	* *	5	$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Parapets								
Metal Panel	85%			2053	* *	5	$28,000	
Pre-Cast Concrete	15%			LIFE	* *	5	$8,000	
Roof								
Built-Up (BUR)	100%	Now	$19,400	2038	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Explanation : Pitch Pockets Are Severely Deteriorated								
Soffits								
Stucco Cement	100%	4+	$6,300	2046	* *	5	$8,900	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Above Windows								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$86,500	LIFE	* *	5	$43,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	10%	0-2	$38,200	2042	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Slate	5%			LIFE	* *	5	$7,000	
Vinyl Tile	10%	0-2	$37,400	2038	* *	3	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	27%	Now	$585,300	2028	$2,926,400	3	$13,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	33%			2033	$3,576,700	3	$21,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

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
Interior								
Interior Walls								
Ceramic Tile	8%	Now	$55,500	2042	* *	5	$9,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Severe Cracks At Maintenance Toilet In Basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%	0-2	$59,300	LIFE	* *	5	$4,900	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Shop, Auditorium And Gymnasium								
Masonry: Brick	10%			LIFE	* *			
Plaster	50%	Now	$61,400	LIFE	* *	5	$37,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
SGFT/Glazed Masonry	25%	Now	$283,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$19,700	
Ceilings								
AcousTile,Adhered	15%	4+	$30,900	2038	* *	5	$9,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridors								
AcousTileConcealSpLn	2%	4+	$2,100	2038	* *	5	$1,600	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Embossed Metal	5%			LIFE	* *	5	$2,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	10%			2038	* *			
Metal Panel	5%			LIFE	* *	5	$7,800	
Plaster	50%			LIFE	* *	5	$39,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2046	* *	5-10	$18,500	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Roof Rail								
Explanation : Aluminum Roof Rail								
Chain Link	25%	2-4	$19,100	2063	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Iron Picket	55%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	85%			2053	* *			
Masonry: Brick	15%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	85%	0-2	$26,500	2036	$53,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	15%	Now	$3,000	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Building Entry Stairs								
Activity Yard								
Rubber Matting	10%			2033	$42,800			
Traffic Topping	90%	2-4	$16,000	2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$186,400	5	$300	
Fused Disc Sw	20%			2053	* *	5	$100	
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	70%			2032	$171,700	5	$1,700	
Molded Case Bkrs	20%			2049	* *	5	$500	
Wiring								
Braided Cloth	80%	0-2	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$500	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

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
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,363,100	10	$81,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$80,800	10	$11,300	
Exit, Service	50%			2033	$20,800	1		
Exterior Lighting								
HID	30%			2028	$134,700	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$180,700	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$248,300	2043	* *	1-3	$52,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Adjacent Complex								
Explanation : From Housing Authority								
Distribution								
Steam Piping/Pump	10%	0-2	$15,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Loose, Extent : Moderate, Area Affected : 5%								
Location : Control Valves, Various Locations								
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Air Handler	30%			2028	$543,400	1	$17,400	
Convector/Radiator	50%			2031	$393,500	1	$15,200	
Fan Coil Unit/Heat	20%			2028	$477,300	1	$6,100	
Air Conditioning								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$255,200	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	60%			2033	$256,100	2	$1,700	
Roof	40%	0-2	$3,700	2028	$74,700	2	$900	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Kitchen								
Explanation : 30 Gallon Unit, For Kitchen Only								
HW Heat Exchanger								
Steam Fired	10%	0-2	$2,300	2043	* *	4	$900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Steam Fired	90%			2043	* *	4	$12,500	
Sanitary Piping								
Cast Iron	20%	Now	$4,900	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Consistent Sewer Back Ups								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$19,300	4	$3,000	
Sewage Ejector(s)								
Electric	100%			2033	$50,400	4	$3,700	
Backflow Preventer								
Generic	100%			2038	* *	1	$5,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$66,600	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 46 - M MINISCHOOL**			
Address	:	**2987 FREDERICK DOUGLASS BLVD. @ HARLEM RIVER DRIVE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M846**
Program / Asset #	:	**BOE0027.010 / 1668**	**Yr Built/Renovated**	:	**1972 / 2007**
Area Sq Ft	:	**6,120**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**18-May-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**2106** **Lot** : **50**	**BIN**	:	**1082090**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$83,600	$61,600
Interior Architecture		$356,900
Electrical	$93,400	$73,400
Mechanical		$102,100
Total	**$177,000**	**$593,900**
Importance Code A	$83,600	$61,600
Importance Code B	$93,400	$532,300
Total	**$177,000**	**$593,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,900	$26,400		
Interior Architecture	$44,000	$5,500		$1,300
Electrical	$16,500	$18,000	$600	$700
Mechanical	$400	$25,700	$900	$300
Site Pavements	$2,100			
Total	**$99,800**	**$75,600**	**$1,500**	**$2,300**
Importance Code A	$37,200	$26,700	$300	$300
Importance Code B	$60,600	$48,900	$1,200	$2,000
Importance Code C	$2,100			
Total	**$99,800**	**$75,600**	**$1,500**	**$2,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

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
Exterior								
Exterior Walls								
Metal Panel	20%	Now	$83,600	2043	* *	5	$5,800	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	80%			2043	* *	5-10	$84,700	
Windows								
Aluminum	100%			2041	* *	5	$1,300	
Roof								
Metal Panel	100%	Now	$36,900	2046	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Metal Panel	100%			2053	* *	5-10	$12,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,300	
Ceramic Tile	8%	Now	$5,600	2036	$56,400	5	$500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Bathrooms And Vestibules								
Vinyl Tile	87%	2-4	$30,000	2033	$300,500	3	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$1,500	
Gypsum Board	60%			LIFE	* *	5	$7,000	
Metal Panel	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$8,300	2038	* *	5	$600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	90%			2038	* *	5	$11,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Entrance Steps								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,100	5		
Molded Case Bkrs	90%			2032	$27,600	5	$100	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$93,400	10	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Buidling								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$5,300	10	$700	
Exit, Service	50%			2033	$1,400	1		
Exterior Lighting								
HID	30%			2033	$8,800	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$11,800	1	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$16,200	2043	* *	1-3	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Motion Sensors An Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

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
Heating								
Conversion Equipment								
Furnace	100%			2033	$19,500	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	$102,100	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit, R-22 Refrigerant								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,400	
Exhaust Fans								
Interior	90%			2033	$25,000	2	$200	
Roof	10%			2028	$1,200	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 46 - Q**		
Address	: **64-45 218TH STREET BTWN: 64 AVE., 67 AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q046**
Program / Asset #	: **BOE0704.000 / 2246**	**Yr Built/Renovated**	: **1951 / 2009**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7619** **Lot** : **1**	**BIN**	: **4162449**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$244,300
Interior Architecture	$464,800	
Electrical	$460,100	$404,500
Mechanical	$192,400	$1,692,700
Site Pavements	$124,600	
Total	**$1,241,900**	**$2,341,500**
Importance Code A		$797,700
Importance Code B	$1,241,900	$1,543,800
Total	**$1,241,900**	**$2,341,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,600	$55,700		
Interior Architecture	$10,000	$22,400	$8,100	$200
Electrical	$7,000	$27,300	$6,600	$6,900
Mechanical	$112,800	$18,200	$15,700	$8,600
Site Enclosure	$5,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$207,300**	**$130,800**	**$37,600**	**$23,000**
Importance Code A	$70,700	$62,000	$6,100	$6,100
Importance Code B	$124,300	$68,800	$31,400	$16,800
Importance Code C	$12,200			
Total	**$207,300**	**$130,800**	**$37,600**	**$23,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2068	* *	10	$10,400	
Glass Block	2%	4+	$3,700	LIFE	* *	5	$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium On 1st Floor								
Masonry: Brick	85%			LIFE	* *	5	$75,500	
Masonry: Brick	3%			LIFE	* *	5	$2,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Elevator Shaft								
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Windows								
Aluminum	90%	4+	$47,400	2049	* *	5	$9,700	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Steel	10%			2032	$166,100	5	$27,000	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$6,600	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Metal Rail	25%			2046	* *	5-10	$42,900	
Roof								
Built-Up (BUR)	90%			2038	* *	10	$45,300	
Copper/Terne	5%			2061	* *	10	$6,300	
Modified Bitumen	5%			2033	$28,200	10	$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Ceramic Tile	3%	Now	$3,500	2042	* *	5	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Room 210								
Terrazzo	5%			LIFE	* *	5	$3,900	
Vinyl Tile	15%			2038	* *	3	$5,600	
Vinyl Tile	2%	Now	$56,400	2043	* *	3	$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Room B2								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Room B2								
Vinyl Tile	50%			2038	* *	3	$18,700	
Vinyl Tile 9" X 9"	5%			2028	$408,300	3	$1,900	
Wood	10%			2048	* *	5	$18,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$6,600	2042	* *	5	$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Room 210								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$19,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2038	* *	5	$24,900	
AcousTileSusp.Lay-In	25%			2046	* *	5	$24,900	
Exposed Struc: Concrete	45%			LIFE	* *	5	$7,000	
Plaster	10%			LIFE	* *	5	$6,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$5,700	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 67th Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$124,600	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : 218th Street, Curb Missing								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 67th Avenue, 218th Street, 219th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 67th Avenue								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	98%			2038	* *			
Rubber Matting	2%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Molded Case Bkrs	95%			2049	* *	5	$1,600	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$55,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$53,300	10	$7,500	
Exit, Service	50%			2028	$13,700	1		
Exterior Lighting								
HID	30%			2028	$88,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$119,200	1	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$163,800	1-3	$39,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$147,600	5	$19,200	
Conversion Equipment								
Steam Boiler	100%			2031	$553,400	1	$61,400	
Leak Evident, Extent : Moderate, Area Affected : 35%								
Location : No. 1 Boiler Leaking And Two Plugged Tubes								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. They Are Scheduled To Be Replaced.								
Distribution								
Steam Piping/Pump	100%	Now	$25,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : All Float And Thermostatic Steam Traps, Various Locations								
Terminal Devices								
Air Handler	20%			2033	$238,900	1	$7,700	
Convector/Radiator	80%	0-2	$41,500	2031	$415,300	1	$14,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Two Radiators Leaking In Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$38,500	2028	$192,400	1		
Not in Service, Extent : Severe, Area Affected : 25%								
Location : 23 Window, Wall Unit Not Working								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%			LIFE	* *	2-5	$700	
Ductwork/Diffusers	98%			LIFE	* *	2-5	$33,900	
Exhaust Fans								
Interior	95%			2033	$267,500	2	$1,800	
Roof	5%			2033	$6,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$12,700	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2033	$33,200	4	$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$43,900	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 46 - SI**		
Address	: **41 REID AVENUE @ PARKINSON AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R046**
Program / Asset #	: **BOE0932.000 / 1438**	**Yr Built/Renovated**	: **1930 / 2010**
Area Sq Ft	: **73,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jun-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3243** **Lot** : **1**	**BIN**	: **5047613**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$112,200
Interior Architecture	$3,251,800	
Electrical	$70,200	$1,776,300
Mechanical	$2,601,500	$1,952,700
Site Pavements	$89,400	
Total	**$6,012,900**	**$3,841,200**
Importance Code A		$112,200
Importance Code B	$5,686,400	$3,729,000
Importance Code C	$326,500	
Total	**$6,012,900**	**$3,841,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,900			$16,600
Interior Architecture	$103,500		$1,300	$7,200
Electrical	$29,600	$7,500	$21,100	$8,200
Mechanical	$10,400	$10,000	$46,000	$10,000
Site Enclosure	$4,900			
Site Pavements	$160,600			
Total	**$401,000**	**$17,500**	**$68,500**	**$42,000**
Importance Code A	$99,100	$7,100	$7,300	$23,800
Importance Code B	$174,300	$10,400	$61,200	$18,200
Importance Code C	$127,600			
Total	**$401,000**	**$17,500**	**$68,500**	**$42,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$112,200	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$9,300	
Windows								
Aluminum	100%			2050	* *	5	$33,200	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,300	
Masonry: Brick	80%	Now	$49,100	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : South Facade								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	10%			2047	* *	5-10	$18,300	
Roof								
Built-Up (BUR)	55%	0-2	$11,900	2039	* *			
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
Location : Base Flashing At Various Locations								
Copper/Terne	5%			2062	* *	10	$11,300	
Modified Bitumen	40%	2-4	$20,300	2039	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,600	
Ceramic Tile	5%	2-4	$93,500	2043	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area And Toilet Rooms								
Terrazzo	2%	4+	$4,100	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	53%	4+	$32,400	2029	$1,617,900	3	$21,500	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2029	$883,800	3	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Scheduled For Removal In Summer 2023								
Wood	20%	2-4	$263,600	2049	* *	5	$20,200	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Classrooms								
Interior Walls								
Ceramic Tile	5%	4+	$7,000	2043	* *	5	$3,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Toilet Rooms								
Masonry: Brick	10%	2-4	$121,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations In Basement								
Marble Panels	5%	4+	$22,600	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridor								
Plaster	60%	0-2	$37,400	LIFE	* *	5	$22,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Staircases								
SGFT/Glazed Masonry	20%	2-4	$115,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Corridors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Interior								
Ceilings								
Exposed Struc: Concrete	25%	4+	$82,800	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Metal Panel	20%	2-4	$73,200	LIFE	* *	5	$27,000	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Corridors								
Plaster	55%			LIFE	* *	5	$37,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	0-2	$1,300	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Footings Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Footings Throughout								
Chain Link	10%	4+	$3,600	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Iron Picket	80%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	$9,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	10%	Now	$43,200	2047	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Along Parkinson Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Along Parkinson Avenue								
On-Site Walkways								
Cast in Place Concrete	70%	0-2	$49,300	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Exit Stairs At East And West Facades								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Service Ramp								
Masonry: Granite	28%	2-4	$89,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Stairs At South Facade								
Panel/Paver: Bluestone	2%	Now	$6,400	LIFE	* *	5	$400	
Spalling, Extent : Severe, Area Affected : 25%								
Location : Exit Stair To Play Yard								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Site Pavements								
Activity Yard								
Asphalt	95%	Now	$44,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout Play Yard								
Rubber Matting	5%	2-4	$8,300	2039	* *			
Open Seams, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes And 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Fused Knife Sw	1%			2033	$1,800	5		
Fused Toggle Switch	1%			2033	$1,800	5		
Molded Case Bkrs	20%			2042	* *	5	$400	
Molded Case Bkrs	68%			2033	$125,100	5	$1,300	
Wiring								
Braided Cloth	40%			2033	$81,800	1		
Thermoplastic	40%			2034	$81,800	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$61,100	5	$200	
Locally Mounted	50%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$1,045,500	10	$62,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2029	$4,500	1		
Emergency, Battery	40%			2039	* *	10	$7,000	
Exit, Battery	50%			2039	* *	10	$2,400	
Exterior Lighting								
HID	10%	Now	$20,900	2039	* *			
Malfunctioning, Extent : Severe, Area Affected : 60%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2029	$70,200	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$46,400	

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Boilers Fresh Air Louvers								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	99%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One Tank, 6,000 Gallons, No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$71,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$591,200			
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$277,900	1	$8,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	60%			2032	$362,200	1	$14,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2029	$366,100	1	$4,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations - Unit Ventilators								
Controls								
Pneumatic	100%			2028	$1,444,700			
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2034	$35,100			
Window/Wall Unit	78%			2029	$218,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,200	
Exhaust Fans								
Interior	90%			2029	$294,700	2	$2,000	
Roof	10%			2029	$14,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$948,200	1		
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - 1 Unit, 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$15,000	4	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$51,000	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 48 - BK**		
Address	: **6015 18TH AVE. BTWN: 60 ST., 61 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K048**
Program / Asset #	: **BOE0377.000 / 2517**	**Yr Built/Renovated**	: **1915 / 2011**
Area Sq Ft	: **65,216**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5519** **Lot** : **1**	**BIN**	: **3132140**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$66,600
Interior Architecture	$3,198,800	$328,500
Electrical	$120,600	$706,700
Mechanical	$519,800	$2,475,200
Site Enclosure	$100,300	
Site Pavements	$79,400	$61,400
Total	**$4,018,900**	**$3,638,500**
Importance Code A		$66,600
Importance Code B	$3,614,900	$3,243,400
Importance Code C	$404,000	$328,500
Total	**$4,018,900**	**$3,638,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,300	$50,300		$10,700
Interior Architecture	$69,500	$7,500		$5,600
Electrical	$42,000	$64,200	$6,100	$6,500
Mechanical	$124,600	$23,000	$11,400	$8,600
Total	**$241,400**	**$145,000**	**$17,500**	**$31,400**
Importance Code A	$17,000	$56,900	$6,500	$17,100
Importance Code B	$224,400	$88,100	$11,000	$14,200
Importance Code C				
Total	**$241,400**	**$145,000**	**$17,500**	**$31,400**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$13,900	
Masonry: Brick	75%			LIFE	* *	5	$66,600	
Masonry: Granite	3%			LIFE	* *	5	$2,000	
Masonry: Limestone	20%			LIFE	* *	5	$13,300	
Windows								
Aluminum	99%			2055	* *	5	$21,400	
Wood	1%	Now	$5,300	2058	* *	5	$1,100	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Bulkhead Stair								
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Bulkhead Stair								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Bulkhead Stair								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,400	
Masonry: Brick	90%			LIFE	* *	5	$8,500	
Roof								
Modified Bitumen	80%			2038	* *	10	$40,300	
Play Surface	20%			2038	* *	10	$10,100	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$21,700	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Mosaic Tile	5%	Now	$143,700	2046	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%	2-4	$47,700	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, Main Entrance, Vestibule Of Auditorium								
Vinyl Tile	20%	Now	$56,400	2038	* *	3	$7,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Classrooms Throughout, 1st And 2nd Floors								
Vinyl Tile 9" X 9"	25%	Now	$2,041,700	2043	* *	3	$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Classrooms Throughout, 3rd, 4th And 5th Floors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Classrooms Throughout, 3rd, 4th And 5th Floors								
Wood	40%	Now	$243,600	2048	* *	5	$37,400	
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Rooms 501, 502, 402, 401								
Interior Walls								
Ceramic Tile	5%	Now	$98,500	2036	$328,500	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Toilets Throughout								
Masonry: Brick	3%			LIFE	* *			
Marble Panels	5%	4+	$52,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	87%	Now	$252,800	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout 4th And 5th Floor Classrooms Stairs A And B								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$15,000	
Exposed Struc: Concrete	10%	2-4	$76,500	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	75%	0-2	$232,900	LIFE	* *	5	$46,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th And 5th Floor Classrooms								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout 4th And 5th Floor Classrooms And Toilets								
Site Enclosure								
Fence/Gates								
Chain Link	35%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : East Property Line								
Iron Picket	65%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$100,300	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Play Yard Fence base								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	70%	2-4	$79,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 18th Avenue, 60th And 61st Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 61st Street								
Cast in Place Concrete	30%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	80%			2046	* *			
Rubber Matting	20%			2033	$61,400			
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Rear Yard								

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

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Electrical Room								
Explanation : One 1,200 Ampere Main Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	4%			2041	* *	5	$100	
Fused Toggle Switch	1%			2032	$1,800	5		
Molded Case Bkrs	50%			2041	* *	5	$900	
Molded Case Bkrs	45%			2032	$82,800	5	$800	
Wiring								
Braided Cloth	50%			2032	$102,200	1		
Thermoplastic	50%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	75%			2038	* *	10	$44,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2038	* *	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Boiler Room Electrical Room, Cafeteria Closets								
LED	24%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2033	$4,100	1		
Emergency, Battery	40%			2033	$44,800	10	$6,300	
Exit, Service	40%			2028	$11,500	1		
Exit, Battery	10%			2033	$9,500	10	$400	
Exterior Lighting								
HID	7%			2038	* *	10		
LED	3%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$37,600	2038	* *	1	$21,900	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Electrical Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	70%			2028	$120,600	1-3	$28,100	
Generic, Digital	30%			2033	$51,700	1-3	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$11,600	2038	* *	1	$58,100	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Fresh Air Louver Dampers Not Operational								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 4184 Mbh Gross Each								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Supply								
Explanation : Location Noted								
Steam Piping/Pump	85%	Now	$22,700	2043	* *			
Corroded, Extent : Severe, Area Affected : 15%								
Location : Corroded / Leaking Condensate Return Pumping System Basement By Auditorium Hv Unit								
Recent Repair Evident, Extent : N/A, Area Affected : 95%								
Location : Throughout: Terminal Unit Thermostatic Traps, Radiator Valves, Basement F/t Traps								
Steam Traps Faulty, Extent : Moderate, Area Affected : 2%								
Location : F/t Traps: Basement Crawlspace, Basement Ceiling By Auditorium Hv Unit, Storage Room In Multi-purpose Room - 6 Units Approximately.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Feedwater Tank Sediment Build-up								

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

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Heating								
Terminal Devices								
Air Handler	15%	Now	$3,800	2028	$188,500	1	$5,400	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Auditorium Hv Unit								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Auditorium Hv Unit								
Convector/Radiator	65%			2031	$354,900	1	$13,700	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Unit Heater - Steam	10%			2028	$37,900	4	$900	
Unit Heater - Steam	10%			2041	* *	4	$600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement: Wall-mounted Cabinet Heaters								
Controls								
Digital	100%			2033	$1,917,900			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wireless-pneumatic Digital Controls								
Air Conditioning								
Energy Source								
Electricity	85%			2041	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Telecom Room								
Explanation : Location Noted								
Window/Wall Unit	75%	Now	$189,700	2033	$189,700	1		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Window/Wall Unit	5%			2032	$12,600	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$12,700	
No Component	65%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

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
Ventilation								
Exhaust Fans								
Interior	35%			2028	$103,700	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan / Storage Room, 1st Floor Ceiling Storage Rooms, Boys Toilet Room								
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$42,900	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Boys Toilet Room 257								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit 75 Mbh Input, 75 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%	Now	$42,100	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Boys Toilet Room 257								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$13,400	4	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilet Room 257 (obsolete/deteriorated)								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$46,200	1-2	$900	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 48 - BX HUNTS POINT ECC 1**		
Address	: **659 COSTER STREET @ SPOFFORD AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X848**
Program / Asset #	: **BOE0191.010 / 4412**	**Yr Built/Renovated**	: **1970 / 2005**
Area Sq Ft	: **7,820**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2765** **Lot** : **269**	**BIN**	: **2006654**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$321,700
Electrical		$126,600
Mechanical		$325,200
Total		**$773,500**
Importance Code B		$773,500
Total		**$773,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$29,200	$800	
Interior Architecture	$1,600			$1,400
Electrical	$800	$13,400	$900	$700
Mechanical	$400	$1,000	$3,500	$1,000
Site Enclosure	$11,600			
Site Pavements	$14,800			
Total	**$29,200**	**$43,600**	**$5,200**	**$3,100**
Importance Code A		$30,000	$800	$700
Importance Code B	$27,900	$13,700	$4,400	$2,400
Importance Code C	$1,300			
Total	**$29,200**	**$43,600**	**$5,200**	**$3,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 48 - BX HUNTS POINT ECC 1
Asset # : 4412

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%			LIFE	* *	5	$7,200	
Masonry: Brick	5%			LIFE	* *	5	$600	
Wood	2%			2046	* *	5	$1,200	
Windows								
Aluminum	95%			2049	* *	5	$1,700	
Metal Louvers	5%			2042	* *	10	$600	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5		
Metal Rail	50%			2046	* *	5-10		
Pre-Cast Concrete	5%			LIFE	* *	5		
Roof								
Modified Bitumen	100%			2038	* *	10	$29,200	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$800	
Ceramic Tile	3%			2042	* *	5	$400	
Mosaic Tile	2%			2046	* *	5	$600	
Vinyl Tile	92%			2033	$321,700	3	$5,700	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	$9,000	
Gypsum Board	20%			LIFE	* *	5	$3,400	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$1,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$11,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : At Front Entry Of Courtyard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Courtyard Entry								
Activity Yard								
Asphalt	50%	Now	$13,600	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Rubber Matting	50%			2038	* *			

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 48 - BX HUNTS POINT ECC 1
Asset # : 4412

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical, Mechanical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$53,300	5		
Fused Disc Sw	20%			2053	* *	5		
Raceway								
Conduit	80%			2033	$13,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,100	5		
Molded Case Bkrs	90%			2032	$27,600	5	$200	
Wiring								
Thermoplastic	80%			2033	$17,600	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hot Water Room								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$7,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2028	$4,400	2		
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$900	
Exit, Battery	50%			2038	* *	10	$300	
Exterior Lighting								
HID	10%			2033	$3,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$4,800	

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

DEPARTMENT OF EDUCATION - 040
P. S. 48 - BX HUNTS POINT ECC 1
Asset # : 4412

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	100%			2038	* *	2	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 8 Electrical Units								
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	$198,500	1	$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	$126,600	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Throughout								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$10,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,400	
Exhaust Fans								
Roof	10%			2033	$1,600	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 48 - Q**		
Address	: **155-02 108 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q048**
Program / Asset #	: **BOE0706.000 / 2247**	**Yr Built/Renovated**	: **1936 / 2001**
Area Sq Ft	: **37,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **10144** **Lot** : **42**	**BIN**	: **4216099**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$197,600	$72,100
Interior Architecture	$252,000	$2,155,900
Electrical		$562,700
Mechanical	$121,600	$1,829,800
Total	**$571,200**	**$4,620,500**
Importance Code A	$197,600	$72,100
Importance Code B	$373,600	$4,548,400
Total	**$571,200**	**$4,620,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$112,200			
Interior Architecture	$167,500		$3,300	$5,300
Electrical	$4,700	$3,500	$3,600	$4,600
Mechanical	$53,800	$5,600	$6,800	$5,200
Site Enclosure	$17,500			
Site Pavements	$14,000			
Total	**$369,700**	**$9,100**	**$13,600**	**$15,200**
Importance Code A	$115,900	$3,700	$3,700	$3,700
Importance Code B	$113,000	$5,400	$10,000	$11,500
Importance Code C	$140,800			
Total	**$369,700**	**$9,100**	**$13,600**	**$15,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

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
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	$67,600	LIFE	* *	5	$16,000	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Chimney And Third Floor								
Masonry: Brick	70%			LIFE	* *	5	$112,200	
Masonry: Granite	5%			LIFE	* *	5	$6,000	
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Windows								
Aluminum	80%			2052	* *	5	$18,000	
Wood	20%	Now	$73,900	2044	* *	5	$22,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Parapets								
Masonry: Brick	35%	Now	$48,500	LIFE	* *	5	$3,700	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Interior Face Of Parapet Throughout								
Masonry: Brick	50%			LIFE	* *	5-10	$36,500	
Masonry: Limestone	15%			LIFE	* *	5-10	$19,600	
Roof								
Copper/Terne	5%			2051	* *	10	$3,800	
Modified Bitumen	95%			2044	* *	10	$28,800	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$5,700	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Mosaic Tile	5%	Now	$15,800	2041	* *	5	$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen, Second And Third Floor Bathrooms								
Vinyl Tile	25%	Now	$9,300	2041	* *	3	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Principals Office And Corridors								
Vinyl Tile 9" X 9"	40%			2036	$2,155,900	3	$13,200	
Wood	25%	Now	$100,500	2051	* *	5	$15,400	
Deteriorated Finish, Extent : Severe, Area Affected : 35%								
Location : Throughout First Floor And Third Floor Classrooms.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$14,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$21,100	2039	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Second And Third Floor Bathrooms								
Masonry: Brick	15%	Now	$43,800	LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Plaster	50%			LIFE	* *	5-10	$31,800	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$9,400	
Ceilings								
AcousTile,Adhered	10%			2049	* *	5	$6,600	
Embossed Metal	5%			LIFE	* *	5	$3,000	
Exposed Struc: Concrete	30%	Now	$151,500	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Basement								
Plaster	55%	Now	$22,500	LIFE	* *	5	$22,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2056	* *			
Iron Picket	90%	Now	$17,500	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : 108th And 155th Streets								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 108th Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Asphalt	75%			2045	* *			
Cast in Place Concrete	20%			2049	* *			
Pavers/Stone	5%			2045	* *			
Parking/Driveway								
Asphalt	80%			2045	* *			
Cast in Place Concrete	20%	Now	$14,000	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$133,200	5	$200	
Raceway								
Conduit	90%			2036	$56,400	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$10,200	5	$100	
Fused Disc Sw	5%			2052	* *	5		
Molded Case Bkrs	5%			2052	* *	5		
Molded Case Bkrs	80%			2035	$81,700	5	$800	
Wiring								
Thermoplastic	90%			2036	$71,100	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$51,400	5	$200	
Locally Mounted	30%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$31,800	10	$4,500	
Exit, Service	50%			2036	$8,200	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$71,100	1	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$97,700	1-3	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets, Cafeteria, Auditorium, Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement Gasoline Meter Room.								
Explanation : Area Of Concern. There Is An Electrical Radiant In Gasoline Meter Room.								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$30,300	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Leaking Feed Water Pump And Condensate/vacuum Pump								
Terminal Devices								
Air Handler	10%			2031	$71,300	1	$2,300	
Convector/Radiator	60%			2034	$185,900	1	$7,200	
Fan Coil Unit/Heat	30%			2031	$281,800	1	$3,600	
Controls								
Pneumatic	100%			2034	$732,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2031	$107,600	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$16,300	
No Component	50%							
Exhaust Fans								
Interior	50%			2031	$84,000	2	$600	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement								
Explanation : House Exhaust Is Under Repair.								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%	0-2	$121,600	2046	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%								
Location : Controller, Basement								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump								
Galvanized Steel	50%	2-4	$12,100	2034	$241,800	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main, Boiler Room 108 Avenue Side.								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

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
Plumbing								
Water Heater With Tanks								
Electric	50%			2034	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 200 Gallons Gas Fired And 80 Gallons Electric								
Gas Fired	50%			2035	$52,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$7,600	4	$1,200	
Backflow Preventer								
Generic	100%			2036	$16,900	1	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$15,700	1-2	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 49 - Q**		
Address	: **63-60 80TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q049**
Program / Asset #	: **BOE0707.000 / 2296**	**Yr Built/Renovated**	: **1933 / 2017**
Area Sq Ft	: **133,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2990** **Lot** : **45**	**BIN**	: **4069253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$173,200	$79,900
Interior Architecture	$2,417,100	$1,567,200
Electrical	$203,000	$161,400
Mechanical	$362,400	$490,500
Total	**$3,155,700**	**$2,299,000**
Importance Code A	$232,700	$79,900
Importance Code B	$2,923,000	$2,159,900
Importance Code C		$59,200
Total	**$3,155,700**	**$2,299,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$40,200	$45,200	$13,500
Interior Architecture	$5,500	$14,300	$5,000	$35,900
Electrical	$27,200	$54,200	$25,500	$21,700
Mechanical	$18,200	$45,100	$40,600	$18,900
Site Enclosure	$8,100			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$80,500**	**$175,400**	**$137,900**	**$111,600**
Importance Code A	$5,000	$48,700	$53,500	$21,700
Importance Code B	$67,500	$126,700	$84,400	$81,600
Importance Code C	$8,100			$8,200
Total	**$80,500**	**$175,400**	**$137,900**	**$111,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$29,000	
Masonry: Brick Cavity	55%			LIFE	* *	5	$79,900	
Masonry: Granite	5%			LIFE	* *	5	$5,400	
Masonry: Limestone	10%			LIFE	* *	5	$10,900	
Metal Panel	5%			2059	* *	5-10	$49,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$9,400	
Window Wall	3%			2059	* *	5	$16,300	
Windows								
Aluminum	100%			2055	* *	5	$27,000	
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$16,400	
Masonry: Brick Cavity	65%			LIFE	* *	5	$5,200	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Panel	5%			2059	* *	5	$1,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,500	
Roof								
Built-Up (BUR)	40%			2038	* *	10	$35,700	
Copper/Terne	2%			2068	* *	10	$4,500	
IRMA/Protected Membrane	40%	Now	$173,200	2041	* *			
Vegetation Growth, Extent : Severe, Area Affected : 2%								
Location : At Roof Drains								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Exit 5, New Wing								
Plaza Roof: Stone Panels	18%			2059	* *			
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Carpet	5%			2034	$133,600	3	$11,100	
Cast in Place Concrete	5%			LIFE	* *	5	$16,100	
Ceramic Tile	3%			2036	$255,600	5	$4,400	
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	30%			2033	$1,252,400	3	$22,100	
Vinyl Tile	27%			2041	* *	3	$14,900	
Vinyl Tile 9" X 9"	20%			2028	$2,417,100	3	$11,100	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Corridors And Classrooms In 1933 Wing								
Explanation : Asbestos Tiles								
Wood	5%			2048	* *	5	$13,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Interior								
Interior Walls								
Ceramic Tile	13%			2046	* *	5	$42,800	
Folding Partition	2%			2055	* *	5	$16,400	
Gypsum Board	30%			LIFE	* *	5	$59,200	
Marble Panels	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$29,600	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%			2050	* *	5	$44,300	
Exposed Struc: Concrete	23%			LIFE	* *	5	$5,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	$3,700	
Plaster	40%			LIFE	* *	5	$36,900	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%	4+	$8,100	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Juniper Boulevard, Penelope Avenue And 80th Street								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	10%			2042	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : 80th Street In Front Of School								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	80%			2042	* *			
Rubber Matting	20%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2033	$59,200	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$200	
Fused Disc Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	70%			2049	* *	5	$2,500	
Molded Case Bkrs	20%			2032	$61,300	5	$700	
Wiring								
Braided Cloth	20%	2-4	$81,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Original Portion Of The Building								
Thermoplastic	70%			2053	* *	1		
Thermoplastic	10%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$500	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$41,100	
Generators								
Diesel	100%			2042	* *	1	$51,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 250 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,900	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room 2								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Lighting								
Interior Lighting								
Fluorescent	92%			2038	* *	10	$112,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$2,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
Fluorescent	5%			2038	* *	10	$6,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways, Lobby, Gymnasium								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	5%			2028	$31,900	10		
LED	25%			2038	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$900	
Alarm								
Security System								
Generic	50%			2038	* *	1	$24,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$24,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$82,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Heating								
Energy Source								
Natural Gas	75%			2053	* *	1		
Interruptible Gas/Dual Fuel	25%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No.2 Oil								
Conversion Equipment								
Furnace	50%			2038	* *	1	$33,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 4 Rooftop Package Units								
Furnace	15%			2041	* *	1	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 1 New Rooftop Package Unit								
Hot Water Boiler	10%			2050	* *	1	$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 2 New Units								
Steam Boiler	25%	0-2	$59,600	2046	* *	1	$29,700	1
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Guage On Feed Water Pump And No. 1 Boiler Leaking Tubes								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : One Vacuum Pump Is Not Working. No. 1 Boiler Is Not Working Due To Defective Compressor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	10%			2055	* *	4	$1,000	
Steam Piping/Pump	25%			2043	* *			
No Component	65%							
Terminal Devices								
Convector/Radiator	25%			2031	$279,500	1	$10,800	
Convector/Radiator	10%			2050	* *	1	$4,300	
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	25%			2041	* *	1		
Electricity	75%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2038	* *	2	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 4 Rooftop Units, R-410c Refrigerant								
Ext Pkg Unit - Heating/Cooling	25%			2041	* *	2	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 1 Rooftop Unit, R-410c Refrigerant								
Window/Wall Unit	15%			2028	$77,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%	0-2	$225,100	LIFE	* *	2-5	$55,800	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Building Management System, Throughout The New Wing.								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$18,600	
Exhaust Fans								
Interior	25%			2033	$151,600	2	$1,000	
Interior	10%			2041	* *	2	$400	
Roof	65%			2041	* *	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	25%			2032	$12,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 1 Unit								
Gas Fired	75%			2028	$26,200	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	75%			LIFE	* *	1		
Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	* *	1		
Cast Iron	25%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2033	$13,700	4	$1,400	
Non-Submersible	50%			2041	* *	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$5,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

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
Plumbing								
Backflow Preventer								
Generic	50%			2041	* *	1	$4,100	
Generic	50%			2038	* *	1	$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From 1st To 3rd Floor, One Unit From Ground To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2059	* *	1-5	$16,800	
Sprinkler								
No Component	25%							
Generic	75%			2059	* *	1-2	$28,100	
Fire Pump								
Generic	25%			2042	* *	1	$6,200	
Generic	75%			2046	* *	1	$18,700	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression Covers 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 5 - BX**		
Address	: **564 JACKSON AVENUE @ E.149 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X005**
Program / Asset #	: **BOE0158.000 / 525**	**Yr Built/Renovated**	: **1961 / 2007**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2642** **Lot** : **1**	**BIN**	: **2004548**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$264,200	$459,400
Interior Architecture	$1,368,800	$2,772,800
Electrical	$283,000	$2,005,200
Mechanical	$657,900	$6,168,000
Site Pavements	$67,300	
Total	**$2,641,200**	**$11,405,400**
Importance Code A	$264,200	$1,188,600
Importance Code B	$2,377,000	$10,216,800
Total	**$2,641,200**	**$11,405,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,700	$13,700		
Interior Architecture	$149,500	$6,300		$18,500
Electrical	$4,800	$5,300	$7,300	$34,600
Mechanical	$41,800	$23,400	$21,600	$55,200
Site Enclosure	$19,600	$1,500		
Site Pavements	$75,600			
Total	**$297,000**	**$50,200**	**$28,900**	**$108,400**
Importance Code A	$15,700	$22,300	$8,500	$8,700
Importance Code B	$162,400	$26,400	$20,400	$99,700
Importance Code C	$118,900	$1,500		
Total	**$297,000**	**$50,200**	**$28,900**	**$108,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	* *	5	$16,000	
Masonry: Brick	95%	0-2	$264,200	LIFE	* *	5	$108,100	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall In Basement								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Exit 4								
Explanation : Door At Exit 4 In Poor Condition								
Metal Panel	2%			2061	* *	5-10	$15,600	
Windows								
Aluminum	95%			2051	* *	5	$34,400	
Metal Louvers	5%			2044	* *	10	$11,300	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$12,200	
Metal: Cage/Fence	20%			2048	* *	5-10	$23,500	
Roof								
Built-Up (BUR)	55%			2035	$351,400	10	$29,400	
Copper/Terne	5%			2075	* *	10	$6,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Stair Bulkhead Roof								
Modified Bitumen	40%			2045	* *	10	$21,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Soffits								
Cast in Place Concrete	100%	Now	$5,700	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Jackson Avenue, Side Walkway								
Interior								
Floors								
Ceramic Tile	5%	Now	$7,800	2044	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : All Toilet Rooms								
Sheet Vinyl/Rubber	5%			2040	* *	5	$10,100	
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	70%	0-2	$266,500	2035	$2,665,300	3	$35,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2030	$1,102,300	3	$6,700	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	5%			2063	* *	5	$12,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$36,300	2044	* *	5	$6,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%	Now	$49,700	LIFE	* *	5	$10,300	
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Stairs, Auditorium								
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$38,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$26,600	2048	* *	5	$20,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	45%			LIFE	* *	5	$9,500	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$107,500			
Metal Panel	1%	Now	$27,400	LIFE	* *	5	$1,700	
Deformed/Dented, Extent : Severe, Area Affected : 75%								
Location : Kitchen								
Plaster	14%			LIFE	* *	5	$11,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	* *	5-10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Guard Railing								
Explanation : Metal Guard Rail At Roof								
Chain Link	5%			2055	* *			
Iron Picket	90%	0-2	$19,600	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$67,300	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Jackson Avenue, 149th Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Concord Avenue And East 150th Street								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$13,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Side Walkway								
Activity Yard								
Asphalt	65%	Now	$24,100	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Rubber Matting	35%	Now	$38,300	2040	* *			
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	75%			2035	$155,000	1		
Conduit	25%			2045	* *	1		
Panelboards								
Fused Disc Sw	3%			2043	* *	5	$100	
Fused Disc Sw	7%			2034	$17,200	5	$100	
Molded Case Bkrs	70%			2034	$171,700	5	$1,600	
Molded Case Bkrs	20%			2043	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$209,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2035	$29,900	1		
Motor Controllers								
Locally Mounted	70%			2033	$85,600	5	$400	
Locally Mounted	25%			2040	* *	5	$100	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Lighting								
Interior Lighting								
Fluorescent	2%			2035	$26,300	10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
Fluorescent	94%			2035	$1,234,000	10	$74,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$73,900	10	$10,400	
Exit, Service	50%			2030	$19,000	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Analog	100%			2035	$227,100	1-3	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$204,800	5	$26,600	
Conversion Equipment								
Steam Boiler	95%			2033	$729,200	1	$80,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Old Steam Boilers.								
Steam Boiler	5%	0-2	$1,900	2048	* *	1	$3,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room, Deteriorated Refractory In Both Boilers								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of No.2 Boiler. 3 Tubes Plugged								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$14,100	2035	$705,200			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 75%								
Location : 1 Stream Traps Under Auditorium								
Terminal Devices								
Air Handler	20%			2030	$331,400	1	$10,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	20%			2040	* *	1	$5,600	
Fan Coil Unit/Heat	60%			2035	$1,310,000	1	$16,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Administrative Spaces								
Explanation : Unit Ventilators Observed								
Controls								
Pneumatic	100%	0-2	$170,200	2036	$1,701,900			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Pneumatic Valve Malfunctioning								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2035	$909,400	1	$27,900	
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2055	* *	4	$4,500	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2040	* *	2	$41,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,800	
Ductwork/Diffusers	90%			LIFE	* *	2-5	$43,200	
Exhaust Fans								
Interior	40%			2030	$156,200	2	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	40%			2035	$68,300	2	$1,100	
Roof	20%			2040	* *	2	$500	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

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
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2055	* *	1		
Brass/Copper	98%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 200 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2035	$425,800	4	$12,800	
Sanitary Piping								
Cast Iron	10%	0-2	$5,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Courtyard And Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$17,600	4	$1,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$60,900	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 50 - M (UDC AND ECF)**				
Address	: **433 EAST 100 STREET @FDR DRIVE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M050**
Program / Asset #	: **BOE0029.000 / 1670**			**Yr Built/Renovated**	: **1975 / 2012**
Area Sq Ft	: **118,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **22-Dec-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Ph**				
Block	: **1694**	**Lot**	: **1**	**BIN**	: **1083933**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$263,500
Interior Architecture	$1,417,600	$2,073,600
Electrical	$216,200	$627,100
Mechanical	$1,273,100	$7,230,200
Site Pavements		$216,100
Total	**$2,907,000**	**$10,410,600**
Importance Code A		$316,200
Importance Code B	$1,590,300	$9,226,300
Importance Code C	$1,316,700	$868,100
Total	**$2,907,000**	**$10,410,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,500	$4,200	$6,600	$43,800
Interior Architecture	$38,600	$13,500		$4,500
Electrical	$36,400	$34,100	$11,100	$13,400
Mechanical	$52,500	$66,100	$55,500	$30,300
Site Enclosure	$10,700			
Site Pavements	$59,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$223,800**	**$125,000**	**$80,400**	**$99,200**
Importance Code A	$30,200	$16,200	$18,300	$55,500
Importance Code B	$121,600	$108,900	$62,100	$43,700
Importance Code C	$71,900			
Total	**$223,800**	**$125,000**	**$80,400**	**$99,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - M (UDC AND ECF)

Asset # : 1670

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
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	$94,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Cement - Fiber Panel	72%			2041	* *	10	$169,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Rainscreen Installed Throughout								
Window Wall	3%			2053	* *	5	$8,500	
Windows								
Aluminum	100%			2049	* *	5	$9,000	
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	$2,800	
Metal Panel	20%			2059	* *	5	$4,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Metal Cap Installed Throughout								
Metal Rail	75%			2050	* *	5-10	$72,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Fluid Applied Roofing	2%			2061	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Adjacent To Skylight								
Explanation : Location Noted								
Modified Bitumen	95%	4+	$18,500	2041	* *			
Ponding, Extent : Light, Area Affected : 15%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	3%			2053	* *	10	$3,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$24,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$31,200	
Ceramic Tile	10%	0-2	$20,600	2036	$412,100	5	$3,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Quarry Tile	20%			2038	* *	5	$21,400	
Vinyl Tile	50%	Now	$101,000	2033	$1,009,500	3	$13,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - M (UDC AND ECF)

Asset # : 1670

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
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	$18,000	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Oil Tank Room And By Basement Stairwell								
Ceramic Tile	5%			2036	$652,000	5	$11,600	
Concrete Masonry Unit	28%	Now	$1,247,700	LIFE	* *	5	$25,900	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement, Penthouse								
Explanation : Open Joints At Basement Wall								
Operable Wall	5%	Now	$69,000	2043	* *	5	$20,300	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Multipurpose Room 3rd Floor Room 305bc								
Explanation : Inoperable								
Plaster	58%			LIFE	* *	5	$40,300	
Wood	2%			LIFE	* *	5	$18,500	
Ceilings								
AcousTileSusp.Lay-In	8%			2038	* *	5	$5,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,100	
Exposed Struc: Concrete	60%			LIFE	* *	5	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Precast Waffle Construction								
Gypsum Board	15%			LIFE	* *	5	$12,900	
Metal Panel	2%			LIFE	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Newly Identified Finish								
Plaster	5%			LIFE	* *	5	$2,100	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Below Entry Ramp And Penthouse								
Site Enclosure								
Fence/Gates								
Chain Link	95%	4+	$10,500	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Iron Picket	5%	2-4	$200	2053	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Gate At Rear Outdoor Loading Dock								

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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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	40%			2068	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry								
Explanation : Main Entry Ramp Walls								
Concrete Masonry Unit	60%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Loading Dock And Rear Of School								
Explanation : Recent Repairs Evident								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$16,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%	Now	$43,200	2036	$216,100			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Front And Rear Driveways								
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Front And Rear Driveways								
Activity Yard								
Asphalt	95%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Repairs Evident								
Rubber Matting	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : Recent Replacement Evident								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere, One 1,000 Ampere And Two 300 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

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
Under 600 Volts								
Raceway								
Conduit	10%			2053	* *	1		
Conduit	90%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Toggle Switch	1%			2032	$2,500	5		
Molded Case Bkrs	84%			2032	$206,000	5	$2,600	
Wiring								
Thermoplastic	90%			2043	* *	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2050	* *	5	$300	
Locally Mounted	55%			2031	$102,200	5	$400	
Motor Control Center	5%			2031	$37,200	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	93%			2038	* *	10	$100,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2038	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 2%								
Location : Library								
Fluorescent	1%			2038	* *	10	$1,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%	Now	$24,300	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 60%								
Location : Throughout The Building								
Exit, Service	40%			2028	$20,800	1		
Exit, Battery	10%			2033	$17,100	10	$800	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$3,500	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

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
Alarm								
Security System								
Generic	50%			2028	$113,400	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$6,200	2038	* *	1-3	$66,100	
Devices Damaged, Extent : Light, Area Affected : 2%								
Location : Penthouse								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$116,900	
Distribution								
Steam Piping/Pump	100%	Now	$193,500	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement Mechanical Room Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Sub-basement Mechanical Room								
Explanation : Mixing Valve Has To Be Adjusted Manually And The Outside Air Louvers Do Not Close.								
Terminal Devices								
Air Handler	40%			2033	$909,500	1	$29,200	
Convector/Radiator	50%			2038	* *	1	$19,100	
Fan Coil Unit/Heat	10%	Now	$59,900	2028	$299,600	1	$3,400	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Blowers In Units Not Functioning								
Controls								
Pneumatic	100%	Now	$116,800	2031	$2,335,200			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement Mechanical Room 1 Of 2 Air Compressors								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - M (UDC AND ECF)

Asset # : 1670

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	0-2	$356,500	2033	$713,000	1	$19,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof And Basement								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Boiler Room Mezzanine And Penthouse								
Explanation : 3 Units, 2 In The Penthouse And One In The Sub-basement Mechanical Room Mezzanine								
Ext Pkg Unit - Heating/Cooling	10%			2033	$203,000	2	$700	
Split Unit	20%			2038	* *			
Window/Wall Unit	30%			2028	$137,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$8,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$2,344,500	1	$73,000	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	$349,800	2	$82,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Indoor Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,800	
Exhaust Fans								
Interior	70%			2033	$375,100	2	$2,500	
Interior	10%	2-4	$53,600	2043	* *	2	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Roof	20%			2038	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Antiquated, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Heater With Tanks								
Electric	20%			2028	$19,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Gallon Unit								
Gas Fired	80%			2028	$56,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 250 Gallon Tank. Quantity 3								

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$17,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units In 2 Locations								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Roof								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$59,500	
Sprinkler								
No Component	85%							
Generic	15%			2043	* *	1-2	$5,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 50 - Q**
Address : **143-26 101 AVENUE BTWN: ALLENDALE ST., LIVERPOOL**
Borough : **QUEENS**
Agency's Number : **Q050**
Program / Asset # : **BOE0708.000 / 2652**
Yr Built/Renovated : **1922 / 2014**
Area Sq Ft : **140,000**
Project Type : **EDUCATION**
Date of Survey : **07-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,Ph**
Block : **10024** **Lot** : **12** **BIN** : **4214461**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$200,700	$2,181,300
Interior Architecture	$613,000	$6,372,800
Electrical	$106,600	$557,600
Mechanical	$1,757,900	$3,313,000
Total	**$2,678,200**	**$12,424,700**
Importance Code A	$200,700	$2,202,300
Importance Code B	$2,477,500	$9,461,600
Importance Code C		$760,800
Total	**$2,678,200**	**$12,424,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$20,600	$20,200	$14,900
Interior Architecture	$89,300	$12,000	$2,100	$20,900
Electrical	$50,000	$27,200	$26,500	$22,800
Mechanical	$122,200	$72,200	$52,600	$53,800
Site Pavements				
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$276,400**	**$146,800**	**$116,300**	**$127,300**
Importance Code A	$9,700	$30,600	$29,900	$24,600
Importance Code B	$228,500	$116,300	$86,400	$102,700
Importance Code C	$38,300			
Total	**$276,400**	**$146,800**	**$116,300**	**$127,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$33,600	
Cast Stone/Terra Cotta	45%			LIFE	* *	5	$757,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$13,500	
Masonry: Brick	30%			LIFE	* *	5	$64,600	
Masonry: Brick Cavity	5%			LIFE	* *	5	$10,800	
Metal Panel	3%			2043	* *	5-10	$44,400	
Window Wall	5%			2059	* *	5	$40,400	
Windows								
Aluminum	40%	Now	$200,700	2049	* *	5	$10,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout Original Building								
Glazing Clouded, Extent : Severe, Area Affected : 100%								
Location : All Windows								
Aluminum	58%			2055	* *	5	$29,800	
Metal Louvers	2%			2036	$58,400	10	$6,400	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$4,300	
Masonry: Brick	90%			LIFE	* *	5	$24,900	
Pre-Cast Concrete	8%			LIFE	* *	5	$13,900	
Roof								
IRMA/Protected Membrane	40%			2033	$1,217,300	10	$50,200	
Modified Bitumen	5%			2038	* *	10	$6,300	
Plaza Roof: Stone Panels	55%			2043	* *			
Soffits								
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Panel	95%			2053	* *	5-10	$8,000	
Interior								
Floors								
Carpet	2%			2032	$75,800	3	$6,300	
Ceramic Tile	3%			2036	$362,600	5	$6,300	
Terrazzo	5%	2-4	$100,200	LIFE	* *	5	$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Main Lobby And Outside Auditorium								
Traffic Topping	5%	4+	$10,200	2033	$511,500	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Vinyl Tile	80%	4+	$94,800	2033	$4,737,900	3	$62,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%			2061	* *	5	$19,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2036	$672,400	5	$11,900	
Concrete Masonry Unit	5%	4+	$38,300	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 4th Floor Boiler Room								
Gypsum Board	37%			LIFE	* *	5	$88,300	
Masonry: Brick	8%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	33%			LIFE	* *	5	$39,400	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	$31,800	
Ceilings								
AcousTileConcealSpLn	10%			2038	* *	5	$24,000	
AcousTileSusp.Lay-In	25%	4+	$40,800	2038	* *	5	$24,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout Old Building								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Old Building								
AcousTileSusp.Lay-In	30%			2046	* *	5	$57,500	
Plaster	35%	Now	$418,000	LIFE	* *	5	$41,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : 5th Floor, Stair B								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : 5th Floor, Stair B								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2043	* *			
Iron Picket	95%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	5%			2036	$37,100			
Cast in Place Concrete	95%			2046	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2033	$21,000	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Old Wing								
Explanation : One 2,500 Ampere Main Disconnect Switch For The Old Wing								
Fused Disc Sw	60%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room New Wing								
Explanation : Five Main Disconnect Switches Rated At 3000, 1200, 600, 200 And 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	40%			2033	$119,800	5	$200	
Fused Disc Sw	60%			2053	* *	5	$400	
Raceway								
Conduit	40%			2033	$118,300	1		
Conduit	60%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	30%			2032	$92,000	5	$1,100	
Molded Case Bkrs	60%			2049	* *	5	$2,200	
Wiring								
Thermoplastic	40%			2033	$163,700	1		
Thermoplastic	60%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	$300	
Variable Frequency Drive	70%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$43,100	
Generators								
Diesel	100%			2042	* *	1	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : One 300 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,200	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : One 250 Gallons Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Lighting								
Interior Lighting								
Fluorescent	83%			2038	* *	10	$106,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%	Now	$21,400	2033	$42,700			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	15%			2038	* *			
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, Battery	40%			2038	* *	10	$3,800	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2038	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$86,300	

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
Heating								
Energy Source								
Natural Gas	60%			2053	* *	1		
Interruptible Gas/Dual Fuel	40%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Heating								
Conversion Equipment								
Hot Water Boiler	60%			2046	* *	1	$41,500	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : 4th Floor								
Explanation : 2 Units								
Steam Boiler	40%			2046	* *	1	$55,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	60%			2049	* *	4	$4,100	
Steam Piping/Pump	40%	Now	$23,000	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In Basement								
Terminal Devices								
Air Handler	15%			2028	$404,700	1	$13,000	
Air Handler	40%			2038	* *	1	$34,600	
Convector/Radiator	25%			2031	$293,100	1	$11,300	
Convector/Radiator	15%			2046	* *	1	$6,800	
Unit Heater - Steam	5%			2033	$40,700	4	$600	
Controls								
Digital	60%			2031	$2,470,300			
Pneumatic	40%	0-2	$55,400	2027	$1,108,200			
Low Pressure, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	40%			2041	* *	1		
Electricity	60%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2038	* *	1	$42,200	
Split Unit	15%			2038	* *			
Window/Wall Unit	10%			2028	$54,300	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2038	* *	1	$51,900	
No Component	40%							
Heat Rejection								
Water Cooling Tower	60%			2034	$391,000	2	$84,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$31,200	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$46,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Ventilation								
Exhaust Fans								
Interior	30%			2028	$190,700	2	$1,300	
Interior	60%			2038	* *	2	$2,600	
Roof	10%			2033	$27,800	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2043	* *	1		
Brass/Copper	60%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	60%			2038	* *	4	$1,800	
Non-Submersible	40%			2033	$11,500	4	$1,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$8,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 1 Unit - 250 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	40%			2043	* *	1-5	$28,200	
Generic	60%			2053	* *	1-5	$42,400	
Sprinkler								
No Component	35%							
Generic	5%			2033	$99,100	1-2	$2,000	
Generic	60%			2053	* *	1-2	$23,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

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
Fire Suppression								
Fire Pump								
No Component	40%							
Generic	60%	Now	$8,200	2042	* *	1	$14,100	
Leak Evident, Extent : Light, Area Affected : 50%								
Location : Gasket On Pump In Basement								
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Pump Runs All The Time								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 50 - SI**
Address : **200 ADELAIDE AVENUE @ PLATT ST.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0935.000 / 1412**
Area Sq Ft : **83,000**
Date of Survey : **27-Mar-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4716** **Lot** : **60**
Agency's Number : **R050**
Yr Built/Renovated : **1957 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5063495**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,217,900	
Interior Architecture	$3,141,700	$102,100
Electrical	$73,100	$589,100
Mechanical	$379,400	$2,848,200
Site Pavements		$89,800
Total	**$4,812,000**	**$3,629,300**
Importance Code A	$1,217,900	
Importance Code B	$3,594,100	$3,629,300
Total	**$4,812,000**	**$3,629,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,000	$40,600		$14,400
Interior Architecture	$4,800	$15,900	$1,600	$37,600
Electrical	$22,100	$3,900	$3,200	$3,100
Mechanical	$17,200	$14,800	$20,900	$17,900
Site Enclosure	$1,700			
Site Pavements	$100			
Total	**$62,800**	**$75,200**	**$25,700**	**$73,000**
Importance Code A	$25,300	$48,800	$8,200	$22,600
Importance Code B	$35,800	$26,400	$15,800	$50,400
Importance Code C	$1,700		$1,600	
Total	**$62,800**	**$75,200**	**$25,700**	**$73,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

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
Exterior								
Exterior Walls								
Glass Block	4%			LIFE	* *	5	$1,100	
Glazed Ceramic Panel	5%	0-2	$3,500	LIFE	* *	5	$9,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Adelaide Avenue								
Masonry: Brick	85%			LIFE	* *	5	$35,900	
Masonry: Granite	1%	2-4	$1,700	LIFE	* *	5	$300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Windows								
Aluminum	98%	Now	$11,800	2051	* *	5	$6,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Metal Louvers	2%			2038	* *	10	$1,500	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$10,000	
Masonry: Limestone	5%			LIFE	* *	5	$900	
Metal Rail	25%			2048	* *	5-10	$64,300	
Roof								
Built-Up (BUR)	95%	Now	$58,000	2030	$1,159,900			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Copper/Terne	5%			2050	* *	10	$12,800	
Soffits								
Stucco Cement	100%			2040	* *	5	$3,300	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$19,600	
Ceramic Tile	3%			2038	* *	5	$3,800	
Terrazzo	5%			LIFE	* *	5	$5,000	
Vinyl Tile	50%			2040	* *	3	$24,000	
Vinyl Tile 9" X 9"	30%			2030	$3,141,700	3	$19,200	
Wood	5%			2063	* *	5	$12,000	

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$3,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$3,800	
Glazed Ceramic Panel	3%			LIFE	* *			
Plaster	47%			LIFE	* *	5	$9,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2040	* *	5	$25,600	
AcousTileConcealSpLn	25%			2040	* *	5	$40,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Fiber Board	5%			2035	$102,100			
Plaster	40%			LIFE	* *	5	$32,000	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2045	* *			
Iron Picket	30%	0-2	$1,700	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Adelaide Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Asphalt	70%			2038	* *			
Cast in Place Concrete	25%			2040	* *			
Masonry: Granite	5%	0-2	$100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Front Entrance Steps								
Activity Yard								
Asphalt	80%			2038	* *			
Pavers/Stone	10%			2044	* *			
Rubber Matting	10%			2035	$89,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

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
Under 600 Volts								
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2061	* *	1		
Panelboards								
Fused Disc Sw	7%			2034	$17,200	5	$100	
Fused Disc Sw	3%			2057	* *	5	$100	
Molded Case Bkrs	10%			2057	* *	5	$200	
Molded Case Bkrs	80%			2051	* *	5	$1,700	
Wiring								
Braided Cloth	50%			2034	$149,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2061	* *	1		
Thermoplastic	20%			2035	$59,700	1		
Motor Controllers								
Locally Mounted	85%			2033	$104,000	5	$500	
Locally Mounted	15%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Ground Bar Observed								
Lighting								
Interior Lighting								
Fluorescent	92%			2040	* *	10	$70,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2040	* *	10	$3,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Fan And Closets								
LED	4%	Now	$18,800	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 33%								
Location : Gymnasium								
Explanation : Fixtures Dark Or Flashing								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$10,000	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney								
Explanation : Air Terminals On Chimney								

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

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
Alarm								
Security System								
Generic	50%			2040	* *	1	$15,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$79,800	1	$15,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Indoor And Outdoor								
Explanation : CCTV System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$82,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Natural Gasoline Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$319,900	1	$10,300	
Convector/Radiator	80%			2033	$556,000	1	$21,500	
Controls								
Pneumatic	100%			2033	$1,642,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	2%			2040	* *			
Window/Wall Unit	70%			2033	$225,400	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,300	
Exhaust Fans								
Interior	20%			2035	$75,400	2	$500	
Roof	80%			2035	$131,900	2	$2,000	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

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
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2045	* *	1		
Brass/Copper	5%	0-2	$2,700	2045	* *	1		
Not Insulated, Extent : Light, Area Affected : 5%								
Location : Basement Water Meter Room								
Galvanized Steel	20%			2033	$217,000	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Temporary Unit Is Being Used								
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Outdate Units, Difficult To Find Repair Parts When They Needed.								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$23,500	1-2	$500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 51 ELIAS HOWE - M**			
Address	:	**525 W.44 STREET BTWN: 10 AVE., 11 AVE.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M338**
Program / Asset #	:	**BOE1125.000 / 14745**	**Yr Built/Renovated**	:	**2013 /**
Area Sq Ft	:	**96,476**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**27-Oct-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,3,5,6**			
Block	:	**1073** **Lot** : **14**	**BIN**	:	**1088462**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$212,800
Interior Architecture		$478,800
Electrical	$87,600	
Mechanical	$135,600	$2,966,700
Total	**$223,200**	**$3,658,300**
Importance Code A		$212,800
Importance Code B	$223,200	$3,380,900
Importance Code C		$64,600
Total	**$223,200**	**$3,658,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,300	$45,100	$17,600	
Interior Architecture	$26,000		$21,300	
Electrical	$20,000	$20,900	$18,800	$15,700
Mechanical	$43,900	$26,900	$26,300	$14,300
Site Pavements	$12,900			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$142,500**	**$108,300**	**$99,300**	**$45,400**
Importance Code A	$31,500	$50,100	$22,400	$4,800
Importance Code B	$75,700	$58,200	$72,400	$40,600
Importance Code C	$35,400		$4,500	
Total	**$142,500**	**$108,300**	**$99,300**	**$45,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$2,300	
Masonry: Brick	77%			LIFE	* *	5	$92,600	
Metal Panel	20%			2053	* *	5-10	$165,300	
Windows								
Aluminum	100%			2049	* *	5	$35,200	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$43,000	
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$12,100	
Masonry: Brick	40%			LIFE	* *	5	$4,200	
Metal Rail	5%			2046	* *	5-10	$9,400	
Roof								
IRMA/Protected Membrane	100%	Now	$24,300	2038	* *			
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 519 And Corridor Adjacent To Room 503								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Paved Inverted Roof Membrance Assembly Roof (IRMA)								
Interior								
Floors								
Carpet	5%			2032	$130,800	3	$10,800	
Cast in Place Concrete	5%			LIFE	* *	5	$15,800	
Ceramic Tile	5%			2042	* *	5	$7,200	
Poured Epoxy/Resin	5%			2031	$414,200			
Quarry Tile	2%			2046	* *	5	$4,300	
Vinyl Tile	73%			2038	* *	3	$39,500	
Wood	5%			2061	* *	5	$13,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2042	* *	5	$44,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,600	
Folding Partition	2%			2049	* *	5	$9,000	
Glass: Single Pane	3%			LIFE	* *	5	$4,000	
Gypsum Board	60%			LIFE	* *	5	$64,600	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	* *	5	$66,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$27,600	
Metal Panel	5%			LIFE	* *	5	$6,900	
Wood	5%			LIFE	* *	5	$48,400	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 51 ELIAS HOWE - M
Asset # : 14745

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Chain Link	50%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rooftop Playground Enclosure								
Iron Picket	10%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	60%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Pavers/Stone	30%	2-4	$12,900	2042	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 20%								
Location : Adjacent To Benches In Schoolyard								
Activity Yard								
Rubber Matting	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2046	* *	5	$400	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	95%			2049	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	$200	
Variable Frequency Drive	70%			2046	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
P. S. 51 ELIAS HOWE - M
Asset # : 14745

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$29,700	
Generators								
Diesel	100%			2042	* *	1	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 350 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$75,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 85%								
Location : Throughout The Building								
Fluorescent	14%			2038	* *	10	$12,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 15%								
Location : Throughout The Building								
HID	1%			2038	* *	10		
Egress Lighting								
Emergency, Service	30%			2038	* *	1		
Exit, Battery	70%			2038	* *	10	$4,600	
Exterior Lighting								
Fluorescent	2%			2038	* *	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 14%								
Location : Roof And Yard								
HID	7%			2038	* *	10		
LED	1%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 51 ELIAS HOWE - M
Asset # : 14745

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$18,000	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$18,000	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Throughout The Building								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$59,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	85%			2038	* *	1	$40,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Hot Water Boiler	15%	Now	$3,100	2046	* *	1	$6,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Check Valve								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	15%			2049	* *	4	$700	
No Component	85%							
Terminal Devices								
Convector/Radiator	15%			2046	* *	1	$4,700	
No Component	85%							
Controls								
Digital	100%	Now	$56,700	2031	$2,837,200			
Software Issue Suspected, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$78,800	2038	* *	2	$4,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Compressors For Units 3 And 5								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Package Units Using 410-a Refrigerant								
Split Unit	5%			2038	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,800	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor								
Explanation : 300-gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	Now	$25,900	2038	* *	4	$3,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : One Of Two Pumps In The Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Cellar To 6th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$48,600	
Sprinkler								
Generic	100%			2053	* *	1-2	$27,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

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
Fire Suppression								
Fire Pump								
Generic	100%	4+	$1,900	2042	* *	1	$16,200	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hood Is 20 Feet Long, 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 52 - BK**
Address : **2675 EAST 29TH ST. @ VOORHIES AVE.**
Borough : **BROOKLYN**
Agency's Number : **K052**
Program / Asset # : **BOE0381.000 / 2515**
Yr Built/Renovated : **1950 / 2007**
Area Sq Ft : **91,000**
Project Type : **EDUCATION**
Date of Survey : **04-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **7474** **Lot** : **1** **BIN** : **3205435**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$257,700	$108,100
Interior Architecture	$634,200	$172,000
Electrical		$829,600
Mechanical	$155,400	$2,289,200
Site Pavements		$83,900
Total	**$1,047,200**	**$3,482,800**
Importance Code A	$257,700	$108,100
Importance Code B	$539,000	$3,374,700
Importance Code C	$250,600	
Total	**$1,047,200**	**$3,482,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,200	$17,900	$2,300	
Interior Architecture	$198,000		$7,600	$3,400
Electrical	$28,900	$8,500	$10,500	$9,400
Mechanical	$50,300	$13,600	$20,500	$12,700
Site Enclosure	$59,500			
Site Pavements	$6,500			
Total	**$397,400**	**$40,100**	**$40,900**	**$25,400**
Importance Code A	$70,400	$27,000	$11,300	$9,000
Importance Code B	$158,400	$13,100	$29,600	$16,400
Importance Code C	$168,600			
Total	**$397,400**	**$40,100**	**$40,900**	**$25,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$182,200	LIFE	* *	5	$108,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Bulkheads A, B, C And D								
Masonry: Limestone	5%			LIFE	* *	5	$8,500	
Windows								
Aluminum	59%			2058	* *	5	$21,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Aluminum w/ Guards	40%			2058	* *	5	$14,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Metal Louvers	1%			2039	* *	10	$2,300	
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$88,400	
Metal Rail	5%			2041	* *	5-10	$13,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$19,100	
Roof								
Metal Panel	5%	0-2	$12,000	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads A, B, C And D								
Modified Bitumen	95%	Now	$28,400	2041	* *			
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout Roof								
Interior								
Floors								
Cast in Place Concrete	15%	4+	$35,200	LIFE	* *	5	$44,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Water Main Area. Basement								
Ceramic Tile	5%	Now	$19,400	2039	* *	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : And Kitchen								
Terrazzo	5%			LIFE	* *	5	$10,500	
Vinyl Tile	45%			2044	* *	3	$22,700	
Vinyl Tile 9" X 9"	20%	Now	$110,200	2046	* *	3	$10,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Door Thresholds At 3rd Floor Classrooms								
Wood	10%			2051	* *	5	$25,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$43,600	2049	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : Kitchen								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	15%	Now	$186,300	LIFE	* *	5	$15,500	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Basement Electrical Wall								
Glazed Ceramic Panel	2%	4+	$20,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	50%	Now	$64,300	LIFE	* *	5	$38,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$38,700	
Ceilings								
AcousTile,Adhered	25%	0-2	$221,800	2041	* *	5	$16,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Exposed Struc: Concrete	35%			LIFE	* *	5-10	$58,900	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Boiler								
Fiber Board	8%	Now	$8,600	2036	$172,000			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Basement Corridors								
Metal Panel	2%	0-2	$1,800	LIFE	* *	5	$3,400	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	30%	Now	$25,200	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridors And Below Mechanical Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$16,000	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Parking And Trash Containers								
Iron Picket	50%	Now	$43,500	2056	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$5,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Nostrand Avenue Entry Stairs								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$1,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Driveway								
Activity Yard								
Asphalt	70%			2039	* *			
Rubber Matting	30%			2036	$83,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$116,500	5	$200	
Fused Knife Sw	50%			2036	$116,500	5	$200	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	1%			2052	* *	5		
Fused Disc Sw	1%			2035	$2,500	5		
Fused Knife Sw	5%			2035	$12,300	5	$100	
Fused Toggle Switch	10%			2035	$24,500	5	$200	
Molded Case Bkrs	60%			2035	$147,100	5	$1,400	
Molded Case Bkrs	23%			2052	* *	5	$600	
Wiring								
Braided Cloth	40%			2035	$119,500	1		
Thermoplastic	60%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$500	
Locally Mounted	20%			2049	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$5,700	1		
Emergency, Battery	30%	Now	$18,800	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit/Emergency Light Combo	10%			2041	* *			
Exit, Service	45%			2031	$18,100	1		
Exit, Battery	5%			2036	$6,600	10	$300	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding In Place								
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : C C T V Surveillance System								
Generic	50%			2031	$87,500	1	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$56,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$16,200	2041	* *	1	$81,100	
Broken, Extent : Severe, Area Affected : 2%								
Location : Boiler 1 Purge Damper								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Natural Gas Fired Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2036	$746,200			
Terminal Devices								
Air Handler	15%			2031	$263,000	1	$8,400	
Convector/Radiator	85%			2041	* *	1	$25,000	
Controls								
Electrical	100%	Now	$155,400	2031	$518,000			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : There Is No Temperature Control Since All The Actuators Have Been Removed From The System								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$110,600			
Window/Wall Unit	85%			2031	$300,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$80,300	
Exhaust Fans								
Interior	85%			2031	$351,300	2	$2,400	
Roof	10%			2031	$18,100	2	$300	
Not in Service, Extent : Light, Area Affected : 5%								
Location : Roof Kitchen Exhaust Fan								
Roof	5%			2041	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$18,700	4	$2,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$25,800	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 52 - Q**
Address : **178-37 146 TERRACE**
Borough : **QUEENS**
Program / Asset # : **BOE0709.000 / 969**
Area Sq Ft : **63,000**
Date of Survey : **26-Sep-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **13353** **Lot** : **20**

Agency's Number : **Q052**
Yr Built/Renovated : **1927 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4285972**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$301,800	$242,400
Interior Architecture	$278,700	$2,170,300
Electrical		$653,600
Mechanical	$1,246,800	$1,958,900
Site Pavements		$161,900
Total	**$1,827,300**	**$5,187,000**
Importance Code A	$301,800	$242,400
Importance Code B	$1,525,500	$4,944,700
Total	**$1,827,300**	**$5,187,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,000		$8,700	
Interior Architecture	$221,000		$2,200	$9,200
Electrical	$12,400	$5,900	$6,100	$7,300
Mechanical	$46,800	$9,300	$14,200	$9,000
Site Enclosure	$5,300			
Site Pavements	$57,100			
Total	**$402,600**	**$15,200**	**$31,300**	**$25,500**
Importance Code A	$66,300	$6,200	$15,000	$6,200
Importance Code B	$254,200	$9,000	$16,300	$19,300
Importance Code C	$82,200			
Total	**$402,600**	**$15,200**	**$31,300**	**$25,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$166,600	
Masonry: Limestone	5%			LIFE	* *	5	$6,600	
Windows								
Metal Louvers	2%			2045	* *	10	$4,100	
Wood	98%	Now	$130,900	2052	* *	5	$159,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Brick	85%	Now	$87,600	LIFE	* *	5	$13,500	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North Facade Between Flat And Sloped Roof								
Masonry: Limestone	10%			LIFE	* *	5-10	$19,400	
Metal Rail	5%			2049	* *	5-10	$14,400	
Roof								
Built-Up (BUR)	95%	4+	$39,400	2041	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Copper/Terne	5%			2051	* *	10	$8,700	
Interior								
Floors								
Cast in Place Concrete	15%	Now	$38,600	LIFE	* *	5	$48,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Mosaic Tile	5%	Now	$70,900	2041	* *	5	$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Women Toilet								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Quarry Tile	2%			2049	* *	5	$4,400	
Terrazzo	5%	0-2	$70,600	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : First Floor Entry								
Vinyl Tile	50%	Now	$41,700	2036	$2,087,300	3	$27,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Wood	23%			2051	* *	5	$63,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$30,100	2039	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,600	
Masonry: Brick	15%			LIFE	* *	10	$4,000	
Marble Panels	2%	0-2	$6,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Lobby And Auditorium								
Plaster	65%			LIFE	* *	5-10	$49,200	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$4,500	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$18,400	
Plaster	85%			LIFE	* *	5-10	$215,600	
Plaster	5%	Now	$46,000	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Occupational Therapy Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Occupational Therapy Room								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2056	* *			
Iron Picket	15%	4+	$2,800	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Various Spots								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Retaining Walls								
Cast in Place Concrete	95%	0-2	$2,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 146th Street Stairs								
Masonry: Brick	5%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2049	* *			
Cast in Place Concrete	5%	Now	$15,500	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Along 146th Terrace And 146th Road								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2049	* *			
Pavers/Stone	5%	Now	$800	2039	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Entry Stairs								
Activity Yard								
Asphalt	50%	Now	$28,500	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Activity Yard								
Cast in Place Concrete	13%			2053	* *			
Rubber Matting	10%			2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 146th Street And Guy Brewer Boulevard								
Rubber Matting	12%	Now	$8,100	2036	$161,900			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Astroturf								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corner Of Brewer And Terrace								
Explanation : Astroturf								
Traffic Topping	15%	Now	$4,200	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$14,700	5	$100	
Molded Case Bkrs	20%			2035	$36,800	5	$300	
Molded Case Bkrs	70%			2052	* *	5	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Under 600 Volts								
Wiring								
Braided Cloth	30%			2035	$61,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Sections Of The Building								
Thermoplastic	40%			2056	* *	1		
Thermoplastic	30%			2036	$61,300	1		
Motor Controllers								
Locally Mounted	50%			2034	$61,100	5	$200	
Locally Mounted	50%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2041	* *	10	$3,800	
Emergency, Battery	25%			2031	$27,100	10	$3,800	
Exit, Service	40%			2041	* *	1		
Exit, Service	10%			2031	$2,800	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$121,100	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$166,400	1-3	$40,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 10,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$62,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2036	$516,600			
Terminal Devices								
Air Handler	15%			2031	$182,100	1	$5,800	
Convector/Radiator	65%			2034	$342,900	1	$13,200	
Fan Coil Unit/Heat	20%	0-2	$16,000	2031	$319,900	1	$3,700	
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2030	$1,246,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2034	$146,600	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,600	
Exhaust Fans								
Interior	100%			2031	$286,100	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$164,700	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2036	$6,500	4	$1,000	
Submersible	50%			2027	$1,000	4	$1,000	
Backflow Preventer								
Generic	100%			2036	$28,800	1	$3,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

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
Plumbing								
Fixtures								
Generic	25%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Generic	75%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$17,800	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 52 - SI**		
Address	: **450 BUEL AVENUE @NUGENT AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R052**
Program / Asset #	: **BOE0937.000 / 1413**	**Yr Built/Renovated**	: **1965 / 2013**
Area Sq Ft	: **71,270**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3705** **Lot** : **1**	**BIN**	: **5053746**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$874,600
Interior Architecture	$73,000	$604,300
Electrical	$991,800	$551,100
Mechanical		$703,400
Total	**$1,064,700**	**$2,733,300**
Importance Code A		$874,600
Importance Code B	$1,064,700	$1,858,700
Total	**$1,064,700**	**$2,733,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,700	$11,500		$16,200
Interior Architecture	$56,100	$6,900	$10,100	$19,400
Electrical	$15,900	$103,800	$13,400	$11,600
Mechanical	$22,600	$11,700	$17,700	$13,900
Site Enclosure	$14,200			
Elevators/Escalators	$26,400	$26,400	$26,400	$26,400
Total	**$137,900**	**$160,300**	**$67,600**	**$87,500**
Importance Code A	$9,300	$18,200	$6,500	$22,800
Importance Code B	$101,900	$142,100	$61,100	$64,700
Importance Code C	$26,700			
Total	**$137,900**	**$160,300**	**$67,600**	**$87,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$68,500	
Masonry: Brick	90%			LIFE	* *	5	$78,900	
Windows								
Aluminum	100%			2055	* *	5	$32,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,200	
Masonry: Brick	20%			LIFE	* *	5	$3,200	
Metal: Cage/Fence	75%			2046	* *	5-10	$92,400	
Roof								
Built-Up (BUR)	75%			2033	$621,300	10	$52,000	
Copper/Terne	5%			2048	* *	10	$8,700	
Single Ply Membrane	20%			2041	* *	10	$13,900	
Soffits								
Cast in Place Concrete	50%	4+	$2,700	LIFE	* *	5	$4,500	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Cover								
Cement - Fiber Panel	50%			2038	* *	10	$2,800	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$48,400	
Ceramic Tile	5%	Now	$42,600	2042	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Toilets And Kitchen								
Quarry Tile	5%			2046	* *	5	$11,100	
Terrazzo	10%			LIFE	* *	5	$11,500	
Vinyl Tile	55%			2038	* *	3	$30,400	
Vinyl Tile 9" X 9"	5%			2033	$604,300	3	$3,700	
Wood	5%			2048	* *	5	$13,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$12,500	2042	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Bathrooms, Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,800	
Plaster	60%			LIFE	* *	5	$16,000	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	$73,000	2038	* *	5	$11,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
AcousTileSusp.Lay-In	25%			2050	* *	5	$36,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,300	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$36,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%	4+	$14,200	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Sidewalk								
Explanation : Work In Progress								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Work In Progress								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	45%			2032	$82,800	5	$800	
Molded Case Bkrs	40%			2049	* *	5	$800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Wiring								
Thermoplastic	80%			2033	$163,500	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$73,400	5	$300	
Locally Mounted	30%			2046	* *	5	$100	
Variable Frequency Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Recent Installation								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$21,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Automatic Transfer Switches								
Generators								
Natural Gas	100%			2042	* *	1	$27,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Recent Installation. 80 Kilowatt Generator Set And 75 Kilowatt Load Bank								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,600	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Lighting								
Interior Lighting								
Fluorescent	84%			2028	$913,800	10	$54,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2028	$21,800	10	$1,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
HID	2%			2028	$17,300	10		
Incandescent	2%			2028	$40,400	2		
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$61,200	10	$8,600	
Exit, Battery	50%			2033	$51,700	10	$2,400	
Exterior Lighting								
HID	10%			2028	$34,100	10		
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$13,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Surveillance Cameras System								
Generic	50%			2041	* *	1	$13,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$43,900	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	15%			2038	* *	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Extension Roof								
Explanation : 4 Units. Part Of Air Conditioning System								
Steam Boiler	85%			2046	* *	1	$60,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Heating								
Distribution								
Steam Piping/Pump	85%			2053	* *			
No Component	15%							
Terminal Devices								
Air Handler	30%			2038	* *	1	$13,200	
Convector/Radiator	40%			2038	* *	1	$9,200	
Fan Coil Unit/Heat	15%			2033	$271,400	1	$3,500	
No Component	15%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
Window/Wall Unit	75%	0-2	$10,400	2031	$207,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. One Window-Wall Unit Is Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,700	
Exhaust Fans								
Interior	30%			2041	* *	2	$700	
Roof	70%			2033	$99,100	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,000	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Explanation : Kitchen Sprinkler System Covers 27 Square Feet (3x9), Ansul-102								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 53 - SI**
Address : **330 DURANT AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0938.000 / 1414**
Area Sq Ft : **67,000**
Date of Survey : **16-May-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5106** **Lot** : **1**

Agency's Number : **R053**
Yr Built/Renovated : **1966 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5065016**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$922,700	$207,200
Interior Architecture	$3,689,900	$558,900
Electrical	$416,400	$1,684,000
Mechanical	$1,057,200	$2,869,300
Total	**$6,086,200**	**$5,319,500**
Importance Code A	$1,042,200	$207,200
Importance Code B	$5,044,000	$5,112,200
Total	**$6,086,200**	**$5,319,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,800			$32,500
Interior Architecture	$72,300	$15,500		$32,300
Electrical	$51,100	$6,500	$7,000	$53,600
Mechanical	$153,700	$11,800	$17,400	$36,600
Site Enclosure	$18,100			
Site Pavements	$15,700			
Total	**$356,800**	**$33,800**	**$24,500**	**$155,000**
Importance Code A	$45,800	$6,600	$6,600	$39,300
Importance Code B	$259,800	$22,700	$17,800	$115,700
Importance Code C	$51,200	$4,500		
Total	**$356,800**	**$33,800**	**$24,500**	**$155,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Exterior								
Exterior Walls								
Masonry: Brick	5%	0-2	$7,400	LIFE	* *	5	$4,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Ramp Walls At Exit 4 And 12								
Masonry: Brick	80%			LIFE	* *	5	$70,100	
Pre-Cast Concrete	15%			LIFE	* *	5	$42,700	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Fascia Banding At All Elevations								
Windows								
Aluminum	98%	Now	$31,100	2051	* *	5	$15,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms								
Metal Louvers	2%	Now	$7,400	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Boiler Room Louvers								
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$4,000	
Metal Panel	10%			2035	$132,700	5	$6,200	
Metal Rail	40%			2040	* *	5-10	$114,900	
Pre-Cast Concrete	25%			LIFE	* *	5	$25,000	
Roof								
Built-Up (BUR)	95%			2030	$787,000	10	$65,900	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Adjacent To Stair Bulkheads								
Copper/Terne	2%			2063	* *	10	$3,500	
Roll Roofing	3%			2031	$13,800	5	$3,500	
Other Observation, Extent : Light, Area Affected : 66%								
Location : Two Stair Bulkheads								
Explanation : Copper Roofs Replaced With Roll Roofing Assembly								
Soffits								
Stucco Cement	100%			2040	* *	5	$58,900	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Ceramic Tile	5%			2038	* *	5	$7,400	
Sheet Vinyl/Rubber	5%	Now	$49,400	2035	$494,300	5	$5,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rooms 104, 106, 108, 114								
Terrazzo	5%			LIFE	* *	5	$5,800	
Traffic Topping	5%			2040	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : This Is Actually A Fluid Applied Floor Finish								
Vinyl Tile	40%			2040	* *	3	$22,100	
Vinyl Tile 9" X 9"	30%			2030	$3,625,600	3	$22,100	
Interior Walls								
Cast in Place Concrete	5%	Now	$17,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Crawlspace								
Ceramic Tile	5%			2038	* *	5	$4,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,600	
Folding Partition	2%			2043	* *	5	$4,500	
Masonry: Brick	3%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$13,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%			2040	* *	5	$44,300	
Plaster	70%	Now	$64,300	LIFE	* *	5	$64,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stairwell Below Exit 4								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Stairwell Below Exit 4								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2055	* *			
Iron Picket	98%	Now	$18,100	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinge For Covered Playground								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Masonry: Granite	5%	Now	$15,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stairs At Exit 4								

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Site Pavements								
Activity Yard								
Asphalt	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	95%			2035	$140,700	1		
Conduit	5%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	80%			2034	$147,100	5	$1,400	
Molded Case Bkrs	10%			2057	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$143,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2061	* *	1		
Thermoplastic	20%			2035	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Sprinkler Room								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	$818,200	10	$49,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	$102,300	10	$6,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement, Fan Room, Staircases, Electrical Room, Gymnasium And Auditorium								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Lighting								
Egress Lighting								
Emergency, Battery	50%	2-4	$11,500	2035	$57,600			
Not Functioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Building								
Exit, LED	5%			2070	* *	1		
Exit, Battery	45%			2030	$43,700	10	$2,000	
Exterior Lighting								
HID	10%	2-4	$32,000	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
HID	10%			2030	$32,000	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2043	* *	1	$12,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2030	$64,400	1	$12,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$177,000	1-3	$42,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$20,800	
Conversion Equipment								
Steam Boiler	100%	2-4	$119,600	2040	* *	1	$59,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Feed Water Broken Automatic Feeder. Boiler Is Fed Manually								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. Incomplete Combustion Of Burner Of Boiler No.1 Causing Building Up Carbon Monoxide								
Distribution								
Steam Piping/Pump	100%	Now	$274,700	2045	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Broken Duplex Oil Strainer								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Vacuum, Condensate Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Heating								
Terminal Devices								
Air Handler	20%	2-4	$25,800	2035	$258,200	1	$7,500	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : Issues With Filter Sections That Need Repair								
Convector/Radiator	80%			2040	* *	1	$17,300	
Controls								
Pneumatic	100%	0-2	$663,000	2033	$1,325,900			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout Broken Pneumatic Valve On Radiators Causing Uneven Distriibution Of Heat								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	85%	0-2	$44,200	2033	$220,900	1		
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	40%	0-2	$12,200	2035	$121,700	2	$700	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium Exhaust Fan Broken.								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Supply Fan Defective Damper								
Roof	60%	Now	$24,000	2035	$79,900	2	$1,000	
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Roof								
Explanation : Unit Is Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	40%			2033	$350,300	1		
Galvanized Steel	10%	Now	$35,000	2055	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : One Of Two Water Main Valves Is Broken								
Water Heater With Tanks								
Electric	100%			2033	$121,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 120 Gallons Each								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2035	$331,700	4	$9,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$4,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : First Floor								
Sump Pump(s)								
Non-Submersible	100%			2030	$13,700	4	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$900	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 15 Feet Which Equals 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 53/ 811 - M**		
Address	: **466 WEST END AVENUE @W. 82 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M841**
Program / Asset #	: **BOE0152.000 / 520**	**Yr Built/Renovated**	: **1895 / 2002**
Area Sq Ft	: **54,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1230** **Lot** : **1**	**BIN**	: **1032754**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,600	$59,600
Interior Architecture	$366,400	
Electrical		$1,054,200
Mechanical	$623,700	$1,719,100
Total	**$1,049,700**	**$2,832,900**
Importance Code A	$541,500	$59,600
Importance Code B	$508,100	$2,773,300
Total	**$1,049,700**	**$2,832,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,200		$29,100	
Interior Architecture	$165,100		$1,800	$8,600
Electrical	$11,600	$8,800	$12,000	$9,800
Mechanical	$200,600	$23,500	$40,300	$22,900
Site Pavements	$11,200			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$408,200**	**$39,700**	**$90,600**	**$48,700**
Importance Code A	$12,200	$5,300	$34,400	$5,300
Importance Code B	$302,900	$34,400	$54,400	$43,400
Importance Code C	$93,100		$1,800	
Total	**$408,200**	**$39,700**	**$90,600**	**$48,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Exterior								
Exterior Walls								
Copper/Terne	3%			2071	* *	10	$4,900	
Masonry: Brick	85%			LIFE	* *	5	$119,200	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls Throughout								
Explanation : Scaffolding Installed Throughout								
Masonry: Limestone	12%			LIFE	* *	5	$12,600	
Windows								
Aluminum	40%			2052	* *	5	$3,900	
Wood	60%			2044	* *	5	$58,100	
Parapets								
Masonry: Brick	68%			LIFE	* *	5-10	$3,100	
Masonry: Limestone	5%			LIFE	* *	5-10	$400	
Metal Rail	4%			2041	* *	5-10	$500	
Pre-Cast Concrete	23%			LIFE	* *	5	$1,900	
Roof								
Clay Tile	30%			2066	* *	10	$10,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Recent Construction								
Modified Bitumen	70%			2046	* *	10	$24,800	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Ceramic Tile	5%	2-4	$11,600	2045	* *	5	$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Base Cove In Toilet Rooms								
Sheet Vinyl/Rubber	5%	Now	$269,600	2046	* *	5	$3,000	
Seams Open/Split, Extent : Severe, Area Affected : 10%								
Location : Fifth Floor Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 35%								
Location : Fifth Floor Gymnasium								
Vinyl Tile	85%	Now	$96,800	2041	* *	3	$25,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,800	
Gypsum Board	60%			LIFE	* *	5-10	$72,500	
Masonry: Brick	5%	Now	$34,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler And Fire Pump Room								
Plaster	25%			LIFE	* *	5-10	$15,100	
Ceilings								
AcousTileConcealSpLn	30%	4+	$8,000	2041	* *	5	$15,100	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : First Floor								
AcousTileSusp.Lay-In	20%			2041	* *	5	$16,100	
Plaster	50%			LIFE	* *	5-10	$69,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Exterior Wall								
Explanation : Covered With Stucco								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West End Avenue, 82nd Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk Throughout								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	20%	Now	$200	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Ramp Off 82nd Street To Play Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways Throughout								
Explanation : Sidewalk Shed Installed								
Panel/Paver: Bluestone	80%			LIFE	* *	5	$400	
Activity Yard								
Rubber Matting	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Construction Staging Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch For Fire Pump And Emergency								
Transformers								
Dry Type	100%			2041	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fifth Floor Mechanical Room								
Explanation : One 112 Kilowatt Ampere 480 High Voltage 277/208 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$100	
Molded Case Bkrs	90%			2044	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$16,600	
Generators								
Diesel	100%			2039	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,000	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 100 Gallons								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon Capacity								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$807,800	10	$48,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T8 Lamps								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	60%			2036	$20,400	1		
Exit, Service	40%			2036	$9,500	1		
Exterior Lighting								
HID	5%			2036	$12,900	10		
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$142,600	1-3	$34,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2056	* *	5	$16,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	2-4	$482,000	2056	* *	1	$48,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Heating From Temporary Boiler								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$48,400	2052	* *	4	$2,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : One Domestic Water Booster Pump Broken								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Leaking Circulating Pump And Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Heating								
Terminal Devices								
Air Handler	50%			2041	* *	1	$16,700	
Convector/Radiator	20%	0-2	$9,000	2041	* *	1	$3,100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Broken Baseboard Heater								
Fan Coil Unit/Heat	30%	0-2	$82,300	2041	* *	1	$4,700	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Controls								
Electrical	100%			2031	$307,400			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal,Compressor Turbine	100%			2045	* *	1	$58,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In The Basement								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$8,900	2056	* *	4	$2,700	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$1,072,900	1	$33,400	
Heat Rejection								
Water Cooling Tower	100%	Now	$27,900	2034	$279,300	2	$43,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Chemical Feed Pump								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,700	
Exhaust Fans								
Interior	100%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Plumbing								
Water Heater With Tanks								
Electric	50%	0-2	$24,200	2036	$24,200	4		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Explanation : 1 Unit 80 Gallons								
Electric	50%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Boiler Room								
Explanation : 1 Unit 80 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$34,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$11,100	4	$1,700	
Backflow Preventer								
Generic	100%	0-2	$1,200	2036	$24,700	1	$3,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$27,200	
Sprinkler								
Generic	100%	Now	$15,300	2056	* *	1-2	$13,100	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Temper Switch And Pipe In The Basement								
Fire Pump								
Generic	100%			2045	* *	1	$10,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

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
Fire Suppression								
Chemical System								
Dry	100%	2-4	$59,500	2036	$59,500	1	$22,500	

Not in Service, Extent : Moderate, Area Affected : 100%
Location : Kitchen
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Kitchen
Explanation : 1 Set Fire Suppression System 6 Feet X 12 Feet Which Equals 72 Square Feet

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 54 - BK**
Address : **195 SANDFORD STREET BTWN: WILLOUGHBY AVE., DEKALB AV**
Borough : **BROOKLYN** **Agency's Number** : **K054**
Program / Asset # : **BOE0382.000 / 1404** **Yr Built/Renovated** : **1922 / 2014**
Area Sq Ft : **80,000** **Project Type** : **EDUCATION**
Date of Survey : **23-Nov-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **1765** **Lot** : **15** **BIN** : **3049020**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,119,300	$127,400
Interior Architecture	$1,948,600	$952,800
Electrical	$626,900	$125,500
Mechanical	$1,864,700	$1,673,700
Site Pavements		$360,000
Total	**$5,559,600**	**$3,239,500**
Importance Code A	$1,119,300	$127,400
Importance Code B	$3,873,300	$2,504,400
Importance Code C	$567,000	$607,700
Total	**$5,559,600**	**$3,239,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,200	$1,700		
Interior Architecture	$48,000			$12,800
Electrical	$7,500	$19,000	$8,400	$7,500
Mechanical	$84,700	$28,000	$23,800	$11,600
Site Enclosure	$44,900			
Site Pavements	$30,800			
Total	**$294,200**	**$48,600**	**$32,200**	**$31,800**
Importance Code A	$86,100	$9,800	$7,900	$7,900
Importance Code B	$129,300	$38,800	$24,300	$23,900
Importance Code C	$78,800			
Total	**$294,200**	**$48,600**	**$32,200**	**$31,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$22,700	
Glass Block	3%	Now	$28,400	LIFE	* *	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Masonry: Brick	85%	4+	$325,800	LIFE	* *	5	$77,300	
Spalling, Extent : Light, Area Affected : 5%								
Location : West Facade								
Masonry: Limestone	5%			LIFE	* *	5	$3,400	
Granite Panels	2%			LIFE	* *	5	$1,400	
Windows								
Aluminum	100%	Now	$546,500	2049	* *	5	$14,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	2-4	$43,600	LIFE	* *	5	$6,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout Upper Roof								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper Roof								
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal: Cage/Fence	5%			2038	* *	5-10	$2,900	
Roof								
Built-Up (BUR)	60%	Now	$6,200	2038	* *			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Roof								
Exposed Struc: Steel	15%			LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Roof Play Area								
Metal Panel	8%			2046	* *	10	$6,300	
Play Surface	15%			2033	$50,100	10	$6,400	
Skylight, Metal/Glass	2%	Now	$247,000	2063	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Above Bulkhead Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Bulkhead Stair								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,200	
Ceramic Tile	5%			2036	$347,700	5	$6,000	
Terrazzo	5%	2-4	$57,700	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	80%	2-4	$272,600	2038	* *	3	$36,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms, Corridors, Cafeteria And Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Classrooms, Corridors, Cafeteria And Throughout								
Vinyl Tile 9" X 9"	5%	Now	$493,200	2043	* *	3	$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Penthouse								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stairs And Penthouse								
Interior Walls								
Ceramic Tile	3%	Now	$48,000	2036	$479,900	5	$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Masonry: Brick	10%	Now	$276,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	5%			LIFE	* *			
Plaster	82%	Now	$290,100	LIFE	* *	5	$69,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Below								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Classrooms On 5th Floor And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Below								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	$58,300	2046	* *	5	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	20%	0-2	$362,100	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Below School Yard								
Repairs in Progress, Extent : N/A, Area Affected : 66%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room Below School Yard								
Plaster	75%	Now	$137,800	LIFE	* *	5	$55,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor, Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Iron Picket	15%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$44,900	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$25,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	0-2	$5,800	2036	$57,900			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Dumpsters								
Activity Yard								
Asphalt	100%			2036	$302,100			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	40%			2053	* *	1		
Conduit	60%			2033	$88,800	1		
Panelboards								
Fused Disc Sw	3%			2049	* *	5	$100	
Fused Disc Sw	7%			2032	$12,900	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,900	
Wiring								
Braided Cloth	60%	0-2	$122,600	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$300	
Locally Mounted	30%			2031	$36,700	5	$200	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$69,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
LED	4%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2028	$68,800	10	$9,700	
Exit, Service	50%			2038	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Lighting								
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$211,300	1-3	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Fire Alarm System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$65,600	2043	* *			
Insul. Deteriorating, Extent : Light, Area Affected : 30%								
Location : Basement Mechanical Room								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Multiple Leaks In Basement Boiler Mechanical Room Including Vacuum Pump, Valves And Corroded Piping								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Air Handler	40%			2033	$616,600	1	$19,800	
Convector/Radiator	59%			2031	$395,200	1	$15,200	
Fan Coil Unit/Heat	1%			2033	$20,300	1	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Heating								
Controls								
Electrical	20%			2028	$91,100			
Pneumatic	80%	Now	$63,300	2027	$1,266,500			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	20%			2028	$62,100	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	10%			2038	* *	2	$200	
Interior	90%	Now	$6,500	2028	$327,000	2	$1,800	
Damaged, Extent : Severe, Area Affected : 5%								
Location : House Blower 2 Flexible Connection Has Large Hole								
Not in Service, Extent : Light, Area Affected : 10%								
Location : Kitchen Fan								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$209,200	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : 2 Water Mains								
Water Heater With Tanks								
Gas Fired	100%			2027	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Approx. 250 Gallons, No Label On Tank. Quantity 3								
HW Heat Exchanger								
Steam Fired	100%			2033	$396,100	4	$7,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,300	2028	$16,400	4	$1,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Duplex Pumps Are Awaiting Repair								
Sewage Ejector(s)								
Electric	100%			2033	$42,900	4	$3,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$56,600	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 54 - Q**		
Address	: **86-02 127 STREET @ HILLSIDE AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q054**
Program / Asset #	: **BOE0711.000 / 2274**	**Yr Built/Renovated**	: **1923 / 2013**
Area Sq Ft	: **48,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **9280** **Lot** : **1**	**BIN**	: **4193916**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$308,200	$191,500
Interior Architecture	$407,500	$8,911,600
Electrical		$528,400
Mechanical		$2,510,300
Total	**$715,800**	**$12,141,800**
Importance Code A	$308,200	$191,500
Importance Code B	$241,200	$11,950,300
Importance Code C	$166,300	
Total	**$715,800**	**$12,141,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$163,200			
Interior Architecture	$204,100		$4,000	$13,500
Electrical	$10,200	$4,500	$4,600	$5,900
Mechanical	$94,700	$8,400	$13,100	$10,500
Site Enclosure	$4,500			
Site Pavements	$33,500			
Total	**$510,100**	**$12,900**	**$21,800**	**$29,900**
Importance Code A	$171,200	$4,800	$4,800	$4,800
Importance Code B	$261,200	$8,100	$17,100	$25,100
Importance Code C	$77,700			
Total	**$510,100**	**$12,900**	**$21,800**	**$29,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$96,500	
Masonry: Brick	72%			LIFE	* *	5	$177,900	
Masonry: Granite	5%			LIFE	* *	5	$9,300	
Metal Panel	5%			2056	* *	5-10	$42,500	
Pre-Cast Concrete	8%			LIFE	* *	5	$64,200	
Stucco Cement	5%	Now	$7,200	2049	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Windows								
Aluminum	99%	Now	$90,200	2052	* *	5	$18,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Metal Louvers	1%			2045	* *	10	$2,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$48,600	
Masonry: Brick	23%	4+	$25,500	LIFE	* *	5	$3,900	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Interior And Exterior Parapet								
Masonry: Brick	67%			LIFE	* *	5-10	$78,500	
Roof								
Built-Up (BUR)	50%	Now	$10,100	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 305								
IRMA/Protected Membrane	5%			2036	$102,600	10	$4,200	
Metal Panel	40%			2049	* *	10	$62,100	
Skylight, Metal/Glass	5%			2056	* *	10	$14,100	
Soffits								
Stucco Cement	100%			2041	* *	5	$1,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$35,300	
Mosaic Tile	5%	Now	$38,700	2049	* *	5	$10,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathrooms And Kitchen								
Marble Panels	1%			LIFE	* *	5	$2,400	
Terrazzo	2%	Now	$6,200	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	20%			2041	* *	3	$12,100	
Vinyl Tile 9" X 9"	67%	Now	$176,900	2031	$8,847,100	3	$40,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 1923 Wing, 2nd Floor								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$38,200	2045	* *	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Slop Sink Room, 2nd Floor Teacher Bathroom, Kitchen								
Concrete Masonry Unit	24%			LIFE	* *	5	$26,000	
Folding Partition	1%	Now	$57,700	2044	* *	5	$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Auditorium								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Auditorium								
Masonry: Brick	10%	Now	$52,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement Next To Electrical Room								
Explanation : Ground Water Penetration Through Fire Alarm Box, Causes Flooding								
Metal: Cage/Fence	2%			LIFE	* *	10	$500	
Marble Panels	1%	2-4	$4,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Plaster	33%	Now	$55,700	LIFE	* *	5	$13,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Room 204r And 3rd Floor Teacher Bathroom								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Windows								
SGFT/Glazed Masonry	24%			LIFE	* *	10	$16,300	
Ceilings								
AcousTileSusp.Lay-In	17%	Now	$9,300	2049	* *	5	$13,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor, 1990 Wing								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Exposed Struc: Concrete	5%	Now	$24,700	LIFE	* *	5	$1,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Bilco Door								
Exposed Struc: Steel	3%			LIFE	* *	10	$9,700	
Gypsum Board	1%			LIFE	* *	5-10	$5,500	
Metal Panel	10%			LIFE	* *	5	$40,300	
Plaster	64%	Now	$64,300	LIFE	* *	5	$64,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 305								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2056	* *			
Iron Picket	75%	Now	$4,500	2071	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gate On 126th Street								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Various Locations All Perimeter								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 126th Street								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$13,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 126th And 127th Street								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : All Sides 126th, 127th, Hillside, Near Trees								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$300	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Parking/Driveway								
Asphalt	100%			2049	* *			
Activity Yard								
Asphalt	75%			2049	* *			
Rubber Matting	25%	Now	$20,000	2041	* *			
Tripping Hazard, Extent : Severe, Area Affected : 100%								
Location : Playground By Hillside Avenue								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes Serving The New Wing Of The Building								
Fused Disc Sw	60%			2036	$15,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes Serving The Old Wing Of The Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	75%			2036	$124,800	5	$200	
Fused Disc Sw	25%			2056	* *	5	$100	
Raceway								
Conduit	25%			2056	* *	1		
Conduit	75%			2036	$62,200	1		
Panelboards								
Fused Disc Sw	3%			2052	* *	5		
Fused Disc Sw	7%			2035	$10,000	5	$100	
Molded Case Bkrs	20%			2052	* *	5	$300	
Molded Case Bkrs	70%			2035	$100,100	5	$900	
Wiring								
Braided Cloth	55%			2035	$59,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building								
Thermoplastic	25%			2056	* *	1		
Thermoplastic	20%			2036	$21,600	1		
Motor Controllers								
Locally Mounted	75%			2034	$55,000	5	$200	
Locally Mounted	25%			2049	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	3%			2041	* *	10	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Hallways								
Explanation : T-9 Lamps								
Fluorescent	20%			2041	* *	10	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : T-8 Lamps								
Fluorescent	65%			2041	* *	10	$28,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Of The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2041	* *	10	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Hallways								
Explanation : Compact Fluorescent Lights								
LED	10%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Lighting								
Egress Lighting								
Emergency, Battery	10%			2041	* *	10	$1,200	
Emergency, Battery	40%			2031	$33,000	10	$4,600	
Exit, Service	10%			2041	* *	1		
Exit, Service	40%			2031	$8,500	1		
Exterior Lighting								
HID	20%			2036	$45,900	10		
LED	10%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance And Delivery Doors								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$126,800	1-3	$30,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	20%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Section Boiler Room								
Explanation : Gasoline Only Boiler For New Section								
Interruptible Gas/Dual Fuel	80%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Section Basement								
Explanation : For 2 Boilers In Old Section								
Conversion Equipment								
Steam Boiler	80%			2049	* *	1	$38,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Section Boiler Room								
Explanation : 2 Units								
Steam Boiler	20%	Now	$4,300	2049	* *	1	$8,600	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Smaller Boiler Room For New Section								
Explanation : 2 Units. No Equalizing Line, No Room For Safety Valve And No Blowdown Pipe								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Heating								
Distribution								
Steam Piping/Pump	80%	Now	$31,500	2036	$314,900			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Broken Fresh Air Damper								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Defective Vacuum Pump, Old Section Boiler Room. Steam Leaking In Crawl Space								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats, Various Locations In Old Section.								
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Throughout Older Section								
Steam Piping/Pump	20%	Now	$3,900	2056	* *			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Air Compressor, New Section Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	30%			2031	$277,500	1	$8,900	
Convector/Radiator	50%	Now	$10,000	2034	$201,000	1	$7,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Radiator Leaking In Rooms 201, 301 And Copy Room								
Fan Coil Unit/Heat	20%			2036	$243,700	1	$3,100	
Controls								
Pneumatic	100%			2034	$949,900			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Compressor Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	0-2	$14,500	2036	$145,000	1	$4,000	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Broken Compressor.								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Unit Constantly Shut Down								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets, Newer Section Boiler Room								
Window/Wall Unit	10%	0-2	$900	2031	$18,600	1		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Air Condition Not Working								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2046	* *	4	$500	
No Component	80%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

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
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe	20%			2036	$112,200	1	$3,100	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2031	$8,500	2	$6,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$33,900	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$8,500	
Exhaust Fans								
Interior	90%			2031	$196,200	2	$1,300	
Roof	10%			2036	$9,500	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	15%	Now	$4,700	2046	* *	1		
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Cross Bay Of Old Section								
Explanation : Section Of Hot Water Pipe Is Cut Off Due To Heavy Corrosion And Leaking.								
Brass/Copper	85%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Section Boiler Room								
Explanation : Two Units. 116 Gallons New Building, 200 Gallons Old Building								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$4,700	
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$9,800	4	$1,500	
Backflow Preventer								
Generic	100%	0-2	$2,200	2036	$22,000	1	$2,600	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Meter Room And Cross Bay Of Old Section.								
Explanation : Leaking								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$34,000	1-2	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 55 - Q**
Address : **131-10 97 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0712.000 / 2275**
Area Sq Ft : **47,000**
Date of Survey : **04-Mar-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **9477** **Lot** : **1**

Agency's Number : **Q055**
Yr Built/Renovated : **1939 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4200233**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$83,600
Interior Architecture	$3,673,000	
Electrical	$155,200	$575,600
Mechanical	$816,700	$862,500
Site Pavements	$52,000	
Total	**$4,696,800**	**$1,521,700**
Importance Code A		$83,600
Importance Code B	$4,696,800	$1,438,100
Total	**$4,696,800**	**$1,521,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$46,200	$11,400	
Interior Architecture	$2,900	$5,200	$300	
Electrical	$5,900	$149,900	$4,400	$5,300
Mechanical	$29,900	$9,600	$5,700	$2,300
Site Enclosure	$47,000			
Total	**$85,700**	**$210,900**	**$21,800**	**$7,600**
Importance Code A		$46,300	$11,400	
Importance Code B	$37,600	$164,600	$10,400	$7,600
Importance Code C	$48,000			
Total	**$85,700**	**$210,900**	**$21,800**	**$7,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$83,600	
Masonry: Granite	5%			LIFE	* *	5	$3,500	
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	100%			2049	* *	5	$22,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$18,900	
Masonry: Brick	85%			LIFE	* *	5	$13,800	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$46,200	
Copper/Terne	5%			2061	* *	10	$6,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,000	
Ceramic Tile	5%			2042	* *	5	$3,700	
Quarry Tile	3%	Now	$165,100	2053	* *	5	$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Kitchen								
Vinyl Tile	3%			2038	* *	3	$800	
Vinyl Tile 9" X 9"	57%			2028	$3,409,800	3	$15,600	
Wood	22%	Now	$98,100	2048	* *	5	$15,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout 2nd Floor								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Rooms 221, 223 And 232								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$2,200	
Masonry: Brick	15%			LIFE	* *			
Plaster	62%			LIFE	* *	5	$13,500	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$1,700	
Metal Panel	2%			LIFE	* *	5	$1,800	
Plaster	83%			LIFE	* *	5	$37,900	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	2-4	$47,000	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$52,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	50%			2042	* *			
Pavers/Stone	5%			2042	* *			
Rubber Matting	15%			2038	* *			
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$166,500	5	$200	
Raceway								
Conduit	100%			2033	$82,900	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Molded Case Bkrs	90%			2032	$128,700	5	$1,100	
Wiring								
Braided Cloth	60%	2-4	$64,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$43,200	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

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
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$40,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2038	* *	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Staircase								
Incandescent	1%			2028	$13,300	2		
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$40,400	10	$5,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$44,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$90,300	1	$17,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$124,100	1-3	$29,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns, Fire Alarm Panel And Strobe Lights								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$110,400	5	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Room Is Under Construction								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside The Building								
Explanation : 1 Temporary Steam Boiler Is Being Used								
Distribution								
Steam Piping/Pump	100%			2033	$385,400			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

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
Heating								
Terminal Devices								
Air Handler	15%			2028	$135,800	1	$4,400	
Convector/Radiator	55%			2031	$216,400	1	$8,400	
Fan Coil Unit/Heat	30%			2028	$358,000	1	$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	$27,300	2033	$27,300	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2028	$109,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,200	
Exhaust Fans								
Interior	100%			2028	$213,400	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$122,900	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2043	* *	1	$2,900	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Bathrooms								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$20,000	1-2	$400	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 55 - Q ANNEX**				
Address	: **131-10 97 AVENUE**				
Borough	: **QUEENS**			**Agency's Number**	: **Q865**
Program / Asset #	: **BOE0712.010 / 4143**			**Yr Built/Renovated**	: **1993 / 2012**
Area Sq Ft	: **15,664**			**Project Type**	: **EDUCATION**
Date of Survey	: **04-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **9477**	**Lot**	: **1**	**BIN**	: **4200233**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$103,900
Electrical		$4,800
Mechanical		$846,200
Total		**$954,900**
Importance Code A		$103,900
Importance Code B		$851,000
Total		**$954,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$9,100		$1,800
Interior Architecture	$42,200		$2,800	$200
Electrical	$1,800	$15,700	$1,500	$1,800
Mechanical	$13,000	$52,800	$5,800	$6,400
Total	**$57,000**	**$77,600**	**$10,100**	**$10,100**
Importance Code A	$1,600	$10,700	$1,600	$3,400
Importance Code B	$27,400	$66,900	$8,600	$6,800
Importance Code C	$28,100			
Total	**$57,000**	**$77,600**	**$10,100**	**$10,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$16,900	
Masonry: Brick	92%			LIFE	* *	5	$39,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Annex								
Explanation : The Annex Is Connected To The Main Building								
Metal Panel	3%			2053	* *	5-10	$8,900	
Windows								
Aluminum	100%			2055	* *	5	$3,600	
Roof								
IRMA/Protected Membrane	10%			2038	* *	10	$6,700	
Metal Panel	85%			2046	* *	10	$103,900	
Skylight, Plastic	5%			2046	* *	1		
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$1,300	
Quarry Tile	5%			2046	* *	5	$2,000	
Vinyl Tile	5%	0-2	$11,200	2038	* *	3	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	85%			2038	* *	3	$8,400	
Interior Walls								
Concrete Masonry Unit	2%	Now	$28,100	LIFE	* *	5	$500	
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Multipurpose Room								
Concrete Masonry Unit	73%			LIFE	* *	5	$17,000	
Gypsum Board	5%			LIFE	* *	5	$1,800	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$2,300	2046	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room								
AcousTileSusp.Lay-In	60%			2046	* *	5	$15,900	
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$1,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Asphalt	60%			2042	* *			
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Asphalt	40%			2042	* *			
Rubber Matting	60%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	$400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$14,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$4,800	10	$300	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Battery	50%			2033	$13,500	10	$1,900	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2033	$15,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$30,100	1	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$41,400	1-3	$10,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units, 2 Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	$600	
Steam Piping/Pump	20%			2043	* *			
Terminal Devices								
Air Handler	80%	0-2	$4,800	2033	$241,500	1	$7,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Cateteria								
Explanation : 1 Mechanical Defective Unit								
Convector/Radiator	20%			2038	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	$236,600	1	$7,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Mechanical Room								
Distribution								
CW & CHW Wtr Pipe/Pump	5%	0-2	$500	2043	* *	4		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Circulating Pump, Mechanical Room								
CW & CHW Wtr Pipe/Pump	95%			2043	* *	4	$1,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$311,200	1	$9,700	
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	$46,400	2	$10,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,700	
Exhaust Fans								
Interior	80%			2033	$56,900	2	$400	
Roof	20%	0-2	$300	2033	$6,200	2	$100	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Exhaust, Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$3,500	2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	$7,200	1	$1,000	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 55 - SI**
Address : **54 OSBORNE STREET @WOODS OF ARDEN ROAD**
Borough : **STATEN ISLAND** | **Agency's Number** : **R055**
Program / Asset # : **BOE0940.000 / 1416** | **Yr Built/Renovated** : **1974 / 2016**
Area Sq Ft : **74,253** | **Project Type** : **EDUCATION**
Date of Survey : **29-Nov-2021** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5336** **Lot** : **1** | **BIN** : **5069075**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$974,600	$2,136,300
Interior Architecture	$54,200	$5,274,600
Electrical	$239,100	$600,600
Mechanical	$2,739,300	$267,100
Site Pavements	$116,000	
Total	**$4,123,100**	**$8,278,600**
Importance Code A	$1,637,300	$2,136,300
Importance Code B	$2,485,800	$6,142,300
Total	**$4,123,100**	**$8,278,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,700	$38,600		
Interior Architecture	$78,600	$22,900		$8,300
Electrical	$18,400	$89,200	$8,500	$6,900
Mechanical	$102,600	$21,300	$14,000	$9,800
Site Pavements	$51,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$301,400**	**$179,200**	**$29,700**	**$32,300**
Importance Code A	$42,700	$46,100	$7,400	$7,400
Importance Code B	$176,200	$133,100	$22,300	$24,900
Importance Code C	$82,400			
Total	**$301,400**	**$179,200**	**$29,700**	**$32,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$31,300	
Masonry: Brick	85%	2-4	$896,400	LIFE	* *	5	$35,400	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$78,200	2041	* *	5	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$10,000	
Masonry: Brick	40%			LIFE	* *	5	$3,400	
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : Northeast Section								
Metal Panel	20%			2043	* *	5	$6,700	
Metal Rail	25%			2038	* *	5-10	$38,900	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Above Entry Canopy								
Roof								
Copper/Terne	5%			2048	* *	10	$11,600	
IRMA/Protected Membrane	95%	4+	$42,700	2033	$2,136,300			
Insul Miss/Displaced, Extent : Light, Area Affected : 5%								
Location : Various Locations On Main Roof								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$30,900	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$36,500	
Ceramic Tile	5%			2036	$320,800	5	$5,600	
Panel/Paver: Cer/Brk	5%	Now	$54,200	2041	* *	5	$6,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Entry Lobby								
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : Entry Lobby								
Quarry Tile	5%			2038	* *	5	$8,300	
Vinyl Tile	10%	Now	$6,300	2033	$314,400	3	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile 9" X 9"	50%			2033	$4,550,600	3	$27,800	
Wood	10%			2048	* *	5	$20,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

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
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	$22,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Tank Room								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Masonry: Brick	7%			LIFE	* *			
Metal Panel	3%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$11,300	
SGFT/Glazed Masonry	25%	4+	$43,400	LIFE	* *			
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Stair A								
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$16,700	
Exposed Struc: Concrete	62%			LIFE	* *	5	$10,800	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$88,800			
Metal Panel	3%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : New Component Identified								
Plaster	10%			LIFE	* *	5	$6,900	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2043	* *			
Iron Picket	95%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$34,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$17,000	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Northeast Corner Plaza By Stairs								
Activity Yard								
Cast in Place Concrete	100%	0-2	$116,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$32,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2033	$13,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	75%			2032	$137,900	5	$1,500	
Molded Case Bkrs	15%			2049	* *	5	$300	
Wiring								
Braided Cloth	85%	0-2	$173,700	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 90%								
Location : Throughout								
Thermoplastic	15%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement At Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$65,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Incandescent	2%			2028	$42,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Auditorium And Mechanical Spaces.								
Explanation : Incandescent								
LED	2%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	50%			2028	$23,400	1		
Exit, Service	50%			2028	$16,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

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
Lighting								
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$27,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Motion Sensors And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$45,800	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$176,800	5	$23,000	
Conversion Equipment								
Steam Boiler	100%	0-2	$662,700	2053	* *	1	$66,200	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	2-4	$243,500	2053	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$24,000	
Controls								
Pneumatic	100%			2027	$1,469,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$90,300			
Window/Wall Unit	75%			2028	$216,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$20,700	
No Component	50%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

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
Ventilation								
Exhaust Fans								
Roof	100%	0-2	$147,500	2043	* *	2	$1,800	
Dented, Extent : Moderate, Area Affected : 60%								
Location : Roof								
Loose, Extent : Light, Area Affected : 50%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$48,500	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Shut Off Valve In Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$11,000	
Sanitary Piping								
Cast Iron	100%	Now	$47,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Floor Drains When It Rains								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,200	4	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 56 - BK**
Address : **170 GATES AVENUE BTWN: IRVING PL. - DOWNING ST.**
Borough : **BROOKLYN**
Agency's Number : **K056**
Program / Asset # : **BOE0384.000 / 1406**
Yr Built/Renovated : **1966 / 2010**
Area Sq Ft : **84,000**
Project Type : **EDUCATION**
Date of Survey : **03-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1983** **Lot** : **10** **BIN** : **3056874**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$528,100	$50,300
Interior Architecture	$125,900	
Electrical	$665,600	$678,300
Mechanical		$1,723,600
Total	**$1,319,600**	**$2,452,200**
Importance Code A	$528,100	$50,300
Importance Code B	$665,600	$2,402,000
Importance Code C	$125,900	
Total	**$1,319,600**	**$2,452,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,800		$1,100	
Interior Architecture	$42,600	$31,700	$2,600	
Electrical	$19,300	$9,700	$8,100	$7,900
Mechanical	$80,800	$11,400	$56,400	$12,300
Site Enclosure	$7,600			
Site Pavements	$21,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$205,100**	**$60,000**	**$75,300**	**$27,500**
Importance Code A	$40,700	$7,700	$45,300	$7,500
Importance Code B	$139,500	$52,400	$27,500	$20,000
Importance Code C	$25,000		$2,600	
Total	**$205,100**	**$60,000**	**$75,300**	**$27,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$50,300	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	90%	Now	$528,100	2049	* *	5	$10,800	1
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Fiberglass Panel	10%	Now	$13,400	2049	* *	5	$4,500	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Explanation : Operable Hopper Misaligned								
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	2%			2061	* *	10	$4,600	
Under Construction	98%							
Soffits								
Cast in Place Concrete	95%	4+	$12,400	LIFE	* *	5	$20,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Exterior On Irving Place								
Metal Panel	5%			2059	* *	5-10	$1,500	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$44,400	
Ceramic Tile	3%			2042	* *	5	$4,100	
Panel/Paver: Bluestone	13%			LIFE	* *	5	$13,200	
Terrazzo	2%			LIFE	* *	5	$2,100	
Traffic Topping	2%			2038	* *	5	$3,400	
Vinyl Tile	55%			2043	* *	3	$27,900	
Recent Replace Evident, Extent : N/A, Area Affected : 3%								
Location : Throughout								
Wood	10%	Now	$16,500	2061	* *	5	$12,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : New Auditorium Stage								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : New Auditorium Stage								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$17,400	2042	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	20%			LIFE	* *	5	$16,500	
Folding Partition	1%			2049	* *	5	$5,200	
Marble Panels	2%			LIFE	* *			
Plaster	49%	Now	$125,900	LIFE	* *	5	$30,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$41,400	
AcousTileSusp.Lay-In	9%	4+	$4,100	2046	* *	5	$6,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Wing								
Exposed Struc: Concrete	45%			LIFE	* *	5	$9,300	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%	Now	$2,100	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Gypsum Board	1%	Now	$500	LIFE	* *	5	$1,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Wing								
Plaster	10%			LIFE	* *	5	$8,300	
Site Enclosure								
Fence/Gates								
Iron Picket	50%	4+	$7,600	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : All								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Irving Place								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Recess Yard								
Explanation : Construction Staging								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$21,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Rubber Matting	5%			2041	* *			
Under Construction	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Asphalt Recess Yard								
Explanation : Construction Staging								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$163,100	5	$300	
Fused Disc Sw	30%			2059	* *	5	$100	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2055	* *	5	$200	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	15%			2049	* *	5	$300	
Molded Case Bkrs	70%			2032	$171,700	5	$1,500	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2059	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$500	
Locally Mounted	20%			2046	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$1,200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$73,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$161,500	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors, Hallways And Offices								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$221,900	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns,								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%	0-2	$7,300	2029	$36,700			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1 Unit. Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Steam Boiler	90%			2046	* *	1	$74,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	10%	Now	$900	2032	$18,800	4	$400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Pump In The Boiler Room								
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$323,700	1	$10,400	
Convector/Radiator	70%			2031	$492,300	1	$19,000	
Fan Coil Unit/Heat	10%			2033	$213,300	1	$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2033	$126,900	1	$3,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit For Auditorium								
Window/Wall Unit	30%			2031	$97,800	1		
Window/Wall Unit	30%	2-4	$48,900	2033	$97,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%	0-2	$9,200	2033	$183,700	1	$2,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Ceiling Of Auditorium								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$17,400	2	$5,900	
No Component	90%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

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
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	$1,500	LIFE	* *	2-5	$900	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : The Damper For Auditorium Air Handler								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$45,900	
Exhaust Fans								
Interior	20%			2033	$76,300	2	$500	
Roof	80%			2043	* *	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tankless Unit With One 200 Gallon Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Explanation : Broken								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$59,500	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 56 - Q (OL R HILL AX)**		
Address	: **86TH AVENUE AND 114TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q056**
Program / Asset #	: **BOE0713.000 / 2276**	**Yr Built/Renovated**	: **1896 / 2000**
Area Sq Ft	: **38,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **9226** **Lot** : **57**	**BIN**	: **4192689**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$600,200	$65,000
Electrical		$1,043,400
Mechanical		$747,900
Site Pavements	$66,700	
Total	**$666,900**	**$1,856,300**
Importance Code A	$600,200	$65,000
Importance Code B	$66,700	$1,791,300
Total	**$666,900**	**$1,856,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,000			
Interior Architecture	$146,700		$7,300	$1,800
Electrical	$4,900	$3,500	$3,700	$4,700
Mechanical	$57,800	$9,100	$11,100	$8,000
Site Enclosure	$24,100			
Site Pavements	$15,400			
Total	**$294,900**	**$12,700**	**$22,100**	**$14,500**
Importance Code A	$51,300	$3,800	$3,800	$3,800
Importance Code B	$167,700	$8,900	$18,400	$8,900
Importance Code C	$75,900			$1,800
Total	**$294,900**	**$12,700**	**$22,100**	**$14,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$130,000	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : All Facades								
Masonry: Granite	5%			LIFE	* *	5	$7,000	
Masonry: Limestone	25%	0-2	$37,400	LIFE	* *	5	$17,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Windows								
Aluminum	100%	Now	$445,100	2044	* *	5	$11,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Room 306								
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$105,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$10,200	
Roof								
Built-Up (BUR)	92%			2041	* *	10	$44,700	
Copper/Terne	5%			2064	* *	10	$6,100	
Skylight, Metal/Glass	3%			2056	* *	10	$4,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,000	
Mosaic Tile	5%			2041	* *	5	$9,100	
Quarry Tile	5%			2041	* *	5	$5,500	
Vinyl Tile	80%			2041	* *	3	$21,900	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$3,600	
Concrete Masonry Unit	1%			LIFE	* *	5	$600	
Masonry: Brick	9%	Now	$25,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement Stairwell								
Metal: Cage/Fence	5%			LIFE	* *	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Metal Cage In Stairwell								
Plaster	70%	Now	$25,400	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Staff Lounge								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Stairs								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$3,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	$22,400	LIFE	* *	5	$1,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Bilco Door								
Metal Panel	15%	Now	$18,600	LIFE	* *	5	$13,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Basement								
Explanation : Barrel Vault Ceiling								
Plaster	75%	Now	$34,100	LIFE	* *	5	$34,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	55%	Now	$10,500	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Trash Holding								
Iron Picket	45%	2-4	$9,400	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$4,200	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$66,700	2049	* *			
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : 114st Sidewalk								
On-Site Walkways								
Cast in Place Concrete	90%			2049	* *			
Pavers/Stone	8%	Now	$500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Pavers/Stone	2%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Facade								
Explanation : Step Covered With Quarry Tile								
Parking/Driveway								
Asphalt	100%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$14,900	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$66,600	5	$100	
Fused Disc Sw	50%			2056	* *	5	$100	
Raceway								
Conduit	90%			2036	$56,400	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	20%			2035	$20,400	5	$200	
Molded Case Bkrs	70%			2035	$71,500	5	$700	
Molded Case Bkrs	10%			2052	* *	5	$100	
Wiring								
Braided Cloth	70%			2035	$55,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$15,800	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$58,700	5	$200	
Locally Mounted	20%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	2%			2036	$11,600	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Compact Fluorescent Lights								
Fluorescent	98%			2036	$568,400	10	$34,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	$32,700	10	$4,600	
Exit, Service	50%			2036	$8,400	1		
Exterior Lighting								
HID	30%			2036	$54,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$14,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$100,400	1-3	$24,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. On Extended Life. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank, 7500 Gallons								
Conversion Equipment								
Steam Boiler	5%	0-2	$1,700	2049	* *	1	$1,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Broken Fresh Air Intake Louver								
Steam Boiler	95%			2049	* *	1	$35,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	Now	$12,500	2046	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Steam Piping/Pump	80%			2036	$249,300			

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Heating								
Terminal Devices								
Air Handler	20%	0-2	$7,300	2031	$146,400	1	$4,200	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. Broken Damper								
Convector/Radiator	75%			2041	* *	1	$9,200	
Convector/Radiator	5%			2034	$15,900	1	$600	
Controls								
Electrical	100%			2031	$216,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	2-4	$2,900	2031	$14,700	1		
Not in Service, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$31,900	
Ductwork/Diffusers	5%	2-4	$4,300	LIFE	* *	2-5	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Actuators, Boiler Room								
Exhaust Fans								
Interior	20%			2031	$34,500	2	$200	
Roof	80%	0-2	$6,000	2036	$60,400	2	$700	
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. 80 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$7,800	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2036	$20,400	4	$2,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$2,300	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$16,100	1-2	$300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	

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

Location : Kitchen

Explanation : 1 Set Fire Suppression On Hood 6 Feet X 12 Feet Which Equals 72 Square Feet

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 56 - SI THE LOUIS DESARIO SCHOOL**				
Address	: **250 KRAMER AVENUE @ WINANT AVE.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **R056**
Program / Asset #	: **BOE0959.000 / 4466**			**Yr Built/Renovated**	: **1998 /**
Area Sq Ft	: **95,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jun-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,4,Ph**				
Block	: **7044**	**Lot**	: **1**	**BIN**	: **5128148**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,478,400	$109,300
Interior Architecture	$173,400	$88,200
Electrical		$433,500
Mechanical	$6,612,600	$1,237,100
Site Enclosure	$542,400	
Site Pavements	$241,300	
Total	**$9,048,200**	**$1,868,200**
Importance Code A	$1,478,400	$948,700
Importance Code B	$7,221,300	$919,500
Importance Code C	$348,500	
Total	**$9,048,200**	**$1,868,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$79,500		$18,500	$2,200
Interior Architecture	$92,200	$3,400		$13,800
Electrical	$29,800	$17,200	$16,400	$15,500
Mechanical	$105,000	$32,900	$193,200	$31,600
Site Enclosure	$8,800			
Site Pavements	$34,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$364,300**	**$67,900**	**$242,500**	**$77,500**
Importance Code A	$88,800	$9,400	$28,000	$11,600
Importance Code B	$248,800	$55,200	$214,500	$65,900
Importance Code C	$26,700	$3,400		
Total	**$364,300**	**$67,900**	**$242,500**	**$77,500**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	0-2	$974,800	LIFE	* *	5	$109,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal, Corrugated	15%			2054	* *	1		
Window Wall	5%			2054	* *	5	$25,600	
Windows								
Aluminum	77%	Now	$42,200	2050	* *	5	$8,600	
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : Corridor Outside Auditorium								
Aluminum	20%			2050	* *	5	$4,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	3%			2043	* *	10	$4,200	
Parapets								
Masonry: Brick Cavity	70%	0-2	$424,200	LIFE	* *	5	$13,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	15%			2054	* *	5	$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Metal Copings								
Explanation : Location Noted								
Metal: Cage/Fence	15%	0-2	$7,200	2047	* *	5	$9,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	80%	0-2	$79,400	2039	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%								
Location : Penthouse Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	20%			2047	* *	10	$30,100	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$25,600	LIFE	* *	5	$32,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Mechanical Rooms								
Ceramic Tile	5%	0-2	$8,500	2043	* *	5	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Kitchen And Toilet Rooms								
Ceramic Tile	5%	0-2	$28,700	2043	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Staircases								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Throughout Staircases								
Vinyl Tile	75%	0-2	$62,400	2039	* *	3	$41,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	5%			2062	* *	5	$13,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$6,700	
Concrete Masonry Unit	20%			LIFE	* *	5	$10,700	
Glass: Special Gauge	2%			LIFE	* *	1		
Marble Panels	25%			LIFE	* *			
Plywood/Hardboard	3%			LIFE	* *			
SGFT/Glazed Masonry	45%	4+	$111,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations In Stairways And Corridors								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%	4+	$22,500	2047	* *	5	$33,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	48%			LIFE	* *	5	$88,200	
Metal Panel	2%			LIFE	* *	5	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$8,800	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout Play Yard								
Free Standing Walls								
Masonry: Brick	100%	0-2	$237,400	2054	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Brick Piers At Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Brick Piers At Main Entrance								
Retaining Walls								
Cast in Place Concrete	60%			2069	* *			
Masonry: Brick	40%	Now	$305,000	2060	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kramer Avenue At Main Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kramer Avenue At Main Entrance								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Kramer Avenue At Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Kramer Avenue At Main Entrance								
Explanation : Efflorescence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$16,700	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Along Kramer Avenue								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Explanation : Cracked/ Broken Curbs								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$6,500	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East Walkway								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$11,300	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : East Parking Area								
Activity Yard								
Asphalt	95%	0-2	$241,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Play Yard								
Rubber Matting	5%			2034	$25,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes, And 400 Amperes For Fire Pump								
Transformers								
Dry Type	100%			2039	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Penthouse And Generator Room								
Explanation : Various Capacity Ratings								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$29,200	

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Stand-by Power								
Generators								
Diesel	100%			2037	* *	1	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 400 Kilowatts Rated Capacity								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$21,200	
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2042	* *	1		
Exit, Service	50%			2034	$21,000	1		
Exterior Lighting								
LED	10%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2034	$91,300	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$91,300	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$250,900	1-3	$58,500	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Emergency Generator Room								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	99%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Oil Tank Room								
Explanation : One Tank, 6,000 Gallons								
Conversion Equipment								
Radiant Heater	1%			2034	$25,300	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Emergency Generator Room								
Explanation : Electric Unit Heater								
Steam Boiler	99%			2032	$839,400	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2042	* *	4	$1,900	
Steam Piping/Pump	60%	Now	$93,500	2044	* *			
Corroded, Extent : Severe, Area Affected : 10%								
Location : 1st Floor - Boiler Room - Boiler Feedwater Tank Corroded								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Mechanical Room								
Terminal Devices								
Air Handler	3%			2029	$54,900	1	$1,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room - Kitchen Makeup Unit								
Convector/Radiator	50%			2032	$397,700	1	$15,300	
Unit Heater - Hot Water	5%			2029	$28,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs, Water Service Rooms, Other Locations								
Explanation : Unit Heaters / Cabinet Heaters								
Unit Heater - Steam	2%			2034	$11,100	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Location Noted								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Dual Temperature Fan Coils, Reported Under Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Heating								
Controls								
Digital	100%	Now	$55,900	2029	$2,793,800			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Various Locations - Dual Temperature Fan Coils Controls Locked Out At Front End								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Penthouse Mechanical Room								
Explanation : Pneumatic System Devices Abandoned In Place								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	97%			2029	$1,392,100	1	$42,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room - 4 Air Cooled Chillers								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Split Unit	3%			2029	$69,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Computer Room, Telecom Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled And Dual Temperature Systems								
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	$1,132,500	1	$35,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Fan Coil - 2 Pipe	40%			2039	* *	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature Fan Coils								
Heat Rejection								
Dry Cooler	97%			2029	$433,000	2	$64,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Air Cooled Condensers For Chillers								
No Component	3%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Ventilation								
Exhaust Fans								
Interior	90%			2029	$388,300	2	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Roof	10%			2029	$18,900	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2044	* *	1		
Brass/Copper	5%	Now	$1,200	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Penthouse Mechanical Room - Reduced Pressure Zone Valve Leaking								
Water Heater With Tanks								
Electric	100%	2-4	$24,200	2034	$24,200	4		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Dishwasher Area - 1 Unit, 30 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$19,500	4	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Water Pump Room - 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$50,900	4	$3,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Water Pump Room - 1 Duplex Set								
Backflow Preventer								
Generic	100%			2029	$43,400	1	$5,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Unit, 200 Gallons								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$47,900	
Sprinkler								
Generic	100%			2044	* *	1-2	$26,600	
Fire Pump								
Generic	100%			2030	$92,900	1	$17,700	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 90 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 57 - M**		
Address	: **176 EAST 115 STREET @ 3RD AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M057**
Program / Asset #	: **BOE0034.000 / 2770**	**Yr Built/Renovated**	: **1964 / 2010**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1640** **Lot** : **139**	**BIN**	: **1083184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$178,100	$1,580,100
Interior Architecture	$228,200	$9,113,100
Electrical	$448,400	$678,400
Mechanical	$547,400	$3,633,000
Site Pavements		$673,000
Total	**$1,402,100**	**$15,677,600**
Importance Code A	$178,100	$1,580,100
Importance Code B	$1,224,000	$13,486,100
Importance Code C		$611,300
Total	**$1,402,100**	**$15,677,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$10,200		
Interior Architecture	$129,900	$13,100		$13,300
Electrical	$9,700	$19,900	$10,400	$8,700
Mechanical	$62,700	$19,600	$24,800	$15,600
Site Pavements	$19,500			
Total	**$221,800**	**$62,800**	**$35,200**	**$37,600**
Importance Code A	$9,000	$19,400	$9,000	$9,000
Importance Code B	$179,300	$43,400	$26,100	$28,600
Importance Code C	$33,500			
Total	**$221,800**	**$62,800**	**$35,200**	**$37,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$103,300	
Metal Panel	5%			2043	* *	5-10	$37,400	
Windows								
Aluminum	85%			2041	* *	5	$27,600	
Metal Louvers	15%			2036	$276,700	10	$30,400	
Parapets								
Metal Rail	100%			2038	* *	5-10	$201,000	
Roof								
IRMA/Protected Membrane	75%	Now	$56,100	2033	$1,121,200			
Insul Miss/Displaced, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
Panel/Paver: Cer/Brk	25%			2043	* *	10	$20,600	
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$30,300	
Ceramic Tile	5%			2036	$399,800	5	$6,900	
Quarry Tile	3%			2038	* *	5	$6,200	
Vinyl Tile	10%	0-2	$39,200	2033	$391,800	3	$5,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium, Cafeteria And Throughout								
Vinyl Tile 9" X 9"	67%			2033	$7,599,500	3	$46,400	
Wood	5%			2048	* *	5	$13,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$5,900	
Concrete Masonry Unit	20%			LIFE	* *	5	$9,400	
Fabric on Framing	5%	0-2	$30,600	2031	$611,300	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$8,900	
SGFT/Glazed Masonry	30%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$45,600	2038	* *	5	$3,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileConcealSpLn	50%	2-4	$228,200	2038	* *	5	$43,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	$6,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,200	
Fiber Board	5%			2033	$110,600			
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Metal Panel	3%			LIFE	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Newly Identified Component								
Plaster	22%			LIFE	* *	5	$19,000	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Iron Picket	20%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$19,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Areas On 115th Street And 3rd Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	100%			2036	$673,000			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$37,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	20%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$163,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 - Vertical Sections								
Fused Disc Sw	30%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 - Vertical Section								
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	85%			2032	$208,500	5	$2,000	
Molded Case Bkrs	5%			2049	* *	5	$100	
Wiring								
Braided Cloth	65%	2-4	$194,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	50%			2050	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$79,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$11,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	2%	Now	$200	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
HID	8%			2038	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$174,900	1	$34,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$56,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$90,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$14,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In Basement Boiler Room								
Terminal Devices								
Air Handler	20%			2033	$350,700	1	$11,300	
Convector/Radiator	80%	Now	$12,200	2031	$609,600	1	$21,200	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Rooms 113, 215 And 214 And 2nd Floor Hallway								
Controls								
Pneumatic	100%			2031	$1,800,900			
Air Conditioning								

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

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2028	$137,500	1	$4,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Fan Room								
Split Unit	5%			2033	$110,600			
Window/Wall Unit	70%	Now	$4,900	2028	$247,100	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2033	$151,900	1		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$22,900	2	$6,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Interior	25%			2028	$103,300	2	$700	
Roof	75%	Now	$6,800	2033	$135,600	2	$1,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fans 6, 8 And 10								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$356,900	1		
Corroded, Extent : Light, Area Affected : 5%								
Location : Water Main								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons, Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

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
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2033	$9,300	4	$1,000	
Non-Submersible	50%	0-2	$9,300	2043	* *	4	$1,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$64,400	1-2	$1,300	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, 75 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 57 - SI**
Address : **140 PALMA DRIVE @ HANOVER AVE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0941.000 / 1417**
Area Sq Ft : **108,000**
Date of Survey : **24-Oct-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2888** **Lot** : **40**

Agency's Number : **R057**
Yr Built/Renovated : **1976 / 2006**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5043519**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,590,700	$146,300
Interior Architecture	$705,500	$3,100,400
Electrical	$174,200	$1,537,800
Mechanical	$2,139,600	$4,793,100
Site Enclosure	$52,300	
Site Pavements	$86,300	
Total	**$5,748,600**	**$9,577,600**
Importance Code A	$2,590,700	$1,147,000
Importance Code B	$2,831,600	$8,430,600
Importance Code C	$326,300	
Total	**$5,748,600**	**$9,577,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,600			$3,400
Interior Architecture	$175,700	$4,600		$20,900
Electrical	$10,100	$11,900	$12,200	$29,600
Mechanical	$63,800	$31,500	$33,700	$89,800
Site Enclosure	$59,900			
Site Pavements	$21,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$348,200**	**$55,200**	**$53,100**	**$150,900**
Importance Code A	$20,300	$10,700	$10,700	$14,400
Importance Code B	$141,300	$39,900	$42,400	$136,600
Importance Code C	$186,600	$4,600		
Total	**$348,200**	**$55,200**	**$53,100**	**$150,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	45%	0-2	$164,200	LIFE	* *	5	$36,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair A								
Pre-Cast Concrete	55%	Now	$668,600	LIFE	* *	5	$146,300	
Spalling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Foundation Wall At Basement								
Windows								
Aluminum	55%	Now	$26,100	2043	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum	45%	Now	$24,500	2043	* *	5	$4,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Masonry: Brick Cavity	60%	Now	$73,100	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parapet Wall								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Interior Face Of Parapet								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Parapet Wall								
Metal Panel	5%			2045	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Coping Cover								
Metal Rail	10%	Now	$1,600	2040	* *	5	$8,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	25%			LIFE	* *	5	$18,600	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Parapet Walls								
Explanation : Covered With Corrugated Metal Panel								
Roof								
Built-Up (BUR)	95%			2030	$1,508,000	10	$126,200	
Clay Tile	5%	4+	$8,000	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Exterior								
Soffits								
Stucco Cement	100%			2040	* *	5	$4,600	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$28,000	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Mosaic Tile	10%	2-4	$77,200	2040	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets								
Vinyl Tile	67%	0-2	$60,900	2035	$3,046,200	3	$40,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	13%			2045	* *	3	$10,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor South Wing								
Interior Walls								
Ceramic Tile	3%	0-2	$31,100	2038	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	0-2	$35,400	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Folding Partition	2%			2043	* *	5	$9,200	
Gypsum Board	3%			LIFE	* *	5	$3,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor South Wing								
Masonry: Brick	10%	0-2	$71,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	20%	Now	$38,900	LIFE	* *			
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Plaster	30%	Now	$68,700	LIFE	* *	5	$16,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
SGFT/Glazed Masonry	22%	Now	$186,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor, Stair A And Corridors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$39,700	2040	* *	5	$12,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
AcousTileConcealSpLn	20%	0-2	$105,900	2040	* *	5	$20,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	6%			2055	* *	5	$9,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor South Wing								
Gypsum Board	5%			LIFE	* *	5	$10,000	
Plaster	54%	Now	$135,100	LIFE	* *	5	$54,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair A								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : 1st Floor								
Explanation : Textured Finish								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$48,600	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Throughout								
Iron Picket	30%	4+	$11,300	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Of School								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Driveway								
Retaining Walls								
Cast in Place Concrete	90%	0-2	$52,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Ramp								
Masonry: Brick	10%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$86,300	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Palma Drive And Hanover Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Hanover Avenue								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Stairs								
Paver: Asphalt	10%	Now	$700	2044	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Adjacent To Main Entrance								
Parking/Driveway								
Asphalt	60%	0-2	$20,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Driveway								
Cast in Place Concrete	40%			2040	* *			
Activity Yard								
Asphalt	25%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Schoolyard								
Explanation : New Installation With Athletic Markings								
Rubber Matting	5%	Now	$600	2035	$11,400			
Open Seams, Extent : Light, Area Affected : 25%								
Location : East Playground								
Under Construction	70%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	$36,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services With Different Ratings, One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$213,100	5	$400	
Fused Disc Sw	20%			2061	* *	5	$100	
Raceway								
Conduit	95%			2035	$237,100	1		
Conduit	5%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	90%			2043	* *	5	$2,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Under 600 Volts								
Wiring								
Thermoplastic	95%			2035	$332,500	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$111,500	5	$400	
Motor Control Center	20%			2033	$148,900	5	$600	
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2043	* *	10	$89,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
Location : Lobby Downlights								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
Location : Throughout The Building								
LED	10%	Now	$122,600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium, Cafeteria And Auditorium								
Explanation : LED Lights Have Failed In The Gymnasium								
Egress Lighting								
Emergency, Battery	45%			2035	$83,500	10	$11,700	
Emergency, Battery	5%			2043	* *	10	$1,300	
Exit, Service	40%			2030	$19,100	1		
Exit, Service	10%			2043	* *	1		
Exterior Lighting								
HID	10%			2030	$51,600	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Operated Via Timer And Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$40,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Cameras Observed								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$285,300	1-3	$66,600	

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
Heating								

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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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$33,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2033	$963,900	1	$107,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$4,400	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Steam Piping/Pump	90%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$416,200	1	$13,400	
Convector/Radiator	60%	Now	$162,800	2040	* *	1	$18,800	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Radiators In Corridors Located Inside The Walls Show Evidence Of Leaking And Require New Valves.								
Fan Coil Unit/Heat	20%			2030	$548,400	1	$7,000	
Controls								
Pneumatic	100%			2033	$2,137,300			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2035	$326,300	1	$10,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Reciprocating Compr/Chiller	15%			2040	* *	1	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Refrigerant R-407c								
Reciprocating Compr/Chiller	10%			2040	* *	1	$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Refrigerant R-410a								
Split Unit	5%			2040	* *			
Window/Wall Unit	40%			2030	$167,600	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	45%			2055	* *	4	$3,600	
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2043	* *	1	$13,400	
Air Handler/Cool/Ht	15%			2030	$289,700	1	$10,000	
Fan Coil - 4 Pipe	10%			2030	$378,600	1	$3,500	
No Component	55%							
Heat Rejection								
Air Cooled Condenser Unit	45%			2040	* *	2	$33,800	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	
Exhaust Fans								
Interior	20%			2035	$98,100	2	$700	
Roof	40%			2040	* *	2	$1,300	
Roof	40%			2035	$85,800	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$705,900	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$534,800	2065	* *	4	$10,700	
Cracked, Extent : Severe, Area Affected : 30%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$22,100	4	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And Fan Room								
Explanation : 2 Dual Pump Units								
Sewage Ejector(s)								
Electric	100%			2030	$57,900	4	$4,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%	0-2	$33,200	2035	$33,200	2	$1,000	
Noisy/Vibrating, Extent : Severe, Area Affected : 100%								
Location : Boiler Room Unit Malfunction Often								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Old Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$56,500	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$3,000	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 58 - BK**		
Address	: **330 SMITH STREET @ CARROLL ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K058**
Program / Asset #	: **BOE0386.000 / 1408**	**Yr Built/Renovated**	: **1957 / 2009**
Area Sq Ft	: **111,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **449** **Lot** : **15**	**BIN**	: **3007547**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$85,800	$1,599,900
Interior Architecture	$460,100	$117,200
Electrical	$361,800	$2,187,900
Mechanical	$305,600	$1,332,900
Total	**$1,213,300**	**$5,237,900**
Importance Code A	$85,800	$1,599,900
Importance Code B	$1,037,500	$3,583,800
Importance Code C	$90,000	$54,200
Total	**$1,213,300**	**$5,237,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,900	$39,500		$15,900
Interior Architecture	$141,200			$33,500
Electrical	$29,600	$12,800	$10,400	$46,700
Mechanical	$28,400	$19,600	$26,900	$18,500
Site Enclosure	$23,500			
Site Pavements	$89,200			
Total	**$351,700**	**$72,000**	**$37,200**	**$114,500**
Importance Code A	$50,900	$50,500	$11,000	$27,100
Importance Code B	$237,100	$21,400	$26,300	$87,400
Importance Code C	$63,800			
Total	**$351,700**	**$72,000**	**$37,200**	**$114,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	$85,800	LIFE	* *	5	$50,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Above Main Entrance Canopy, Window Lintels And Other Minor Areas Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Above Third Floor Windows								
Masonry: Limestone	8%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%	Now	$28,200	2043	* *	5	$14,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Stairwell								
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$10,100	
Masonry: Limestone	5%	4+	$4,600	LIFE	* *	5	$900	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Coping Stones								
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : Coping Stones								
Metal Rail	25%			2048	* *	5-10	$65,100	
Roof								
Built-Up (BUR)	90%			2035	$1,364,000	10	$114,100	
Copper/Terne	5%			2050	* *	10	$15,900	
Modified Bitumen	5%	Now	$7,100	2035	$71,000			
Ponding, Extent : Severe, Area Affected : 50%								
Location : Entry Vestibule Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$28,100	
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,700	
Mosaic Tile	5%			2040	* *	5	$21,000	
Sheet Vinyl/Rubber	3%	Now	$67,500	2045	* *	5	$3,800	
Worn/Erode, Extent : Severe, Area Affected : 35%								
Location : Auditorium								
Terrazzo	5%	Now	$16,100	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	50%	Now	$47,500	2040	* *	3	$31,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	22%	Now	$302,600	2045	* *	3	$13,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2050	* *	5	$15,700	
Interior Walls								
Ceramic Tile	5%	0-2	$17,000	2038	* *	5	$7,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathroom And Kitchen Walls								
Concrete Masonry Unit	5%	0-2	$29,000	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	60%	0-2	$90,000	LIFE	* *	5	$54,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	Now	$16,600	2040	* *	5	$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
AcousTileConcealSpLn	23%	Now	$12,700	2040	* *	5	$24,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	2%	0-2	$2,300	LIFE	* *	5	$4,200	
Loose Units, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	60%			LIFE	* *	5	$63,000	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	$9,300	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Perimeter Of Schoolyard								
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$14,200	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$47,200	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	40%	Now	$1,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Stairs								
Pavers/Stone	60%	Now	$7,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	95%	0-2	$32,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Schoolyard								
Rubber Matting	5%	4+	$800	2035	$40,600			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Playground								
Explanation : Vegetation Growth At Rubber Matting Joints								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2055	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	5%			2048	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Under 600 Volts								
Transformers								
Dry Type	100%			2052	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : One Transformer With 225 Kilovolt Amperes Stepup 208/120 Volt To 480/270 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$2,900	
Wiring								
Braided Cloth	50%			2034	$175,000	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	92%			2035	$1,558,800	10	$93,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2030	$31,500	2		
LED	7%			2040	* *			
Egress Lighting								
Emergency, Battery	50%	Now	$19,100	2030	$95,400			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Twenty Five Battery Packs Are Not Operational Throughout The Building								
Exit, Battery	50%			2040	* *	10	$3,700	
Exterior Lighting								
HID	10%	0-2	$53,000	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof								
LED	10%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Recent Installation								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Alarm								
Security System								
Generic	100%			2030	$213,400	1	$41,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$68,400	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$109,900	
Distribution								
Central Plant Steam Piping/Pmp	100%			2055	* *	4	$8,200	
Terminal Devices								
Air Handler	20%			2040	* *	1	$13,700	
Convector/Radiator	80%			2048	* *	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Climate System Replaced								
Controls								
Electrical	100%			2033	$631,900			
Air Conditioning								
Energy Source								
Electricity	10%			2051	* *	1		
No Component	90%							
Conversion Equipment								
Split Unit	10%			2043	* *			
Window/Wall Unit	75%			2033	$322,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

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
Ventilation								
Exhaust Fans								
Interior	30%	0-2	$7,600	2030	$151,200	2	$800	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	70%			2030	$154,400	2	$2,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
HW Heat Exchanger								
HTHW/HW	100%			2035	$318,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank And Not Energy Efficient								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,500	
Backflow Preventer								
No Component	80%							
Generic	20%			2043	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Unit Serves Boiler Only								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,600	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Hood 4 Feet X 15 Feet Which Equals 60 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 58 - Q**		
Address	: **72-24 GRAND AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q058**
Program / Asset #	: **BOE1026.000 / 13468**	**Yr Built/Renovated**	: **2002 / 2015**
Area Sq Ft	: **141,201**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2802** **Lot** : **94**	**BIN**	: **4062861**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$126,900
Interior Architecture	$234,200	$79,300
Electrical		$523,800
Mechanical	$4,064,700	$75,300
Total	**$4,298,900**	**$805,300**
Importance Code A	$123,500	$202,200
Importance Code B	$4,112,500	$603,100
Importance Code C	$62,900	
Total	**$4,298,900**	**$805,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,200		$7,500	$15,300
Interior Architecture	$43,900	$7,200		$18,500
Electrical	$43,100	$25,600	$24,100	$23,000
Mechanical	$150,800	$58,600	$164,300	$55,100
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$258,400**	**$105,900**	**$210,300**	**$126,400**
Importance Code A	$6,200	$14,000	$21,500	$29,300
Importance Code B	$252,100	$90,000	$188,800	$97,100
Importance Code C		$2,000		
Total	**$258,400**	**$105,900**	**$210,300**	**$126,400**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$126,900	
Sidewalk Shed in Use, Extent : Light, Area Affected : 60%								
Location : 72nd Place, 57th Ave								
Metal Panel	3%			2054	* *	5-10	$27,600	
Pre-Cast Concrete	2%			LIFE	* *	5	$8,700	
Windows								
Aluminum	77%			2050	* *	5	$24,400	
Aluminum	20%			2050	* *	5	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Metal Louvers	3%	4+	$1,100	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Roof Penthouse Louver Perimeter								
Explanation : Deteriorated Caulking								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$14,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$9,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Skylight, Plastic	5%			2047	* *	1		
Under Construction	95%							
Soffits								
Stucco Cement	100%			2047	* *	5	$10,300	
Interior								
Floors								
Cast in Place Concrete	10%	4+	$92,000	LIFE	* *	5	$46,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Floor At Ahu Room - Adjacent To Equipment Pads								
Ceramic Tile	5%			2043	* *	5	$10,600	
Quarry Tile	5%			2047	* *	5	$15,900	
Terrazzo	5%			LIFE	* *	5	$8,300	
Vinyl Tile	70%			2039	* *	3	$74,000	
Wood	5%			2062	* *	5	$19,800	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$3,900	
Concrete Masonry Unit	25%	4+	$62,900	LIFE	* *	5	$13,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Corridor At Kitchen Room 125								
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	20%			LIFE	* *	5	$15,700	
SGFT/Glazed Masonry	50%			LIFE	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2047	* *	5	$158,500	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%	4+	$7,600	LIFE	* *	5	$26,400	
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Exterior Vestibule At Stair 7								
Metal Panel	5%			LIFE	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	75%			2069	* *			
Masonry: Brick	25%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Tree Pits At 57th Ave								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	90%			2043	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2044	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 5,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Basement								
Explanation : One 600 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$600	
Raceway								
Conduit	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$300	
Molded Case Bkrs	90%			2042	* *	5	$3,300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$43,400	
Generators								
Diesel	100%			2037	* *	1	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 400 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$31,500	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 60 Gallon Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	5%			2034	$107,800	10	$6,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2034	$43,100	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Auditorium								
LED	93%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$44,500	1		
Exit, Service	50%			2034	$31,200	1		
Exterior Lighting								
LED	2%			2042	* *			
No Component	90%							
Under Construction	8%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Outside, Exit Doors And Some Offices								
Explanation : Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$372,900	1-3	$87,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 8,500 Gallons								
Conversion Equipment								
Radiant Heater	2%			2034	$75,300	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	98%	0-2	$123,500	2039	* *	1	$123,300	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Boiler No.1 - 10 Plugged Tubes								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 200 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$23,200	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room - Steam Condensate Return Vacuum System Leaking								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps Replaced								
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$45,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Heating								
Controls								
Pneumatic	100%	Now	$55,900	2028	$2,794,300			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Air Ventilation Shafts - Outside Air Damper Actuators For All Air Handling Units								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	92%			2049	* *	1	$140,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Chiller Room - 2 Units								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Chiller Room								
Split Unit	3%	Now	$103,000	2044	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Storage Rooms B015, 127, 131								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen Storage Rooms B015, 127, 131								
Split Unit	2%			2042	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 105, Elevator Machine Room								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room 105, Elevator Machine Room								
Split Unit	3%			2029	$103,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Computer Room 339 - Ducted Split System								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$10,400	
Terminal Devices								
Air Handler/Cool/Ht	98%			2039	* *	1	$85,600	
Fan Coil - 4 Pipe	2%	Now	$110,000	2044	* *	1	$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Building Exits - Ceiling Mounted Steam And Chilled Water Fan Coils - 4 Units								
Heat Rejection								
Water Cooling Tower	100%			2039	* *	2	$142,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$78,700	
Exhaust Fans								
Interior	60%			2029	$384,800	2	$2,600	
Roof	40%			2029	$112,200	2	$1,700	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$28,900	4	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$75,700	4	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Backflow Preventer								
Generic	100%			2029	$64,600	1	$8,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To Ground Floor, One Unit From 1st To 3rd Floor								
Explanation : Two Units, Recent Installation								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$71,200	
Sprinkler								
Generic	100%			2044	* *	1-2	$39,600	
Fire Pump								
Generic	100%			2030	$138,000	1	$26,400	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 59 - BK**		
Address	: **211 THROOP AVENUE @ PARK AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K059**
Program / Asset #	: **BOE0387.000 / 1104**	**Yr Built/Renovated**	: **1956 / 2019**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1749** **Lot** : **1**	**BIN**	: **3048546**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$559,300	$1,704,900
Interior Architecture	$175,200	$2,479,600
Electrical		$1,488,300
Mechanical		$3,304,000
Total	**$734,500**	**$8,976,900**
Importance Code A	$559,300	$1,704,900
Importance Code B	$175,200	$7,272,000
Total	**$734,500**	**$8,976,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$76,100		$3,200	
Interior Architecture	$210,700			$36,600
Electrical	$54,800	$9,000	$9,700	$11,500
Mechanical	$117,900	$14,200	$24,100	$14,200
Site Enclosure	$13,000			
Site Pavements	$2,900			
Total	**$475,400**	**$23,200**	**$37,100**	**$62,300**
Importance Code A	$93,200	$9,500	$12,700	$9,500
Importance Code B	$265,800	$13,700	$24,400	$52,800
Importance Code C	$116,400			
Total	**$475,400**	**$23,200**	**$37,100**	**$62,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	0-2	$13,700	LIFE	* *	5	$38,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Park Avenue								
Masonry: Brick	50%	Now	$345,000	LIFE	* *	5	$40,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Chimney								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%	Now	$6,600	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkhead Window Sill								
Metal Panel	35%			2046	* *	5-10	$196,900	
Windows								
Aluminum	67%	Now	$63,500	2044	* *	5	$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	33%			2044	* *	5	$6,400	
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	$52,600	
Metal Panel	30%			2046	* *	5	$13,800	
Metal: Cage/Fence	5%			2041	* *	5-10	$4,600	
Roof								
Built-Up (BUR)	95%	0-2	$150,800	2036	$1,508,000			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Upper And Lower Roofs								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Roof Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 235, 237, 238 And 3rd Floor Stairhall								
Metal Panel	5%			2041	* *	10	$12,200	
Soffits								
Cast in Place Concrete	100%	0-2	$10,900	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Interior								
Floors								
Carpet	35%			2032	$1,018,800	3	$112,500	
Cast in Place Concrete	10%			LIFE	* *	5	$70,300	
Mosaic Tile	5%			2041	* *	5	$20,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$12,600	
Vinyl Tile	37%			2036	$1,682,200	3	$29,700	
Vinyl Tile 9" X 9"	5%			2031	$658,100	3	$4,000	
Wood	3%			2051	* *	5	$9,000	
Interior Walls								
Ceramic Tile	5%	0-2	$25,900	2039	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Preschool Toilets								
Concrete Masonry Unit	57%			LIFE	* *	5	$83,800	
Fiberglass Panel	1%			LIFE	* *	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Acoustical Panels								
Masonry: Brick	2%			LIFE	* *	10	$1,100	
Marble Panels	5%			LIFE	* *	10	$3,700	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$27,600	
Ceilings								
AcousTile,Adhered	25%	0-2	$66,200	2041	* *	5	$20,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement Classrooms And Corridors								
Exposed Struc: Steel	10%			LIFE	* *	10	$32,100	
Fiber Board	3%			2036	$77,000			
Plaster	62%			LIFE	* *	5-10	$171,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2046	* *			
Iron Picket	85%	Now	$12,900	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Handrail At Main Entrance								
Metal Panel	5%			LIFE	* *	10	$100	
Retaining Walls								
Cast in Place Concrete	95%			2056	* *			
Masonry: Granite	5%	Now	$100	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	Now	$2,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Walkways								
Masonry: Granite	2%	Now	$500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Steps								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches For Service No.1 And No.2								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Fused Toggle Switch	70%			2035	$171,700	5	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Throughout The Building								
Molded Case Bkrs	20%			2044	* *	5	$500	
Wiring								
Braided Cloth	40%			2035	$119,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$66,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	20%			2031	$544,700	2	$400	
LED	5%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2036	$6,100	1		
Emergency, Battery	40%			2031	$66,000	10	$9,300	
Exit, Service	49%			2031	$20,800	1		
Exit, Battery	1%			2036	$1,400	10	$100	
Exterior Lighting								
HID	3%			2036	$13,800	10		
LED	7%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$18,500	2041	* *	1	$16,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$18,500	2041	* *	1	$16,100	
Cameras Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$253,600	1-3	$61,000	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$228,600	5	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$17,100	2041	* *	1	$85,600	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Louver Motor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$15,700	2046	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 2 Vacuum Pumps In Basement								

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

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$18,500	2036	$370,000	1	$10,700	
Leak Evident, Extent : Severe, Area Affected : 15%								
Location : Gymnasium Coil Leak And Auditorium Coil Leak								
Convector/Radiator	80%			2041	* *	1	$24,800	
Controls								
Pneumatic	100%			2034	$1,899,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$233,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Main Distribution Frame Room								
Window/Wall Unit	60%			2031	$223,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,800	
Exhaust Fans								
Interior	80%			2036	$348,800	2	$2,400	
Roof	20%			2036	$38,100	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,300	2046	* *	1		
Antiquated, Extent : Severe, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Water Main Valves Not Holding And Leaking								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$6,900	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : In Fan Room, Basement								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 6 - BK**
Address : **43 SNYDER AVE. BTWN: FLATBUSH AVE - BEDFORD AVE**
Borough : **BROOKLYN**
Agency's Number : **K006**
Program / Asset # : **BOE0978.000 / 4141**
Yr Built/Renovated : **1993 / 2006**
Area Sq Ft : **77,487**
Project Type : **EDUCATION**
Date of Survey : **07-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **5103** **Lot** : **79** **BIN** : **3117230**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,953,000	$56,000
Interior Architecture	$628,400	$53,600
Electrical		$1,003,100
Mechanical	$585,500	$4,583,500
Total	**$3,166,900**	**$5,696,100**
Importance Code A	$1,953,000	$56,000
Importance Code B	$1,213,900	$5,640,100
Total	**$3,166,900**	**$5,696,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,100		$700	
Interior Architecture	$62,800	$4,300	$2,000	$7,800
Electrical	$19,000	$12,600	$13,200	$14,100
Mechanical	$34,200	$14,600	$66,700	$17,600
Site Pavements	$50,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$213,400**	**$38,700**	**$89,800**	**$46,700**
Importance Code A	$47,800	$7,700	$8,500	$7,700
Importance Code B	$153,000	$31,100	$81,200	$39,000
Importance Code C	$12,700			
Total	**$213,400**	**$38,700**	**$89,800**	**$46,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$28,100	
Masonry: Brick Cavity	78%			LIFE	* *	5	$56,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Stucco Cement	5%			2047	* *	5	$9,000	
Window Wall	12%	0-2	$160,800	2054	* *	5	$16,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Glazing Clouded, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	93%	2-4	$991,300	2059	* *	5	$10,200	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Window Headers - 1st Floor Classrooms								
Metal Louvers	7%			2043	* *	10	$9,600	
Parapets								
Masonry: Brick Cavity	75%	0-2	$28,300	LIFE	* *	5	$2,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%			2054	* *	5	$1,400	
Metal Rail	5%	0-2	$1,300	2047	* *	5	$1,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Anchor Connections								
Pre-Cast Concrete	10%	Now	$6,100	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping Stones Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Exterior								
Roof								
IRMA/Protected Membrane	82%	Now	$399,000	2039	* *			
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Metal Panel	15%			2047	* *	10	$55,200	
Skylight, Metal/Glass	3%	Now	$346,700	2054	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : One Glazed Panel Cracked								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Cafeteria								
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Interior								
Floors								
Carpet	2%	Now	$38,800	2036	$38,800	3	$3,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%	2-4	$9,300	LIFE	* *	5	$11,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	8%			2043	* *	5	$8,600	
Panel/Paver: Bluestone	5%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell Treads								
Explanation : Location Noted								
Quarry Tile	2%			2047	* *	5	$3,200	
Terrazzo	20%	Now	$205,100	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Outside Cafeteria Entrance								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Traffic Topping	3%			2039	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Floor								
Explanation : Location Noted								
Vinyl Tile	50%	2-4	$75,700	2039	* *	3	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2062	* *	5	$10,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Glass Block	5%			LIFE	* *			
Gypsum Board	40%	Now	$8,000	LIFE	* *	5	$6,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Window Soffits								
Plaster	15%			LIFE	* *	5	$1,300	
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	5%			LIFE	* *	5	$5,600	

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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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Interior								
Ceilings								
AcousTileConcealSpLn	55%	0-2	$194,100	2047	* *	5	$36,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Throughout								
Gypsum Board	40%	2-4	$153,500	LIFE	* *	5	$53,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	$6,700	
Site Enclosure								
Fence/Gates								
Iron Picket	75%			2069	* *			
Masonry: Brick	25%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$45,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Front Entry								
On-Site Walkways								
Cast in Place Concrete	70%	0-2	$4,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	30%			2043	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	50%			2043	* *			
Cast in Place Concrete	35%			2047	* *			
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	95%			2039	* *	5	$500	
Variable Frequency Drive	5%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$23,800	
Generators								
Diesel	100%			2037	* *	1	$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Roof								
Explanation : One 248 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,900	
Fuel Storage								
Day Tank	100%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 27.5 Gallons								
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$827,900	10	$49,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2034	$118,300	10	$7,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	$24,400	1		
Exit, Service	50%			2034	$17,100	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Lighting								
Exterior Lighting								
HID	2%			2034	$7,400	10		
Damaged Fixtures, Extent : Moderate, Area Affected : 2%								
Location : Exterior								
LED	8%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$49,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$76,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Convector/Radiator	50%	Now	$16,200	2039	* *	1	$11,300	
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Throughout, Defective Temperature Controls								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Penthouse								
Explanation : The Air Handling Equipment Is Already Accounted For Under The Air Conditioning Section Of This Report								
Controls								
Electrical	50%			2029	$220,500			
Pneumatic	50%			2032	$766,700			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	100%			2034	$1,884,100			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$100,800	
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	$1,521,200	1		
Heat Rejection								
Air Cooled Condenser Unit	100%	2-4	$68,900	2029	$229,700	2	$43,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Equipment Needs Repair Often								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,200	
Exhaust Fans								
Interior	100%			2034	$351,900	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,400	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2034	$41,500	4	$3,100	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Room 101								
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2034	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallon Tank And A 100 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$40,500	
Sprinkler								
No Component	90%							
Generic	10%			2054	* *	1-2	$2,200	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 64 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 6 - BX**				
Address	: **1000 EAST TREMONT STREET (REAR) @VYSE STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X006**
Program / Asset #	: **BOE0159.000 / 526**			**Yr Built/Renovated**	: **1904 / 2024**
Area Sq Ft	: **82,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors Gnd,2,3**				
Block	: **3005**	**Lot**	: **10**	**BIN**	: **2010892**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$337,300	$308,300
Interior Architecture	$756,500	$2,903,300
Electrical		$1,160,400
Mechanical		$1,781,100
Site Enclosure	$406,900	
Site Pavements	$433,300	$210,300
Total	**$1,934,000**	**$6,363,300**
Importance Code A	$337,300	$308,300
Importance Code B	$1,053,300	$6,055,000
Importance Code C	$543,400	
Total	**$1,934,000**	**$6,363,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,000		$36,900	
Interior Architecture	$117,400		$6,700	$11,500
Electrical	$21,500	$3,100	$3,300	$4,000
Mechanical	$78,700	$11,900	$17,700	$11,900
Site Enclosure	$11,800			
Site Pavements	$59,300			
Total	**$351,500**	**$15,000**	**$64,600**	**$27,400**
Importance Code A	$71,200	$8,100	$45,000	$8,100
Importance Code B	$212,600	$6,900	$15,100	$19,300
Importance Code C	$67,700		$4,400	
Total	**$351,500**	**$15,000**	**$64,600**	**$27,400**

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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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$247,400	
Masonry: Brick	80%	Now	$213,600	LIFE	* *	5	$126,700	
Water Penetration, Extent : Severe, Area Affected : 10% *Location : Water Meter Room At Tremont Facade*								
Masonry: Limestone	5%			LIFE	* *	5	$11,900	
Stucco Cement	5%			2049	* *	5	$19,800	
Windows								
Wood	70%			2044	* *	5	$42,000	
Wood w/ Guards	10%	Now	$34,800	2061	* *	5	$3,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 100% *Location : Auditorium* *Split/Cracked, Extent : Moderate, Area Affected : 10%* *Location : Auditorium*								
Wood w/ Guards	20%			2044	* *	5	$12,000	
Parapets								
Cast Stone/Terra Cotta	70%			LIFE	* *	5-10	$7,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100% *Location : Throughout*								
Masonry: Brick	15%			LIFE	* *	5-10	$400	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Throughout*								
Masonry: Limestone	15%			LIFE	* *	5-10	$700	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Throughout*								
Roof								
Copper/Terne	5%			2051	* *	10	$7,900	
Modified Bitumen	92%			2046	* *	10	$57,900	
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Throughout*								
Skylight, Metal/Glass	3%			2056	* *	10	$6,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Skylight*								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$31,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$53,700	
Mosaic Tile	5%	0-2	$29,500	2041	* *	5	$7,700	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilet Rooms								
Quarry Tile	3%			2041	* *	5	$5,500	
Traffic Topping	5%	0-2	$30,000	2036	$299,900	5	$3,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stairwells								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Stairwells								
Vinyl Tile	73%	0-2	$126,700	2036	$2,534,400	3	$33,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Throughout Corridors								
Vinyl Tile 9" X 9"	2%	Now	$201,000	2046	* *	3	$900	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Room 253								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Room 253								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Room 253								
Wood	2%			2064	* *	5	$4,600	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$8,800	
Masonry: Brick	10%			LIFE	* *	10	$5,300	
Marble Panels	5%			LIFE	* *	10	$3,500	
Plaster	70%	0-2	$307,900	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Multiple Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$8,800	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$15,300	
Plaster	90%			LIFE	* *	5-10	$189,800	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Site Enclosure								
Fence/Gates								
Chain Link	85%	Now	$122,400	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : South Parking Entrance On Vyse Avenue								
Iron Picket	15%	4+	$11,800	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	20%			2080	* *			
Masonry: Fieldstone	80%	0-2	$284,500	2046	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Along East Tremont And Bryant Avenues								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	70%	Now	$21,500	2041	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Auditorium Staircase								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Auditorium Staircase								
Masonry: Granite	30%	2-4	$16,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Steps At Exit 13								
Misaligned/Bulging, Extent : Severe, Area Affected : 1%								
Location : Bottom Step At Auditorium Staircase								
Parking/Driveway								
Asphalt	100%	0-2	$113,000	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Parking Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : North, South And East Parking Areas								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Site Pavements								
Activity Yard								
Asphalt	90%	0-2	$320,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : North Play Yard (Near Dumpsters)								
Rubber Matting	10%	2-4	$21,000	2031	$210,300			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : East Play Area								
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : East Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,300 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Disc Sw	1%			2058	* *	5		
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	80%			2035	$196,200	5	$1,700	
Molded Case Bkrs	10%			2052	* *	5	$200	
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$59,700	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Variable Frequency Drive	10%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Spaces								
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	99%			2041	* *	10	$74,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2031	$23,300	2		
Egress Lighting								
Emergency, Service	10%			2036	$5,200	1		
Emergency, Battery	40%	Now	$16,900	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	10%			2031	$3,600	1		
Exit, Battery	40%			2041	* *	10	$2,200	
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks - 4,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$81,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Refurbished Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$31,600	2036	$316,000	1	$9,100	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Gymnasium, Auditorium Blower Defective Switch And Broken Belt								
Convector/Radiator	80%			2041	* *	1	$21,200	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	2%			2041	* *			
Window/Wall Unit	50%			2031	$159,000	1		
No Component	48%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,400	
Exhaust Fans								
Interior	10%			2036	$37,200	2	$300	
Roof	90%			2036	$146,600	2	$2,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	$1,071,900	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$10,100	2036	$16,800	4	$1,700	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 3 Of 4 Pumps Are Not Working In The Basement.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 6 - BX GYMNASIUM BUILDING**			
Address	:	**1000 EAST TREMONT AVENUE @ VYSE AVENUE**			
Borough	:	**BRONX**	**Agency's Number**	:	**X936**
Program / Asset #	:	**BOE0159.010 / 15244**	**Yr Built/Renovated**	:	**2019 /**
Area Sq Ft	:	**5,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Jan-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**Lot** :	**BIN**	:	

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,000	$800	$200	
Interior Architecture	$32,000	$400	$2,100	
Electrical	$600	$500	$600	$500
Mechanical	$4,900	$900	$3,600	$900
Total	**$84,500**	**$2,500**	**$6,500**	**$1,300**
Importance Code A	$47,300	$1,000	$500	$200
Importance Code B	$20,100	$1,500	$4,100	$1,100
Importance Code C	$17,200		$2,000	
Total	**$84,500**	**$2,500**	**$6,500**	**$1,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 6 - BX GYMNASIUM BUILDING
Asset # : 15244

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
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	$9,500	
Metal Panel	2%			2062	* *	5-10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Decorative Panels Above Main Entrance								
Explanation : Location Noted								
Pre-Cast Concrete	63%			LIFE	* *	5	$55,400	
Windows								
Aluminum	98%			2058	* *	5	$1,600	
Metal Louvers	2%			2049	* *	10	$200	
Parapets								
Metal Panel	5%			2062	* *	5	$500	
Pre-Cast Concrete	95%			LIFE	* *	5	$27,700	
Roof								
Single Ply Membrane	100%			2044	* *	10	$15,300	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$6,800	
Ceramic Tile	5%			2049	* *	5	$400	
Wood	75%			2071	* *	5	$10,900	
Interior Walls								
Ceramic Tile	20%			2049	* *	5	$3,900	
Gypsum Board	80%			LIFE	* *	5-10	$26,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2053	* *	5	$800	
Exposed Struc: Steel	45%			LIFE	* *	10	$6,800	
Gypsum Board	5%			LIFE	* *	5-10	$1,300	
Metal Panel	40%			LIFE	* *	5	$7,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2062	* *			
Iron Picket	50%			2080	* *			
Retaining Walls								
Cast in Place Concrete	100%			2080	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2053	* *			
Activity Yard								
Asphalt	88%			2049	* *			
Rubber Matting	12%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Area At Vyse Avenue								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 6 - BX GYMNASIUM BUILDING
Asset # : 15244

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$100	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$100	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$600	
Exit, Battery	50%			2041	* *	10	$200	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$3,100	

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
Heating								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Furnace	100%			2041	* *	1	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 6 - BX GYMNASIUM BUILDING
Asset # : 15244

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
Heating								
Terminal Devices								
Air Handler	100%			2044	* *	1	$3,100	
Controls								
Electrical	100%			2034	$28,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2037	* *	2	$300	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$8,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$3,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2041	* *	2	$3,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Located In Penthouse								
Explanation : 30 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 60 - Q**		
Address	: **91-02 88 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q060**
Program / Asset #	: **BOE0715.000 / 2278**	**Yr Built/Renovated**	: **1965 / 2010**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8929** **Lot** : **58**	**BIN**	: **4184144**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$384,900	$77,400
Interior Architecture	$4,364,500	
Electrical	$564,800	$644,400
Mechanical	$754,500	$4,705,700
Total	**$6,068,700**	**$5,427,500**
Importance Code A	$384,900	$773,600
Importance Code B	$5,683,800	$4,653,900
Total	**$6,068,700**	**$5,427,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,100			$10,700
Interior Architecture	$127,100	$1,400		$19,200
Electrical	$6,900	$7,500	$8,200	$85,600
Mechanical	$15,900	$11,000	$17,100	$57,900
Site Enclosure	$27,800			
Site Pavements	$77,500			
Total	**$262,300**	**$19,900**	**$25,300**	**$173,300**
Importance Code A	$14,800	$7,700	$7,700	$18,600
Importance Code B	$43,400	$12,200	$17,500	$154,800
Importance Code C	$204,000			
Total	**$262,300**	**$19,900**	**$25,300**	**$173,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	2-4	$326,300	LIFE	* *	5	$77,400	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Adjacent To Front Entrance								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Bulkhead And Lower Level Is Painted Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$3,100	
Windows								
Aluminum	100%	Now	$1,500	2051	* *	5	$700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$23,700	
Masonry: Brick	55%			LIFE	* *	5	$16,800	
Metal Panel	5%			2045	* *	5	$5,900	
Metal: Cage/Fence	30%	Now	$5,600	2048	* *	5	$29,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof Adjacent To Mini-school								
Roof								
Built-Up (BUR)	95%			2040	* *	10	$58,600	
Copper/Terne	5%			2050	* *	10	$7,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Interior								
Floors								
Mosaic Tile	5%	Now	$18,000	2040	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	15%			2040	* *	3	$4,200	
Vinyl Tile 9" X 9"	70%			2030	$4,304,600	3	$26,300	
Wood	5%			2050	* *	5	$7,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$19,300	2038	* *	5	$1,700	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Bathrooms								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms And Kitchen Base Tile								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,400	
Gypsum Board	5%			LIFE	* *	5	$2,100	
Marble Panels	5%			LIFE	* *			
Plaster	48%	Now	$40,900	LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
SGFT/Glazed Masonry	30%	2-4	$37,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	2%	4+	$800	LIFE	* *	5	$5,500	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Bamboo Walls								
Ceilings								
AcousTile,Adhered	10%			2052	* *	5	$7,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor Corridor								
AcousTileConcealSpLn	17%			2040	* *	5	$16,000	
AcousTileSusp.Lay-In	3%			2040	* *	5	$2,300	
Exposed Struc: Concrete	55%			LIFE	* *	5	$6,500	
Fiber Board	5%			2030	$60,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Metal Panel	5%			LIFE	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Auditorium								
Explanation : Dropped Ceiling Metal Panels								
Plaster	5%			LIFE	* *	5	$2,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$19,300	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : 88th Road Entries To Walkways								
Iron Picket	50%	Now	$8,400	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : 88th Avenue And 89th Avenue								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along 88th Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Asphalt	50%	0-2	$11,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkways								
Cast in Place Concrete	50%	0-2	$17,700	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Adjacent To Front Entrance, Rear Walkway And Stair								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$48,600	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Dumpster Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Dumpster Area								
Activity Yard								
Asphalt	50%			2044	* *			
Rubber Matting	50%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Fused Toggle Switch	1%	4+	$1,800	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	80%			2034	$147,100	5	$1,600	
Molded Case Bkrs	14%			2051	* *	5	$300	
Wiring								
Braided Cloth	70%	4+	$143,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$400	
Locally Mounted	20%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2040	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : Compact Fluorescent Lights								
Incandescent	2%			2030	$44,300	2		
LED	3%			2035	$66,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Lights								
LED	3%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Corridors, Offices								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	25%			2030	$12,300	1		
Emergency, Battery	13%			2030	$17,400	10	$2,400	
Emergency, Battery	12%			2035	$16,100	10	$2,300	
Exit, Service	50%			2040	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Lighting								
Exterior Lighting								
LED	10%	4+	$2,100	2035	$42,800			
Sensor/Timer Malfunction, Extent : Light, Area Affected : 2%								
Location : Mechanical Room 221								
No Component	90%							
Alarm								
Security System								
Generic	50%			2030	$75,000	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exterior Walls - Building Perimeter								
Explanation : Intrusion Alarm System								
Generic	50%			2030	$75,000	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors - Building Perimeter								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$206,000	2045	* *	1-3	$43,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	$183,300	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2033	$696,200	1	$77,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2035	$639,600			
Terminal Devices								
Air Handler	20%			2030	$300,600	1	$9,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Convector/Radiator	80%			2033	$522,500	1	$20,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Heating								
Controls								
Pneumatic	100%			2033	$1,543,600			
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
Electricity	10%			2060	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : Location Noted								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	10%			2045	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Split Unit	5%			2035	$94,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room								
Explanation : Location Noted								
Window/Wall Unit	75%			2030	$226,900	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Interior	40%			2030	$141,700	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Roof	55%	0-2	$4,300	2030	$85,200	2	$1,100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Location Noted								

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

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$1,025,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Mbtu- 118 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	$16,000	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2030	$41,800	4	$3,100	
Backflow Preventer								
No Component	90%							
Generic	10%			2030	$3,600	1	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Boiler Makeup Line								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$22,100	1-2	$400	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 60 - Q MINISCHOOL**				
Address	: **91-02 88 AVENUE**				
Borough	: **QUEENS**			**Agency's Number**	: **Q860**
Program / Asset #	: **BOE0715.010 / 2284**			**Yr Built/Renovated**	: **1987 / 2010**
Area Sq Ft	: **12,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **19-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **8929**	**Lot**	: **58**	**BIN**	: **4184144**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,000	$84,300
Interior Architecture		$427,600
Electrical		$367,500
Mechanical	$360,100	$327,700
Total	**$420,100**	**$1,207,100**
Importance Code A	$60,000	$84,300
Importance Code B	$360,100	$1,122,800
Total	**$420,100**	**$1,207,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,500			$31,600
Interior Architecture	$28,800	$700		$2,300
Electrical	$1,300	$1,300	$1,100	$56,200
Mechanical	$1,000	$900	$1,900	$67,300
Total	**$55,600**	**$2,900**	**$3,000**	**$157,400**
Importance Code A	$25,000	$600	$500	$98,700
Importance Code B	$23,500	$1,600	$2,500	$58,700
Importance Code C	$7,100	$700		
Total	**$55,600**	**$2,900**	**$3,000**	**$157,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q MINISCHOOL

Asset # : 2284

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
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	2-4	$3,900	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	93%			2055	* *	5-10	$115,900	
Windows								
Aluminum	98%	Now	$20,600	2051	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								
Window Guards, Extent : Light, Area Affected : 100%								
Location : All Windows								
Metal Louvers	2%			2044	* *	10	$200	
Roof								
Metal Panel	100%			2048	* *	10	$60,000	
Soffits								
Alum/Vinyl Siding	100%			2045	* *	10	$500	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$1,000	
Mosaic Tile	2%			2040	* *	5	$800	
Vinyl Tile	95%	Now	$8,600	2035	$427,600	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Transition Space, Entries And Corridor								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,300	
Gypsum Board	95%	0-2	$7,100	LIFE	* *	5	$14,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Seams Above Doors								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$13,100	2040	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Transition From Main School								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room M1-a								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 60 - Q MINISCHOOL
Asset # : 2284

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$111,000	5	$100	
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$300	
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$183,200	10	$11,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	$10,300	10	$1,400	
Exit, Battery	50%			2035	$8,700	10	$400	
Exterior Lighting								
Fluorescent	10%			2035	$4,900	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$23,100	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exterior Walls - Building Perimeter								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$31,700	1-3	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Horns, Manual Pull Stations								

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
Heating								
Energy Source								
Electricity	10%			2035		1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Exits, Mechanical Room								
Explanation : Electric Unit Heaters / Space Heaters								
Natural Gas	90%			2035	$2,900	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q MINISCHOOL

Asset # : 2284

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
Heating								
Conversion Equipment								
Furnace	90%			2030	$34,400	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two Units								
Radiant Heater	10%			2030	$32,000	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Exits, Mechanical Room								
Explanation : Electric Unit Heaters / Space Heaters								
Controls								
Electrical	100%			2028	$68,300			
Air Conditioning								
Energy Source								
Electricity	100%			2034	$33,800	1		
Conversion Equipment								
Split Unit	100%			2030	$291,800			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Exhaust Fans								
Roof	100%			2040	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$157,800	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 75 Mbtu- 74 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	$169,900	1-2	$3,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 60 - SI**		
Address	: **55 MERRILL AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R060**
Program / Asset #	: **BOE0942.000 / 1418**	**Yr Built/Renovated**	: **1974 / 2010**
Area Sq Ft	: **90,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1580** **Lot** : **44**	**BIN**	: **5031151**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$453,400	$2,072,900
Interior Architecture	$533,100	$2,925,500
Electrical	$306,400	$2,538,600
Mechanical	$997,700	$3,292,000
Total	**$2,290,600**	**$10,829,000**
Importance Code A	$453,400	$2,072,900
Importance Code B	$1,723,800	$8,756,100
Importance Code C	$113,400	
Total	**$2,290,600**	**$10,829,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,300			$8,900
Interior Architecture	$79,200	$5,800	$11,300	$19,800
Electrical	$10,100	$9,200	$9,600	$14,600
Mechanical	$55,300	$20,100	$32,100	$35,300
Site Enclosure	$11,800			
Site Pavements	$25,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$206,700**	**$42,200**	**$60,100**	**$85,800**
Importance Code A	$24,800	$7,600	$7,600	$16,600
Importance Code B	$76,800	$34,700	$52,500	$60,600
Importance Code C	$105,000			$8,600
Total	**$206,700**	**$42,200**	**$60,100**	**$85,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	$107,100	
Masonry: Brick	50%	0-2	$60,200	LIFE	* *	5	$35,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Spots								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Penthouse								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Various Spots								
Masonry: Brick Cavity	20%			LIFE	* *	5	$14,300	
Windows								
Aluminum	100%			2051	* *	5	$17,800	
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$22,000	
Masonry: Brick	45%	0-2	$9,900	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Metal Rail	25%	2-4	$7,300	2048	* *	5	$15,100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Pre-Cast Concrete	5%			LIFE	* *	5	$2,700	
Roof								
IRMA/Protected Membrane	100%	0-2	$393,200	2035	$1,965,900			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Roof Drains Near Parapet								
Soffits								
Stucco Cement	100%			2040	* *	5	$17,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$172,900	LIFE	* *	5	$14,500	
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Basement Oil Tank Area								
Other Observation, Extent : Severe, Area Affected : 70%								
Location : Basement Oil Tank Area								
Explanation : Extreme Flooding								
Ceramic Tile	5%			2038	* *	5	$6,600	
Poured Epoxy/Resin	5%			2033	$379,600			
Sheet Vinyl/Rubber	5%			2040	* *	5	$9,900	
Terrazzo	10%			LIFE	* *	5	$10,300	
Vinyl Tile	68%			2035	$2,545,800	3	$33,800	
Wood	2%			2063	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor								
Explanation : Dance Room								
Interior Walls								
Ceramic Tile	5%	0-2	$34,700	2038	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallway Second Floor								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Metal Panel	5%			LIFE	* *			
Mosaic Tile	3%			LIFE	* *			
Operable Wall	2%			2045	* *	5	$17,300	
Marble Panels	5%	0-2	$44,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	45%			LIFE	* *	5	$33,300	
SGFT/Glazed Masonry	25%	0-2	$113,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Ceilings								
AcousTileConcealSpLn	60%	0-2	$246,800	2040	* *	5	$46,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors Second Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Corridors Second Floor								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Corridors Second Floor								
AcousTileSusp.Lay-In	10%			2040	* *	5	$12,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Metal Panel	5%			LIFE	* *	5	$7,800	
Loose Units, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$7,800	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2045	* *			
Iron Picket	25%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$11,800	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	20%			2048	* *			
Cast in Place Concrete	80%	0-2	$16,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$9,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Loading Dock								
Activity Yard								
Asphalt	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$209,700	5	$300	
Fused Disc Sw	10%			2055	* *	5		
Raceway								
Conduit	40%			2035	$82,600	1		
Conduit	60%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	90%			2034	$220,700	5	$2,100	
Wiring								
Thermoplastic	90%			2035	$268,900	1		
Thermoplastic	10%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2048	* *	5	$100	
Locally Mounted	40%			2033	$48,900	5	$200	
Motor Control Center	50%			2033	$151,200	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	$68,700	10	$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium, 1st Floor Lobby, Basement								
Fluorescent	95%			2035	$1,305,100	10	$78,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$10,900	
Exit, Battery	50%			2043	* *	10	$3,000	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$86,500	1	$16,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$86,500	1	$16,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$237,700	1-3	$57,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Heating								
Energy Source								
Fuel Oil	50%			2045	* *	5	$13,900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 1 Of 2 Oil Tanks Is Filled With Foam And Located In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fuel Oil No. 2								
Interruptible Gas/Dual Fuel	50%			2055	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	30%			2038	* *	1	$13,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Used For Hydronic Loops								
Steam Boiler	70%			2040	* *	1	$62,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Duel Fuel Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	30%			2043	* *	4	$2,000	
Central Plant Steam Piping/Pmp	70%	0-2	$362,800	2045	* *	4	$3,100	
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Terminal Devices								
Air Handler	30%			2040	* *	1	$16,700	
Convector/Radiator	30%			2040	* *	1	$8,700	
Fan Coil Unit/Heat	40%			2035	$914,000	1	$11,600	
Controls								
Pneumatic	100%			2036	$1,781,100			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	$407,900	1	$12,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement, Chiller Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Air Cooled Chillers								
Split Unit	2%			2035	$43,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Distribution Frame Room								
Explanation : 1 Direct Expansion Split Unit								
Window/Wall Unit	50%	0-2	$17,500	2030	$174,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 14 Units Are Not Working								
No Component	10%							
Under Construction	8%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Cafeteria								
Explanation : 6 Direct Expansion Split Units Are Planned For Installation.								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	* *	4	$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$482,800	1	$16,700	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2035	$114,200	2	$18,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	30%			2040	* *	2	$800	
Roof	70%			2040	* *	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$8,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$16,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Pipe Fittings In Basement Crawl Space, Roof Drain Also Leaking								
Sump Pump(s)								
Non-Submersible	100%			2035	$18,400	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$5,400	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Toilets And Urinals Upgraded In 2018								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit. Not In Service								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$45,400	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$2,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 61 - M**		
Address	: **610 EAST 12 STREET @AVENUE B**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M061**
Program / Asset #	: **BOE0038.000 / 1701**	**Yr Built/Renovated**	: **1913 / 2013**
Area Sq Ft	: **75,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **394** **Lot** : **12**	**BIN**	: **1079053**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$221,600	$951,500
Interior Architecture	$470,900	$558,500
Electrical	$580,600	$358,300
Mechanical	$270,800	$1,459,800
Total	**$1,543,800**	**$3,328,100**
Importance Code A	$221,600	$951,500
Importance Code B	$985,100	$2,376,700
Importance Code C	$337,100	
Total	**$1,543,800**	**$3,328,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,500	$7,900		$3,000
Interior Architecture	$100,700	$14,600	$11,500	$800
Electrical	$7,100	$34,100	$7,300	$7,900
Mechanical	$29,900	$14,400	$13,500	$14,600
Site Enclosure	$28,800			
Total	**$179,900**	**$70,900**	**$32,400**	**$26,200**
Importance Code A	$20,900	$15,300	$7,600	$10,400
Importance Code B	$80,500	$55,600	$24,800	$15,800
Importance Code C	$78,500			
Total	**$179,900**	**$70,900**	**$32,400**	**$26,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Copper/Terne	5%			2053	* *	10	$18,600	
Masonry: Brick	83%	Now	$221,600	LIFE	* *	5	$131,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall, Kitchen Exhaust								
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall								
Granite Panels	5%			LIFE	* *	5	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Building								
Explanation : Covered In Paint								
Marble Panels	2%			LIFE	* *	5	$2,400	
Windows								
Aluminum	99%			2055	* *	5	$5,900	
Metal Louvers	1%			2042	* *	10	$400	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$600	
Masonry: Brick	75%			LIFE	* *	5	$300	
Metal Security Bars	5%			2061	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Courtyard Parapets								
Explanation : This Is Actually And Iron Picket Fence								
Roof								
Built-Up (BUR)	65%			2033	$489,000	10	$40,900	
Copper/Terne	5%			2048	* *	10	$7,900	
Paver: Asphalt	30%	Now	$13,500	2036	$269,200			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement And Stairs								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Interior								
Floors								
Carpet	5%			2032	$111,100	3	$9,200	
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Boiler Pit Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$6,100	
Quarry Tile	5%			2046	* *	5	$9,200	
Terrazzo	5%	4+	$58,700	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	5%	0-2	$75,000	2043	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Vinyl Tile	55%			2038	* *	3	$25,300	
Recent Installation, Extent : N/A, Area Affected : 60%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%			2033	$502,500	3	$3,100	
Wood	10%			2048	* *	5	$23,000	
Interior Walls								
Ceramic Tile	10%	0-2	$49,700	2042	* *	5	$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells And Bathrooms								
Glass: Single Pane	5%			LIFE	* *	5	$6,600	
Masonry: Brick	10%	Now	$172,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Foundation Walls								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Foundation Walls								
Plaster	75%	Now	$165,000	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 5th Floor Classrooms								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Corner Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2038	* *	5	$6,100	
Exposed Struc: Concrete	5%	Now	$47,100	LIFE	* *	5	$1,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Room								
Exposed Struc: Steel	5%			LIFE	* *			
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : Corugated Metal Barrel Vault								
Metal Panel	2%			LIFE	* *	5	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Metal Ceiling Tiles								
Plaster	73%			LIFE	* *	5	$56,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$28,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	65%			2046	* *			
Rubber Matting	35%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	90%			2055	* *	5	$1,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2059	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$61,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$64,500	10	$9,100	
Exit, Service	50%			2028	$16,600	1		
Exterior Lighting								
HID	20%			2028	$71,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$144,200	1	$28,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$198,100	1-3	$46,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bell, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$74,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	Now	$73,800	2043	* *			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Piping In Basement								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Basement Vacuum Pump								
Steam Traps Faulty, Extent : Severe, Area Affected : 75%								
Location : Mechanical Rooms								
Steam Piping/Pump	80%			2033	$492,000			
Terminal Devices								
Air Handler	10%			2028	$144,500	1	$4,600	
Convector/Radiator	70%			2031	$439,600	1	$17,000	
Convector/Radiator	15%			2046	* *	1	$3,600	
Unit Heater - Steam	5%			2038	* *	4	$300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium And Partial Of 5th Floor								
Window/Wall Unit	60%	0-2	$8,700	2031	$174,600	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$3,600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2038	* *	2	$7,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,200	
No Component	90%							
Exhaust Fans								
Roof	10%			2033	$14,900	2	$200	
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

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
Plumbing								
H/C Water Piping								
Brass/Copper	14%	Now	$2,800	2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : No Hot Water Return								
Explanation : No Hot Water Return								
Brass/Copper	56%			2043	* *	1		
Galvanized Steel	30%			2031	$294,100	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit Is Being Used, An Other One 100 Gallon Unit Has Standed By For 2 Years.								
Sanitary Piping								
Cast Iron	5%	0-2	$2,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,100	2043	* *	4	$1,600	
Unit Inoperable, Extent : Severe, Area Affected : 30%								
Location : Basement								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 35%								
Location : Various Locaions								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$31,900	1-2	$600	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 62 - Q**		
Address	: **97-25 108TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q062**
Program / Asset #	: **BOE0717.000 / 554**	**Yr Built/Renovated**	: **1955 / 2003**
Area Sq Ft	: **107,384**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **9410** **Lot** : **1**	**BIN**	: **4197909**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,415,800	$2,234,900
Interior Architecture	$403,500	$3,782,800
Electrical		$1,175,900
Mechanical	$87,400	$1,728,800
Site Pavements		$328,600
Total	**$1,906,700**	**$9,251,100**
Importance Code A	$1,415,800	$2,234,900
Importance Code B	$225,600	$7,016,200
Importance Code C	$265,300	
Total	**$1,906,700**	**$9,251,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$168,900		$2,400	$6,100
Interior Architecture	$242,900			$14,700
Electrical	$22,400	$17,500	$18,200	$20,300
Mechanical	$112,000	$33,700	$35,900	$32,300
Site Enclosure	$14,100			
Site Pavements	$20,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$588,200**	**$58,400**	**$63,700**	**$80,600**
Importance Code A	$179,500	$10,600	$13,100	$16,700
Importance Code B	$308,300	$47,700	$50,700	$63,900
Importance Code C	$100,300			
Total	**$588,200**	**$58,400**	**$63,700**	**$80,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Exterior								
Exterior Walls								
Glass Block	5%	Now	$21,300	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Glazed Ceramic Panel	3%	Now	$4,100	LIFE	* *	5	$11,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Walls								
Masonry: Brick	35%	Now	$241,500	LIFE	* *	5	$28,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1955 Wing. Auditorium								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Graffiti Along 108th Street								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 1955 Wing West Facade And Stair Bulkheads C, O, N, M And P								
Masonry: Brick Cavity	20%	Now	$73,000	LIFE	* *	5	$16,400	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Along 108th Street 3rd Floor Classrooms. 1991 Addition								
Masonry: Brick Cavity	25%			LIFE	* *	5	$40,900	
Pre-Cast Concrete	10%	Now	$30,400	LIFE	* *	5	$26,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : 3rd Floor Classrooms. Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Classrooms. Window Openings								
Window Wall	2%			2046	* *	5	$6,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Exterior								
Windows								
Aluminum	65%	Now	$615,700	2061	* *	5	$6,300	
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Rooms 240								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Along 108th Street								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Third Floor 1991 Addition								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Third Floor 1991 Addition								
Aluminum w/ Guards	28%	Now	$356,900	2061	* *	5	$2,700	
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Rooms 102, 140, And 140a								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Along 108th Street								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Third Floor 1991 Addition								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Third Floor 1991 Addition								
Metal Louvers	2%			2039	* *	10	$2,400	
Steel	5%			2035	$74,700	5	$12,100	
Parapets								
Masonry: Brick	45%			LIFE	* *	5-10	$36,400	
Masonry: Brick	10%	Now	$7,700	LIFE	* *	5	$1,200	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Walls. 2001 Addition								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Interior Parapet Walls. 2001 Addition								
Masonry: Limestone	5%			LIFE	* *	5-10	$7,200	
Metal Panel	5%			2046	* *	5	$2,300	
Metal Rail	10%			2041	* *	5-10	$21,400	
Metal: Cage/Fence	10%			2041	* *	5-10	$9,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,400	
Stucco Cement	10%			2041	* *	5	$3,100	

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

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Exterior								
Roof								
Built-Up (BUR)	55%	Now	$43,700	2036	$873,000			
Blisters, Extent : Light, Area Affected : 10%								
Location : New Wing Roof								
Copper/Terne	5%			2051	* *	10	$16,600	
IRMA/Protected Membrane	40%	Now	$128,700	2036	$1,287,200			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Into 3rd Floor Along 108th Street								
Soffits								
Stucco Cement	100%			2041	* *	5	$4,600	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$70,000	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Fan Room								
Mosaic Tile	5%	0-2	$15,400	2041	* *	5	$10,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Girls And Staff Bathrooms								
Quarry Tile	2%			2041	* *	5	$4,800	
Terrazzo	5%	2-4	$38,500	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	40%			2036	$1,818,600	3	$32,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Vinyl Tile	30%	Now	$68,200	2036	$1,364,000	3	$18,100	
Uneven Substrate, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Corridors 2001 Wing And Expansion Joint In Cafeteria								
Vinyl Tile 9" X 9"	3%	Now	$19,700	2031	$394,900	3	$1,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Classrooms 107, 140a, 240								
Wood	5%			2051	* *	5	$15,100	

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

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$23,000	
Concrete Masonry Unit	30%	Now	$265,300	LIFE	* *	5	$22,000	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Corridor And Gymnasium								
Glazed Ceramic Panel	5%			LIFE	* *	10	$8,300	
Plaster	35%	Now	$32,000	LIFE	* *	5	$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms Along 108th Street								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms Along 108th Street								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms Along 108th Street								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$23,000	
Ceilings								
AcousTile,Adhered	25%			2041	* *	5	$40,200	
AcousTileSusp.Lay-In	25%			2041	* *	5	$40,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$40,200	
Exposed Struc: Steel	2%			LIFE	* *	10	$6,400	
Fiber Board	8%			2036	$205,400			
Metal Panel	3%	Now	$16,400	LIFE	* *	5	$6,000	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	17%	Now	$17,000	LIFE	* *	5	$17,100	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Classrooms								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Classrooms Along 108th Street								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%	Now	$1,600	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Gate								
Chain Link	90%	Now	$12,500	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Basketball Court								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Concrete Curbs That Anchor Fence Posts								
Explanation : Cracking / Crumbling								
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$20,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Pavers/Stone	10%			2039	* *			
Rubber Matting	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Playground								
Explanation : Replacement Evident								
Traffic Topping	80%			2036	$328,600			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : 109th Street Play Yard Various Locations								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Side Yard Adjacent To Rear Corner Of New Wing								
Explanation : Sinking Subsiding								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Switch Is Rate At 5,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Under 600 Volts								
Raceway								
Conduit	80%			2036	$199,600	1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Fused Toggle Switch	10%			2035	$24,500	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, 1st Floor								
Molded Case Bkrs	50%			2035	$122,600	5	$1,400	
Molded Case Bkrs	30%			2044	* *	5	$800	
Wiring								
Braided Cloth	60%			2035	$210,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Old Section Of The Building								
Thermoplastic	20%			2046	* *	1		
Thermoplastic	20%			2036	$70,000	1		
Motor Controllers								
Locally Mounted	45%			2034	$83,600	5	$300	
Locally Mounted	50%			2041	* *	5	$400	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$33,000	
Generators								
Diesel	100%	Now	$2,800	2039	* *	1	$37,400	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Coolant System Failure - Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 275 Kilowatts								
Batteries								
Lead/Acid	100%	Now	$2,500	2031	$2,500	5	$2,000	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
Fuel Storage								
Day Tank	30%	2-4	$200	2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity - Corroded Enclosure								
Main Tank	70%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons Rated Capacity								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : Occupancy Sensors								
Egress Lighting								
Emergency, Service	50%			2036	$33,900	1		
Exit, Service	50%			2036	$23,700	1		
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Photocell Control								
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$206,400	1	$40,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$283,600	1-3	$68,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Toilets								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns - No Central Station Connection								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$106,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$17,600	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Old Wing Fan Room And New Wing Fan Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Heating								
Terminal Devices								
Air Handler	25%			2036	$517,300	1	$16,600	
Air Handler	20%			2041	* *	1	$13,300	
Convector/Radiator	55%			2041	* *	1	$19,100	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2031	$486,700	1	$14,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets, Penthouse								
Window/Wall Unit	50%			2031	$208,300	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2046	* *	4	$1,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2041	* *	1	$19,900	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2036	$76,400	2	$22,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,800	
Exhaust Fans								
Interior	40%			2036	$195,100	2	$1,300	
Roof	60%			2036	$128,000	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Damaged, Extent : Severe, Area Affected : 100%								
Location : New Replacement Unit Has Arrived, Basement.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Unit Still Operating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$27,700	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Grease Trap Is Corroded And Cracked								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	2-4	$2,200	2036	$22,000	4	$2,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : The Unit In New Wing Fan Room								
Sewage Ejector(s)								
Electric	100%			2036	$57,600	4	$6,400	
Backflow Preventer								
Generic	100%			2036	$49,100	1	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$54,100	
Sprinkler								
No Component	60%							
Generic	40%			2046	* *	1-2	$12,000	
Fire Pump								
No Component	70%							
Generic	30%			2039	* *	1	$6,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 72 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 63 - M**
Address : **121 EAST 3 STREET BTWN: 1 AVE., AVE. A**
Borough : **MANHATTAN**
Agency's Number : **M063**
Program / Asset # : **BOE0039.000 / 1675**
Yr Built/Renovated : **1905 / 2017**
Area Sq Ft : **85,000**
Project Type : **EDUCATION**
Date of Survey : **28-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **431** **Lot** : **14** **BIN** : **1005760**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$178,500	$228,400
Interior Architecture	$1,347,600	$3,143,000
Electrical	$478,400	$2,167,600
Mechanical	$515,600	$1,777,700
Total	**$2,520,200**	**$7,316,700**
Importance Code A	$330,200	$228,400
Importance Code B	$1,291,900	$4,002,300
Importance Code C	$898,000	$3,086,000
Total	**$2,520,200**	**$7,316,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,200	$31,300		$4,400
Interior Architecture	$60,900	$21,100		$10,100
Electrical	$16,400	$8,400	$7,900	$9,500
Mechanical	$128,200	$11,200	$18,400	$11,200
Site Pavements	$4,700			
Total	**$213,400**	**$72,000**	**$26,400**	**$35,300**
Importance Code A	$3,200	$39,900	$8,400	$12,800
Importance Code B	$209,500	$32,100	$17,900	$22,500
Importance Code C	$600			
Total	**$213,400**	**$72,000**	**$26,400**	**$35,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$109,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Brick	85%			LIFE	* *	5	$119,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$5,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Windows								
Aluminum	100%	Now	$178,500	2049	* *	5	$18,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout 3rd And 4th Floors								
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	* *	5	$33,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Masonry: Brick	60%			LIFE	* *	5	$7,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Roof								
Copper/Terne	5%	4+	$3,200	2061	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Roof								
Metal Panel	5%			2050	* *	10	$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Bulkheads								
Modified Bitumen	65%			2038	* *	10	$31,300	
Ponding, Extent : Light, Area Affected : 5%								
Location : Roof Near Mechanical Bulkheads								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof Was Coated And Patched								
Paver: Asphalt	25%			2042	* *	10	$18,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Auditorium Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Interior								
Floors								
Cast in Place Concrete	15%	4+	$163,200	LIFE	* *	5	$41,000	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Basement								
Mosaic Tile	8%	4+	$48,000	2038	* *	5	$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen, All Bathrooms Cracked								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen, All Bathrooms								
Marble Panels	2%	Now	$11,200	LIFE	* *	5	$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Main Entrance Marble Mosaic								
Vinyl Tile	65%	2-4	$229,600	2038	* *	3	$30,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Main Lobby, Corridors Throughout And Classrooms On 2nd Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Lobby								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Classrooms Due To Flood								
Wood	10%			2048	* *	5	$23,400	
Interior Walls								
Ceramic Tile	10%	4+	$150,300	2036	$3,006,000	5	$26,700	
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Kitchen And All Bathrooms								
Glass: Single Pane	5%	Now	$165,700	LIFE	* *	5	$20,000	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Stairs								
Masonry: Brick	10%	Now	$208,100	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Marble Panels	5%	Now	$241,000	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Stairwells								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Plaster	50%	Now	$132,900	LIFE	* *	5	$80,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Classroom 207								
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$18,700	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	2%	4+	$1,700	LIFE	* *	5	$3,100	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : This Is Actually A Metal Ceiling Tile								
Plaster	73%	Now	$56,800	LIFE	* *	5	$57,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Classroom 207								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	70%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Retaining Walls At Window Wells								
Cast in Place Concrete	10%			2068	* *			
Masonry: Fieldstone	20%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$4,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Street								
On-Site Walkways								
Cast in Place Concrete	30%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Paver: Asphalt	65%			2042	* *	5	$1,200	

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Toggle Switch	5%	2-4	$12,300	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Auditorium								
Molded Case Bkrs	80%			2032	$196,200	5	$1,800	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	85%	2-4	$253,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2043	* *	1		
Motor Controllers								
Locally Mounted	85%			2031	$104,000	5	$500	
Locally Mounted	15%			2038	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,232,600	10	$74,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2033	$64,900	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircase								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	50%			2033	$73,000	10	$10,300	
Exit, Service	50%			2033	$18,800	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Courtyard, Front Of The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$224,500	2043	* *	1-3	$47,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$20,000	2043	* *	1		
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 8,000 Gallon Tank For No.2 Fuel Oil, Gas Valve Is Not Working In No.2 Boiler								
Conversion Equipment								
Steam Boiler	100%	Now	$151,700	2038	* *	1	$75,800	
Controller Not Working, Extent : Severe, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Boiler No. 2 Is Not Operational, Rusted And Water Damaged.								
Distribution								
Steam Piping/Pump	100%	Now	$34,800	2033	$697,000			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Explanation : Chemical And Water Feeder Pumps								
Terminal Devices								
Convector/Radiator	100%	Now	$35,600	2031	$711,700	1	$24,700	
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Various Locations								
Explanation : Regulator And Steam Traps Malfunction								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2028	$247,300	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

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
Ventilation								
Exhaust Fans								
Interior	80%	Now	$61,800	2033	$308,800	2	$1,700	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : Building Exhaust System Trip Off. Bathroom Exhust Fan Out Off Order.								
Roof	20%	Now	$16,900	2041	* *	2	$400	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Roof								
Explanation : One Kitchen Exhaust Out Of Order								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%	2-4	$17,500	2033	$17,500	2		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Basement								
HW Heat Exchanger								
HTHW/HW	100%			2043	* *			
Sanitary Piping								
Cast Iron	100%	Now	$54,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$500	2027	$2,700	4	$1,800	
Controller Not Working, Extent : Severe, Area Affected : 20%								
Location : Basement								
Fixtures								
Generic	100%							
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Fourth Floor And Second Floor								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$60,200	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 63 - Q**
Address : **90-15 SUTTER AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0718.000 / 555**
Area Sq Ft : **118,840**
Date of Survey : **11-Dec-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **9155** **Lot** : **25**

Agency's Number : **Q063**
Yr Built/Renovated : **1926 / 1999**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4190727**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$634,800	$176,200
Interior Architecture	$1,762,300	$3,231,800
Electrical		$3,155,900
Mechanical		$3,051,500
Site Pavements	$278,300	
Total	**$2,675,300**	**$9,615,500**
Importance Code A	$634,800	$176,200
Importance Code B	$1,866,100	$9,439,200
Importance Code C	$174,400	
Total	**$2,675,300**	**$9,615,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$110,800		$18,700	
Interior Architecture	$91,600		$38,700	$17,000
Electrical	$35,700	$11,100	$12,200	$14,000
Mechanical	$69,400	$19,100	$37,600	$19,100
Site Enclosure	$33,200			
Site Pavements	$2,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$349,900**	**$37,400**	**$114,400**	**$57,300**
Importance Code A	$121,300	$10,600	$29,300	$10,600
Importance Code B	$113,300	$26,800	$85,100	$42,600
Importance Code C	$115,300			$4,100
Total	**$349,900**	**$37,400**	**$114,400**	**$57,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$163,800	
Masonry: Brick	15%	Now	$378,800	LIFE	* *	5	$22,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 215, 217, 315, 317 And 415								
Masonry: Brick	48%	2-4	$121,200	LIFE	* *	5	$71,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Auditorium Extensions								
Masonry: Brick Cavity	20%			LIFE	* *	5	$59,900	
Masonry: Granite	4%	2-4	$9,700	LIFE	* *	5	$4,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Base Of Original Building								
Marble Panels	2%			LIFE	* *	5	$4,500	
Pre-Cast Concrete	4%	2-4	$8,900	LIFE	* *	5	$19,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Base Of 2000 Addition								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Base Of 2000 Addition								
Windows								
Aluminum	45%			2044	* *	5	$13,100	
Aluminum w/ Guards	53%	0-2	$20,300	2044	* *	5	$7,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Various 1st Floor Rooms								
Metal Louvers	2%			2045	* *	10	$3,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$38,600	
Masonry: Brick	60%	2-4	$52,900	LIFE	* *	5	$8,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Original Building								
Masonry: Brick Cavity	20%	2-4	$5,600	LIFE	* *	5	$2,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 2000 Addition								
Metal Panel	5%			2056	* *	5	$2,600	
Metal Rail	5%			2041	* *	5-10	$12,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Exterior								
Roof								
Built-Up (BUR)	47%			2041	* *	10	$38,900	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 1%								
Location : Main Roof Drain Covers								
Clay Tile	15%	0-2	$6,000	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium And Auditorium								
Copper/Terne	3%			2064	* *	10	$6,200	
Metal Panel	8%			2049	* *	10	$12,100	
Modified Bitumen	25%			2041	* *	10	$20,700	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : 2000 Addition								
Skylight, Plastic	2%			2049	* *	1		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Interior								
Floors								
Cast in Place Concrete	22%			LIFE	* *	5	$171,200	
Mosaic Tile	6%	0-2	$307,600	2041	* *	5	$13,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms In Original Building								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Toilet Rooms In Original Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms In 2000 Addition								
Explanation : Location Noted								
Quarry Tile	9%			2049	* *	5	$24,000	
Sheet Vinyl/Rubber	1%	Now	$119,200	2046	* *	5	$1,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Library								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Library								
Terrazzo	2%			LIFE	* *	5	$5,600	
Vinyl Tile	18%	0-2	$181,100	2036	$905,700	3	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout Original Building								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout Original Building								
Vinyl Tile	25%	0-2	$62,900	2041	* *	3	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors Throughout 2000 Addition								
Vinyl Tile 9" X 9"	15%	0-2	$437,000	2031	$2,184,900	3	$10,000	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Wood	2%	2-4	$65,200	2051	* *	5	$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Room 406								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout 4th Floor Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various 4th Floor Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$20,400	
Ceramic Tile	5%	0-2	$9,200	2039	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms In Original Building								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms In Original Building								
Ceramic Tile	5%			2045	* *	5	$8,100	
Glazed Ceramic Panel	10%			LIFE	* *	10	$14,700	
Gypsum Board	15%			LIFE	* *	5-10	$41,500	
Metal: Cage/Fence	5%			LIFE	* *	10	$1,600	
Marble Panels	2%			LIFE	* *	10	$1,300	
Plaster	43%	0-2	$174,400	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms And Corridors Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various Rooms And Corridors Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 315, 317 And 415 And Reported In Rooms 215 And 217								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$8,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2049	* *	5	$53,400	
Exposed Struc: Concrete	17%	Now	$232,000	LIFE	* *	5	$4,700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Under Front Steps And Basement Shop								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room, Under Front Steps, Under Sidewalk								
Metal Panel	3%			LIFE	* *	5	$13,300	
Plaster	50%			LIFE	* *	5-10	$152,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$15,900	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Iron Picket	50%	0-2	$17,300	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$67,000	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Sutter Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	92%	Now	$211,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Play Yard								
Rubber Matting	8%	Now	$2,200	2041	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	60%			2036	$149,700	1		
Conduit	40%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Fused Disc Sw	5%			2035	$12,300	5	$100	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	40%			2035	$98,100	5	$1,300	
Molded Case Bkrs	49%			2044	* *	5	$1,500	
Wiring								
Braided Cloth	70%			2035	$245,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2056	* *	1		
Thermoplastic	15%			2036	$52,500	1		
Motor Controllers								
Locally Mounted	70%			2034	$130,100	5	$600	
Locally Mounted	20%			2041	* *	5	$200	
Variable Frequency Drive	10%			2041	* *			
Ground								

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

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Crawl Space At Water Main								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$1,777,700	10	$106,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$7,500	1		
Emergency, Battery	40%			2036	$81,700	10	$11,500	
Exit, Battery	50%			2036	$86,200	10	$4,000	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$114,200	1	$22,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$22,800	2041	* *	1	$20,000	
Cameras Damaged, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$313,900	1-3	$75,500	

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
Heating								
Energy Source								
Natural Gas	20%			2056	* *	1		
Interruptible Gas/Dual Fuel	80%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 7,500 Gallon Tank								

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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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Heating								
Conversion Equipment								
Furnace	20%			2044	* *	1	$11,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 6 Rooftop Package Units								
Steam Boiler	80%			2049	* *	1	$94,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	80%			2036	$779,600			
No Component	20%							
Terminal Devices								
Air Handler	15%			2031	$343,500	1	$11,000	
Convector/Radiator	40%			2034	$398,000	1	$15,400	
Fan Coil Unit/Heat	25%			2031	$754,300	1	$9,600	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2031	$230,500	1		
No Component	50%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	$38,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$83,900	
Ductwork/Diffusers	20%			LIFE	* *	2-5	$21,000	
Exhaust Fans								
Interior	80%			2031	$431,800	2	$2,900	
Roof	20%			2036	$47,200	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 100 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,500	
Backflow Preventer								
Generic	100%			2036	$54,300	1	$7,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2056	* *	1-5	$12,000	
Sprinkler								
No Component	75%							
Generic	25%			2046	* *	1-2	$8,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 90 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 64 - M (OLD 71 - M)**		
Address	: **600 EAST 6 STREET BTWN: AVE. B, AVE. C**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M064**
Program / Asset #	: **BOE0040.000 / 2771**	**Yr Built/Renovated**	: **1954 / 2010**
Area Sq Ft	: **134,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **387** **Lot** : **1**	**BIN**	: **1004627**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,743,500	$1,596,300
Interior Architecture	$10,852,500	$972,300
Electrical	$312,500	$344,700
Mechanical	$761,300	$2,676,400
Site Pavements	$66,600	$74,900
Total	**$13,736,400**	**$5,664,600**
Importance Code A	$1,863,100	$1,596,300
Importance Code B	$11,469,200	$4,068,300
Importance Code C	$404,000	
Total	**$13,736,400**	**$5,664,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,000			
Interior Architecture	$99,300			$19,500
Electrical	$12,500	$30,500	$16,800	$12,500
Mechanical	$75,800	$29,000	$36,900	$25,000
Site Enclosure	$18,100			
Site Pavements	$43,400			
Total	**$298,200**	**$59,600**	**$53,600**	**$57,100**
Importance Code A	$49,000	$13,600	$13,300	$13,300
Importance Code B	$204,400	$46,000	$40,400	$43,800
Importance Code C	$44,800			
Total	**$298,200**	**$59,600**	**$53,600**	**$57,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$471,700	LIFE	* *	5	$111,900	
Diagonal Cracks, Extent : Severe, Area Affected : 1%								
Location : Corner Of East 4th Street And Avenue B								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Bulkheads								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : East 6th Street								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Stair C								
Masonry: Limestone	5%	2-4	$47,500	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Avenue B Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Band At Ground Floor And Window Sills								
Windows								
Aluminum	95%	Now	$939,300	2049	* *	5	$32,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Auditorium								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Severe, Area Affected : 25%								
Location : Latches Missing Throughout								
Metal Louvers	5%			2042	* *	10	$21,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,100	
Masonry: Brick	90%	Now	$184,100	LIFE	* *	5	$14,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal: Cage/Fence	5%			2046	* *	5-10	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Roof Garden								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Exterior								
Roof								
Built-Up (BUR)	92%	Now	$148,400	2033	$1,484,400			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over 3rd Floor Principals Office And Bulkheads								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Over 3rd Floor Roof								
Explanation : Rooftop Garden								
Modified Bitumen	5%	Now	$1,500	2038	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Skylight, Metal/Glass	3%			2043	* *	10	$13,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,600	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$45,300	LIFE	* *	5	$22,800	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Room B64								
Ceramic Tile	5%			2042	* *	5	$10,400	
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	15%	Now	$44,100	2033	$882,800	3	$11,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 3%								
Location : Classrooms 304 And 310								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Library And Classrooms 304 And 310								
Vinyl Tile 9" X 9"	60%	Now	$10,222,400	2043	* *	3	$46,800	
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Wood	10%	Now	$63,500	2048	* *	5	$19,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Classroom 313								

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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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$9,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,500	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	5%	Now	$183,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Mechanical Bulkhead								
Plaster	47%	Now	$220,400	LIFE	* *	5	$26,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair Bulkheads At Roof Level And Principals Offices.								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Sub-basement And Stair Bulkhead								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2046	* *	5	$47,800	
AcousTileConcealSpLn	10%			2046	* *	5	$29,900	
Exposed Struc: Concrete	10%	Now	$73,300	LIFE	* *	5	$3,700	
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Basement Hatch From Sidewalk								
Plaster	60%	Now	$89,200	LIFE	* *	5	$89,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Principals Office On 3rd Floor And Room 314								
Site Enclosure								
Fence/Gates								
Cast Iron Rail	60%	4+	$12,400	2043	* *	5	$20,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : East 6th Street								
Chain Link	40%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%	4+	$5,800	2068	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Facing Playground								
Graffiti, Extent : Severe, Area Affected : 25%								
Location : Facing Playground								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East 5th Street And Avenue B								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$6,200	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Ramp Area At Railing Post								
Masonry: Granite	10%	Now	$15,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : At Steps								
Activity Yard								
Asphalt	50%	4+	$15,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Big Yard, Between East 5th And East 4th Streets								
Asphalt	40%	0-2	$50,700	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Small Yard, North Of East 5th Street								
Rubber Matting	10%	Now	$3,700	2033	$74,900			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Small Yard								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	40%			2053	* *	1		
Conduit	60%			2033	$177,500	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$200	
Molded Case Bkrs	95%			2049	* *	5	$3,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$800	
Locally Mounted	5%			2046	* *	5		
Variable Frequency Drive	5%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$120,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2038	* *	10	$12,900	
Exit, Battery	50%			2038	* *	10	$4,500	
Exterior Lighting								
HID	30%	Now	$192,100	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof, Building Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$50,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$82,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$119,600	2038	* *	1	$119,400	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Sight Glass Lever And Overflow Pipe Leaks								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$109,900	2043	* *			
Controller Not Working, Extent : Severe, Area Affected : 15%								
Location : Basement, Fire Pumps Room And Room B64								
Leak Evident, Extent : Severe, Area Affected : 15%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Basement								
Explanation : Total Three Condensate Pumps. All Three Pums Have Control Mulfunction And Leaks.								
Terminal Devices								
Air Handler	25%			2033	$645,500	1	$20,700	
Convector/Radiator	75%			2038	* *	1	$32,500	
Air Conditioning								
Energy Source								
Electricity	100%	Now	$14,500	2041	* *	1		
Conversion Equipment								
Split Unit	2%			2033	$65,200			
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Roof								
Explanation : For Computer Room								
Window/Wall Unit	75%	Now	$7,800	2028	$389,900	1		
Broken, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
No Component	23%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,700	
Exhaust Fans								
Interior	100%			2033	$608,500	2	$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	70%			2031	$1,226,200	1		
Galvanized Steel	10%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Work In Progress								
Water Heater With Tanks								
Electric	100%	0-2	$24,200	2033	$24,200	4		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 225 Gallons Hot Water Heater Removed And Replaced By A 60 Gallons Electrical Water Heater. It Is Not Sufficient For This Facility.								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OLD 71 - M)

Asset # : 2771

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$86,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Auditorium, Gymnasium								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$5,500	2033	$27,500	4	$2,800	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Under The Stair Shaft								
Backflow Preventer								
Generic	100%			2038	* *	1	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Three Backflow Preventers								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Explanation : Two Fountains Are Broken								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$9,400	
Fire Pump								
Generic	100%	Now	$13,100	2036	$131,000	1	$22,500	
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : Sub-basement								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Sub-basement								
Explanation : Jockey Pumps Discharging Water, Fire Pump Seal Water Overflow Drain Clogs.								
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Kitchen								
Explanation : Ansul System Covers 40 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 64 - Q**		
Address	: **82-01 101 AVENUE BTWN: 82 ST., 83 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q064**
Program / Asset #	: **BOE0719.000 / 556**	**Yr Built/Renovated**	: **1939 / 2011**
Area Sq Ft	: **68,828**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **9053** **Lot** : **14**	**BIN**	: **4188214**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$105,000	$564,100
Interior Architecture	$80,200	$816,000
Electrical	$469,600	$750,300
Mechanical	$877,500	$2,048,100
Total	**$1,532,300**	**$4,178,500**
Importance Code A	$105,000	$564,100
Importance Code B	$1,427,300	$3,614,400
Total	**$1,532,300**	**$4,178,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,500		$4,500	$8,400
Interior Architecture	$97,200	$20,900		$5,500
Electrical	$11,900	$36,900	$7,400	$7,400
Mechanical	$31,800	$27,000	$14,400	$6,400
Site Pavements	$23,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$180,200**	**$92,000**	**$33,600**	**$34,900**
Importance Code A	$8,500	$100	$4,500	$8,400
Importance Code B	$100,900	$91,800	$29,000	$26,500
Importance Code C	$70,900			
Total	**$180,200**	**$92,000**	**$33,600**	**$34,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	$37,600	
Masonry: Brick	58%	4+	$105,000	LIFE	* *	5	$62,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Foundation Wall Off 83rd Street, Room 158 And 157								
Masonry: Granite	2%			LIFE	* *	5	$1,600	
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	35%			2049	* *	5	$9,100	
Aluminum	65%			2055	* *	5	$16,900	
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$23,500	
Masonry: Brick	10%			LIFE	* *	5	$2,300	
Masonry: Brick	63%			LIFE	* *	5	$14,400	
Masonry: Limestone	2%			LIFE	* *	5	$600	
Metal Rail	10%			2046	* *	5-10	$41,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,200	
Roof								
Built-Up (BUR)	65%	4+	$8,500	2038	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Small Roof Above Main Entrance On 83rd Street								
IRMA/Protected Membrane	35%			2033	$464,200	10	$19,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,500	
Ceramic Tile	5%			2042	* *	5	$5,200	
Quarry Tile	2%			2038	* *	5	$3,100	
Terrazzo	15%			LIFE	* *	5	$12,100	
Vinyl Tile	15%	0-2	$43,700	2038	* *	3	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	28%			2033	$816,000	3	$14,400	
Wood	5%			2061	* *	5	$9,700	
Wood	20%			2048	* *	5	$38,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Gypsum Board	10%			LIFE	* *	5	$5,700	
Masonry: Brick	10%			LIFE	* *			
Plaster	40%	Now	$47,300	LIFE	* *	5	$11,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2046	* *	5	$15,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,400	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$12,900	
Plaster	50%	0-2	$80,200	LIFE	* *	5	$32,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%	4+	$12,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%	4+	$11,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2033	$18,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	60%			2033	$27,800	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	10%			2053	* *	1		
Conduit	90%			2033	$133,300	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,500	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$81,800	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$21,200	
Generators								
Natural Gas	100%			2029	$142,000	1	$26,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 100 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$60,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2028	$16,700	10		
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	30%			2038	* *	1		
Emergency, Battery	20%			2038	* *	10	$3,300	
Exit, Service	30%			2028	$9,100	1		
Exit, Service	20%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$98,700	10	$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Alarm								
Security System								
Generic	50%			2033	$66,200	1	$12,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$66,200	1	$12,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	100%	0-2	$56,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Two Circulating Pumps Are Leaking And Steam Piping Is Leaking In Machine Room								
Terminal Devices								
Air Handler	20%			2033	$265,300	1	$8,500	
Not Energy Efficient, Extent : Light, Area Affected : 100%								
Location : Due To Coil Cleaning Issue In Fan Room								
Convector/Radiator	40%	0-2	$11,500	2031	$230,500	1	$8,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiator In Room 329								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : New Wing Entrance And Hallway								
Explanation : Condensate Drip Down								
Fan Coil Unit/Heat	20%			2028	$349,500	1	$4,500	
Fan Coil Unit/Heat	20%			2038	* *	1	$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	$207,900	1	$6,400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Two Corroded Chillers And One Unit Is Not Working								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanaical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room, New Addition								
Window/Wall Unit	50%			2028	$133,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. 50 Percent Is Not Working								
No Component	30%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2033	$189,200	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2033	$45,300	2	$9,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$3,800	
Ductwork/Diffusers	90%	0-2	$278,600	LIFE	* *	2-5	$34,500	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Unit Vents Are Broken Bearing In Rooms 158, 257, 258, 557								
Exhaust Fans								
Interior	80%			2033	$250,100	2	$1,700	
Roof	20%			2033	$27,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$905,200	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$12,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Drain Piping Is Leaking From Outside To Compressor								
Sump Pump(s)								
Non-Submersible	100%			2028	$14,100	4	$2,200	
Backflow Preventer								
No Component	20%							
Generic	80%			2033	$25,200	1	$3,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2053	* *	1-5	$6,900	
Sprinkler								
No Component	97%							
Generic	3%			2033	$29,200	1-2	$600	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 65 - BK**
Address : **158 RICHMOND STREET BTWN: FULTON ST. - RIDGEWOOD AVE**
Borough : **BROOKLYN**
Agency's Number : **K065**
Program / Asset # : **BOE0390.000 / 1387**
Yr Built/Renovated : **1873 / 1999**
Area Sq Ft : **23,000**
Project Type : **EDUCATION**
Date of Survey : **09-Nov-2023**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **4126** **Lot** : **47** **BIN** : **3092063**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,803,400	$97,800
Interior Architecture	$125,600	$459,200
Electrical	$56,200	$234,600
Mechanical	$230,900	$261,000
Total	**$2,216,000**	**$1,052,700**
Importance Code A	$1,803,400	$97,800
Importance Code B	$287,000	$954,900
Importance Code C	$125,600	
Total	**$2,216,000**	**$1,052,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$17,300			$1,800
Interior Architecture	$47,200		$2,300	$8,000
Electrical	$2,100	$2,700	$2,400	$66,700
Mechanical	$3,200	$3,200	$3,200	$27,700
Site Enclosure	$4,300			
Site Pavements	$11,100			
Total	**$85,300**	**$5,800**	**$8,000**	**$104,100**
Importance Code A	$19,600	$2,300	$2,300	$4,100
Importance Code B	$65,700	$3,600	$4,200	$100,000
Importance Code C			$1,500	
Total	**$85,300**	**$5,800**	**$8,000**	**$104,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$1,803,400	LIFE	* *	5	$97,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%								
Location : Exterior Walls								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Exterior Walls								
Explanation : Protection Installed Throughout Due To Stabilization Efforts								
Masonry: Brownstone	10%			LIFE	* *	5	$8,200	
Windows								
Wood	100%			2051	* *	5	$93,200	
Parapets								
Masonry: Brick	15%			LIFE	* *	5	$1,000	
Metal Panel	5%			2045	* *	5	$1,300	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Sloped Roof, No Parapet								
Roof								
Metal Panel	95%	Now	$17,300	2048	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Modified Bitumen	5%			2040	* *	10	$1,100	
Soffits								
Metal Panel	50%			2055	* *	5-10		
Wood	50%			2040	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,800	
Ceramic Tile	5%			2044	* *	5	$1,700	
Traffic Topping	25%			2035	$459,200	5	$10,700	
Vinyl Tile	60%	Now	$12,800	2040	* *	3	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Attic Office								
Wood	5%	0-2	$34,400	2050	* *	5	$1,600	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Attic Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$2,900	
Masonry: Brick	20%	Now	$125,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Boiler And Book Storage Rooms At Basement Level								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Book Storage Rooms At Basement Level								
Plaster	75%			LIFE	* *	5	$13,300	
Ceilings								
Embossed Metal	90%			LIFE	* *	5	$13,900	
Plaster	10%			LIFE	* *	5	$2,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2055	* *			
Iron Picket	25%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$4,300	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$11,100	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Tree Pits								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Bridge Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Bridge Installed								
Activity Yard								
Asphalt	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Bridge Installed								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Raceway								
Conduit	95%			2035	$65,100	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$11,200	5	$100	
Molded Case Bkrs	80%			2034	$89,300	5	$500	
Molded Case Bkrs	10%			2051	* *	5	$100	
Wiring								
Braided Cloth	65%	2-4	$56,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2035	$25,900	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$80,200	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$21,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2030	$21,600	10	$2,800	
Exit, Battery	50%			2030	$18,200	10	$800	
Exterior Lighting								
LED	20%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter And Roof								
Explanation : Operated By Timer								
No Component	80%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$8,600	
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$14,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$22,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	90%			2040	* *	1	$6,700	
Fan Coil Unit/Heat	10%			2035	$63,800	1	$700	
Controls								
Electrical	100%			2030	$143,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2035	$30,600			
Window/Wall Unit	90%			2030	$87,800	1		
No Component	5%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2045	* *	1		
Galvanized Steel	60%			2033	$197,200	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$19,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$5,200	4	$500	
Backflow Preventer								
Generic	100%			2035	$11,500	1	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$300	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 66 - BX**
Address : **1001 JENNINGS STREET BTWN: LONGFELLOW AVE., BOONE A**
Borough : **BRONX** **Agency's Number** : **X066**
Program / Asset # : **BOE0207.000 / 678** **Yr Built/Renovated** : **1924 / 2010**
Area Sq Ft : **109,000** **Project Type** : **EDUCATION**
Date of Survey : **15-Apr-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3008** **Lot** : **1** **BIN** : **2010916**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,082,400
Interior Architecture	$2,532,300	$2,944,400
Electrical	$70,000	$1,337,700
Mechanical	$2,003,100	$832,600
Site Pavements		$172,500
Total	**$4,605,400**	**$6,369,500**
Importance Code A		$1,135,000
Importance Code B	$4,605,400	$5,167,300
Importance Code C		$67,200
Total	**$4,605,400**	**$6,369,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,200			
Interior Architecture	$37,300			$16,400
Electrical	$13,100	$67,800	$10,700	$12,200
Mechanical	$65,800	$15,900	$23,900	$15,900
Site Enclosure	$74,400			
Site Pavements	$4,500			
Total	**$258,400**	**$83,700**	**$34,600**	**$44,500**
Importance Code A	$74,000	$11,000	$10,800	$10,800
Importance Code B	$178,600	$72,700	$23,800	$33,700
Importance Code C	$5,700			
Total	**$258,400**	**$83,700**	**$34,600**	**$44,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	77%			LIFE	* *	5	$125,500	
Masonry: Brick Cavity	5%	Now	$14,500	LIFE	* *	5	$8,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs K, G, C And B								
Masonry: Granite	3%			LIFE	* *	5	$3,700	
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Stucco Cement	5%			2046	* *	5	$20,400	
Windows								
Aluminum	100%	4+	$48,700	2049	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Gymnasium								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick Cavity	90%			LIFE	* *	5	$19,900	
Roof								
Built-Up (BUR)	98%			2033	$824,200	10	$69,000	
Debris on Roof, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Copper/Terne	2%			2061	* *	10	$3,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	5%			2042	* *	5	$10,100	
Quarry Tile	5%			2046	* *	5	$15,100	
Terrazzo	5%			LIFE	* *	5	$7,900	
Vinyl Tile	50%	Now	$57,000	2033	$2,850,100	3	$37,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms								
Vinyl Tile 9" X 9"	15%	Now	$2,475,300	2043	* *	3	$11,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 2nd And 3rd Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floor Classrooms								
Wood	10%			2061	* *	5	$37,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$11,500	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$48,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

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
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	$26,500	2038	* *	5	$20,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,600	
Plaster	75%			LIFE	* *	5	$94,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	24%	Now	$35,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Wall At Play Yard								
Masonry: Fieldstone	76%	Now	$39,000	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : West Wall At Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2038	* *			
Pavers/Stone	30%			2036	$67,200			
Activity Yard								
Asphalt	45%			2042	* *			
Pavers/Stone	5%	Now	$4,500	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : By Tree Pits								
Rubber Matting	20%			2038	* *			
Traffic Topping	30%			2033	$105,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Play Yard								
Explanation : This Is Actually Artificial Grass								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 3,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	100%			2033	$249,600	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Fused Disc Sw	10%			2049	* *	5	$300	
Fused Toggle Switch	5%			2032	$12,300	5	$100	
Molded Case Bkrs	50%			2032	$122,600	5	$1,400	
Molded Case Bkrs	25%			2049	* *	5	$700	
Wiring								
Braided Cloth	60%			2032	$210,000	1		
Thermoplastic	40%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$600	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	70%			2038	* *	10	$70,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2033	$17,200	1		
Emergency, Battery	25%			2028	$46,800	10	$6,600	
Exit, Battery	50%			2038	* *	10	$3,700	
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Camera And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$287,900	1-3	$69,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%	0-2	$21,000	2028	$420,100	1	$12,100	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Defective Thermostat								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Convector/Radiator	60%			2031	$547,600	1	$21,100	
Fan Coil Unit/Heat	20%			2028	$553,500	1	$7,000	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	40%	0-2	$84,600	2028	$169,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$57,700	
Ductwork Stainless Steel	5%	Now	$193,500	LIFE	* *			
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Exhaust Riser By Playground								
Corroded, Extent : Severe, Area Affected : 100%								
Location : Kitchen Exhaust Riser By Playground								
Exhaust Fans								
Interior	100%			2028	$495,000	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$285,000	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2028	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$19,700	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Basement Vault								
Sump Pump(s)								
Non-Submersible	50%			2033	$11,200	4	$1,200	
Non-Submersible	50%	Now	$11,200	2043	* *	4	$1,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement Mechanical Room								
Explanation : Broken Units Are Causing Flooding In Basement								
Backflow Preventer								
No Component	60%							
Generic	40%			2033	$19,900	1	$2,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$30,900	1-2	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING**		
Address	: **421 EAST 88 STREET @FIRST - YORK AVES.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M066**
Program / Asset #	: **BOE0042.000 / 1676**	**Yr Built/Renovated**	: **1908 / 2015**
Area Sq Ft	: **58,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1568** **Lot** : **8**	**BIN**	: **1050618**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$159,000	$159,000
Interior Architecture	$280,600	$2,336,300
Electrical		$1,810,800
Mechanical	$105,100	$2,826,100
Total	**$544,800**	**$7,132,100**
Importance Code A	$159,000	$159,000
Importance Code B	$209,400	$6,973,100
Importance Code C	$176,400	
Total	**$544,800**	**$7,132,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$96,000		$3,500	
Interior Architecture	$138,000		$9,800	$16,900
Electrical	$15,900	$5,400	$5,400	$7,300
Mechanical	$76,900	$13,200	$14,700	$11,800
Site Enclosure				
Total	**$326,900**	**$18,700**	**$33,400**	**$35,900**
Importance Code A	$101,700	$5,700	$9,300	$5,700
Importance Code B	$179,100	$12,900	$24,100	$24,200
Importance Code C	$46,100			$6,000
Total	**$326,900**	**$18,700**	**$33,400**	**$35,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$153,300	
Masonry: Brick	84%			LIFE	* *	5	$164,800	
Painted Surfaces, Extent : Light, Area Affected : 65%								
Location : East And West Courtyard Elevations								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,400	
Metal Panel	1%			2056	* *	5-10	$6,700	
Windows								
Aluminum	98%	Now	$12,200	2052	* *	5	$6,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	1%			2045	* *	10	$800	
Wood	1%			2044	* *	5	$1,300	
Parapets								
Cast Stone/Terra Cotta	15%	Now	$33,100	LIFE	* *	5	$11,000	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Copings On South Facade								
Masonry: Brick	85%			LIFE	* *	5-10	$55,100	
Roof								
IRMA/Protected Membrane	35%			2044	* *	10	$11,100	
Metal Panel	5%			2049	* *	10	$2,900	
Play Surface	60%			2044	* *	10	$19,000	
Interior								
Floors								
Carpet	1%	Now	$16,400	2038	* *	3	$1,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$39,700	
Ceramic Tile	5%			2045	* *	5	$4,500	
Quarry Tile	5%			2049	* *	5	$6,800	
Sheet Vinyl/Rubber	2%			2041	* *	5	$2,700	
Vinyl Tile	62%			2036	$1,592,600	3	$28,200	
Vinyl Tile 9" X 9"	10%			2031	$743,600	3	$4,500	
Wood	5%			2064	* *	5	$8,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING

Asset # : 1676

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$30,000	
Ceramic Tile	5%			2045	* *	5	$12,000	
Glass: Single Pane	5%			LIFE	* *	5	$18,000	
Masonry: Brick	10%	Now	$93,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Marble Panels	1%			LIFE	* *	10	$1,000	
Plaster	69%	Now	$82,600	LIFE	* *	5	$49,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Staircase To Basement, Rooms 304 And 505								
SGFT/Glazed Masonry	5%			LIFE	* *	10	$6,000	
Ceilings								
AcousTileSusp.Lay-In	5%			2049	* *	5	$4,200	
Exposed Struc: Steel	10%	4+	$104,300	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room In Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Explanation : Deteriorated Fireproofing Finish On Steel Beams								
Metal Panel	5%			LIFE	* *	5	$10,600	
Plaster	80%	Now	$42,200	LIFE	* *	5	$42,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rooms 304 And 505								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2046	* *			
Iron Picket	15%			2071	* *			
Metal: Cage/Fence	15%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Play Area Enclosure								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	40%			2049	* *			
Masonry: Granite	30%			LIFE	* *			
Steel Grating	30%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Egress Stairs At East And West Courtyards								
Explanation : Steel Framed Stair Assembly								
Activity Yard								
Rubber Matting	100%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$200	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	90%			2035	$128,700	5	$1,400	
Wiring								
Thermoplastic	95%			2036	$194,200	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$7,300	5		
Motor Control Center	90%			2041	* *	5	$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$885,300	10	$53,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2031	$49,800	10	$7,000	
Exit/Emergency Light Combo	10%			2044	* *			
Exit, Battery	40%			2031	$33,700	10	$1,600	
Exterior Lighting								
HID	10%			2031	$27,700	10		
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING

Asset # : 1676

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : Camera Observed								
Generic	50%			2036	$55,700	1	$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$153,200	1-3	$36,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$57,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$47,600	2036	$475,600			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Area, One Make Up Water Pump Was Leaking.								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Throughout, Defective Climate Controls, Pneumatic Tubes Were Damaged								
Terminal Devices								
Air Handler	10%			2036	$111,800	1	$3,600	
Convector/Radiator	90%			2041	* *	1	$16,900	
Controls								
Pneumatic	100%			2034	$1,147,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING

Asset # : 1676

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%	2-4	$105,100	2041	* *	1	$14,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : Half Of The Heat Rejection Fans								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 60%								
Location : Roof								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Roof								
Explanation : R-410a								
Split Unit	10%			2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Explanation : Installation In Progress								
Window/Wall Unit	25%			2031	$56,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2036	$57,600	4	$2,600	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2031	$749,000	1	$23,300	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$30,700	
No Component	40%							
Exhaust Fans								
Interior	60%	0-2	$7,900	2031	$158,000	2	$900	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout								
Explanation : Inadequate Ventilation For The Building								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING

Asset # : 1676

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 250 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$11,900	4	$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2046	* *	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 66 - Q**		
Address	: **85-05 102 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q066**
Program / Asset #	: **BOE0720.000 / 557**	**Yr Built/Renovated**	: **1898 / 2011**
Area Sq Ft	: **31,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2023**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att,Ph**		
Block	: **9183** **Lot** : **1**	**BIN**	: **4191497**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$179,400	
Interior Architecture	$564,100	$508,300
Electrical		$63,500
Mechanical	$173,300	$836,700
Total	**$916,800**	**$1,408,500**
Importance Code A	$179,400	
Importance Code B	$737,400	$1,408,500
Total	**$916,800**	**$1,408,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,800	$800		
Interior Architecture	$69,900	$3,600		$7,400
Electrical	$20,500	$3,500	$3,000	$3,100
Mechanical	$23,400	$5,600	$8,900	$25,500
Site Enclosure	$12,600			
Total	**$200,200**	**$13,500**	**$11,900**	**$35,900**
Importance Code A	$76,300	$3,200	$2,500	$2,500
Importance Code B	$89,200	$9,300	$9,500	$28,500
Importance Code C	$34,800	$1,000		$5,000
Total	**$200,200**	**$13,500**	**$11,900**	**$35,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$15,000	
Masonry: Brick	50%	Now	$110,900	LIFE	* *	5	$24,100	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : 1898 Building Various Locations								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 1898 Building Various Locations								
Masonry: Brick Cavity	38%			LIFE	* *	5	$18,300	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Building Completed September 2019								
Masonry: Limestone	4%	Now	$33,900	LIFE	* *	5	$1,400	
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : Sills And Lintels Of 1898 Building								
Pre-Cast Concrete	2%			LIFE	* *	5	$3,100	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Building Completed September 2019								
Window Wall	2%			2061	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Explanation : Entry								
Windows								
Aluminum	38%			2057	* *	5	$2,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Metal Louvers	2%			2048	* *	10	$800	
Wood	60%	Now	$68,500	2043	* *	5	$19,000	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Classrooms In 1898 Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$1,100	
Concrete Masonry Unit	18%			LIFE	* *	5	$1,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2019 Building Interior Parapet With Modified Bitumen Membrane								
Masonry: Brick	15%			LIFE	* *	5	$700	
Masonry: Brick Cavity	14%			LIFE	* *	5	$700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Pre-Cast Concrete	4%			LIFE	* *	5	$1,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Exterior Facing Parapet Concrete Panels In 2019 Building								
Pre-Cast Concrete	4%			LIFE	* *	5	$1,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2019 Building Coping Stone								
No Component	42%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloping Roof 1898 Building								
Explanation : Slate								
Roof								
Built-Up (BUR)	10%	0-2	$14,800	2035	$49,500			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Flat Roof								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Flat Roof Of 1898 Building								
IRMA/Protected Membrane	40%			2043	* *	10	$15,200	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : 2019 Building All Roofs								
Skylight, Metal/Glass	2%	Now	$23,800	2045	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : 1898 Roof								
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : 1898 Roof								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
Location : 1898 Roof								
Slate	48%			LIFE	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Interior								
Floors								
Asphalt Poured	3%			2040	* *	5	$700	
Cast in Place Concrete	12%			LIFE	* *	5	$12,300	
Cast in Place Concrete	4%			LIFE	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Explanation : Basement Flooring								
Ceramic Tile	3%			2038	* *	5	$1,400	
Ceramic Tile	2%			2048	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Explanation : Bathrooms								
Quarry Tile	3%			2052	* *	5	$2,100	
Vinyl Tile	35%	0-2	$10,200	2035	$508,300	3	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Classroom Locations								
Vinyl Tile	25%			2043	* *	3	$4,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2019 Building								
Wood	13%	Now	$407,600	2075	* *	5	$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : 1898 Building Attic								
Deteriorated Finish, Extent : Severe, Area Affected : 85%								
Location : 1898 Building Attic								
Loose Units, Extent : Severe, Area Affected : 85%								
Location : 1898 Building Attic								
Worn/Erode, Extent : Severe, Area Affected : 85%								
Location : 1898 Building Attic								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1898 Building Attic								
Explanation : Used As Storage, Heavy Load On Deteriorated Old Wooden Structure, Classrooms Underneath								

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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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Interior								
Interior Walls								
Ceramic Tile	10%			2050	* *	5	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2019 Building								
Explanation : Corridors, Cafeteria, Kitchen And Bathrooms								
Ceramic Tile	2%			2038	* *	5	$2,000	
Glass: Single Pane	5%	Now	$6,700	LIFE	* *	5	$3,700	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Stairwells								
Gypsum Board	33%			LIFE	* *	5	$19,700	
Masonry: Brick	10%			LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Basement And Fourth Floor Brick								
Plaster	40%	Now	$21,600	LIFE	* *	5	$11,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Teachers Bathroom First Floor								
Ceilings								
AcousTileSusp.Lay-In	32%			2052	* *	5	$13,900	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Cafeteria, Kitchen And Corridors In 2019 Building								
Embossed Metal	12%	Now	$70,200	LIFE	* *	5	$2,300	
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Basement In Teachers Lounge								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Exposed Struc: Concrete	4%			LIFE	* *	5	$300	
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : 1898 Building Basement Rear Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2019 Building								
Explanation : Mechanical Room Ceilings On Third Floor And Penthouse Mechanical Room								
Exposed Struc: Steel	2%	0-2	$23,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : 1898 Building Mechanical Rooms In Basement								
Exposed Struc: Wood	13%	0-2	$86,300	LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : 1898 Building Attic								
Other Observation, Extent : N/A, Area Affected : 85%								
Location : 1898 Building Attic								
Explanation : Sloped Roof Structure								
Gypsum Board	4%			LIFE	* *	5	$2,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Soffits, Bathrooms, Staff Rooms In 2019 Building								
Plaster	33%			LIFE	* *	5	$9,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Site Enclosure								
Fence/Gates								
Chain Link	5%	0-2	$1,800	2045	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Rear Of Property								
Iron Picket	60%	2-4	$4,600	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Along 85th Road And 102nd Street								
Iron Picket	35%			2079	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along 85th Avenue And 102nd Street								
Explanation : New Fence								
Retaining Walls								
Cast in Place Concrete	90%	Now	$5,300	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front And Right Side Of Property								
Masonry: Brick	10%	0-2	$900	2055	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Rear Retaining Wall To Basement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	40%			2052	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along 85th Avenue And Part Of 102nd Street								
Explanation : New Sidewalks								
Cast in Place Concrete	50%			2040	* *			
Pavers/Stone	10%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along 85th Avenue And Part Of 102nd Street								
Explanation : Brick Pavers								
On-Site Walkways								
Cast in Place Concrete	100%			2052	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2052	* *			
Activity Yard								
Cast in Place Concrete	20%			2048	* *			
Rubber Matting	80%			2040	* *			
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Right Side Of Property								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Right Side Of Property								
Explanation : Artificial Turf Grass								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Fused Disc Sw	60%			2061	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2055	* *	5	$100	
Molded Case Bkrs	50%			2061	* *	5	$400	
Raceway								
Conduit	60%			2035	$41,100	1		
Conduit	40%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2057	* *	5	$100	
Molded Case Bkrs	70%			2057	* *	5	$600	
Molded Case Bkrs	20%			2034	$22,300	5	$200	
Wiring								
Braided Cloth	20%	2-4	$17,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	80%			2061	* *	1		
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$100	
Variable Frequency Drive	50%			2052	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$200	
Generic	50%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$3,700	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	60%							
Generic	40%			2070	* *	5	$200	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Alarm								
Security System								
Generic	100%			2043	* *	1	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	40%			2061	* *	1		
Interruptible Gas/Dual Fuel	60%			2055	* *	1		
Conversion Equipment								
Hot Water Boiler	40%			2048	* *	1	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Of New Wing								
Explanation : 2 Units								
Steam Boiler	60%			2048	* *	1	$18,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2051	* *	4	$900	
Steam Piping/Pump	10%	0-2	$8,300	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Riser Piping At Old Building								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Defective Steam Traps								
Steam Piping/Pump	50%			2035	$138,900			
Terminal Devices								
Air Handler	30%			2040	* *	1	$5,800	
Convector/Radiator	50%			2033	$141,900	1	$5,000	
Convector/Radiator	5%			2052	* *	1	$500	
Fan Coil Unit/Heat	5%			2043	* *	1	$500	
Unit Heater - Steam	10%			2030	$19,700	4	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Heating								
Controls								
Electrical	40%			2033	$77,200			
Pneumatic	60%	0-2	$120,700	2033	$402,300			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. 50 Percent Defective Pneumatic								
Air Conditioning								
Energy Source								
Electricity	60%			2043	* *	1		
Electricity	40%			2057	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2043	* *	1	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-410a								
Split Unit	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Explanation : 3 Units For Kitchen, Elevator Room And Main Distribution Frame								
Window/Wall Unit	40%	0-2	$5,300	2030	$52,600	1		
Broken, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. 50 Percent Of The Units Are Not Working								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2061	* *	4	$600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2043	* *	1	$7,700	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2043	* *	2	$8,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$6,900	
No Component	60%							
Exhaust Fans								
Roof	50%			2043	* *	2	$500	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Brass/Copper	40%			2061	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2034	$76,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit Is In Basement, 1 Unit Is In Penthouse								
Explanation : 2 Units. 250 And 75 Gallons								
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,400	2035	$6,900	4	$700	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. Two Broken Pumps								
Backflow Preventer								
Generic	100%			2043	* *	1	$1,900	
Fixtures								
Generic	60%							
Generic	40%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Third Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2061	* *	1-2	$3,500	
Fire Pump								
No Component	60%							
Generic	40%	0-2	$700	2044	* *	1	$2,100	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Leaking Fire Pump Due To Broken Seal								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 67 - BK**
Address : **51 SAINT EDWARDS STREET @ PARK AVE.**
Borough : **BROOKLYN**
Agency's Number : **K067**
Program / Asset # : **BOE0391.000 / 1388**
Yr Built/Renovated : **1923 / 2009**
Area Sq Ft : **93,000**
Project Type : **EDUCATION**
Date of Survey : **16-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4,5,Ph**
Block : **2039** **Lot** : **2** **BIN** : **3332507**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$407,600	$384,200
Interior Architecture	$2,451,600	$2,159,800
Electrical	$635,600	$1,099,500
Mechanical	$2,954,500	$3,576,200
Site Enclosure	$121,400	
Site Pavements	$121,200	$1,847,000
Total	**$6,692,000**	**$9,066,600**
Importance Code A	$947,100	$799,200
Importance Code B	$4,291,600	$7,055,100
Importance Code C	$1,453,200	$1,212,300
Total	**$6,692,000**	**$9,066,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$108,300	$26,700		
Interior Architecture	$69,400			$10,100
Electrical	$62,000	$45,400	$10,500	$8,700
Mechanical	$40,300	$25,700	$23,100	$17,400
Site Enclosure	$43,500			
Site Pavements	$58,500			
Total	**$381,900**	**$97,700**	**$33,700**	**$36,200**
Importance Code A	$108,300	$36,100	$9,200	$9,200
Importance Code B	$156,700	$61,600	$24,500	$27,000
Importance Code C	$116,900			
Total	**$381,900**	**$97,700**	**$33,700**	**$36,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	* *	5	$5,700	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$44,400	
Masonry: Brick	85%	0-2	$407,600	LIFE	* *	5	$96,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building Near Exit 11 And Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium At 4th Floor								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : North Side Of Auditorium And Throughout								
Masonry: Granite	2%			LIFE	* *	5	$1,700	
Masonry: Limestone	2%	Now	$3,700	LIFE	* *	5	$1,700	
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Top Banding Above Entrance								
Metal Panel	5%			2043	* *	5-10	$39,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Above And Between Windows Throughout								
Windows								
Aluminum	98%	Now	$34,700	2049	* *	5	$17,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Louvers	2%	Now	$41,200	2048	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Basement Areaway								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Basement Areaway								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$11,800	
Masonry: Brick	90%			LIFE	* *	5	$13,700	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout Rooftop								
Roof								
Built-Up (BUR)	45%	Now	$28,700	2033	$287,500			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Stair Bulkhead Stairs A And C								
Metal Panel	25%			2046	* *	10	$24,500	
Modified Bitumen	30%			2038	* *	10	$16,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$20,600	
Ceramic Tile	3%	Now	$11,700	2042	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Staff Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Staff Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Staff Toilets Throughout								
Quarry Tile	5%	0-2	$50,700	2046	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Vinyl Tile	55%	Now	$104,700	2033	$2,094,200	3	$27,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 209, 212 And Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 209, 212 And Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$110,200	2028	$551,100	3	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Locker Room And Stair Landings Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 4th Floor Locker Room And Stair Landings Throughout								
Wood	25%	Now	$102,800	2048	* *	5	$31,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Classroom								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$145,400	2042	* *	5	$6,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Staff Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Staff Toilets Throughout								
Masonry: Brick	10%	Now	$503,300	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor In Gymnasium								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Along Saint Edwards Street								
Marble Panels	5%	Now	$46,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Entrance								
Plaster	60%	0-2	$385,800	LIFE	* *	5	$46,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Stair A								
SGFT/Glazed Masonry	20%	0-2	$237,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	10%	0-2	$11,100	2038	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%	Now	$103,300	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Metal Panel	2%	Now	$91,300	LIFE	* *	5	$3,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	78%	Now	$65,400	LIFE	* *	5	$65,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium, Stair A And C								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$59,900	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Broken Hinges At Gates								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Iron Picket	25%	Now	$43,500	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Locations Throughout, Broken Hinges At Gates								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$61,500	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard And Stairs								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Areaway To Basement Front Of Building								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$26,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Alley And Garden Walk								
Parking/Driveway								
Asphalt	100%	0-2	$121,200	2036	$1,212,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	80%	Now	$31,700	2036	$634,700			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : At Clogged Drains								
Rubber Matting	20%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Toggle Switch	5%	0-2	$12,300	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Penthouse Fan Room								
Molded Case Bkrs	75%			2032	$183,900	5	$1,800	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Braided Cloth	80%	0-2	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2053	* *	1		
Thermoplastic	15%			2033	$44,800	1		
Motor Controllers								
Locally Mounted	20%			2038	* *	5	$100	
Locally Mounted	80%			2031	$97,800	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$283,900	10	$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement, Hallways And Multi Purpose Room								
Fluorescent	70%			2041	* *	10	$59,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	6%	Now	$85,200	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Incandescent	2%			2028	$52,800	2		
LED	2%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	$79,900	10	$11,200	
Exit, Service	50%			2028	$20,500	1		
Exterior Lighting								
HID	1%			2028	$4,400	10		
HID	9%	Now	$40,000	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Exterior Lighting								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$178,800	1	$34,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$57,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	50%	Now	$415,000	2053	* *	1	$41,400	1
Boiler Used For Hot Water, Extent : Severe, Area Affected : 100%								
Location : Basement								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Boiler Number 2 In Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : New Refractory And Floor Required. Leaking Tubes.								
Steam Boiler	50%	0-2	$124,500	2031	$415,000	1	$41,400	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : New Refractory And Floor Required								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$535,600	2043	* *	4	$4,600	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Pneumatic Compressor In Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 80%								
Location : Radiator Traps Throughout								
Terminal Devices								
Air Handler	40%			2028	$716,800	1	$23,000	
Convector/Radiator	60%			2031	$467,200	1	$18,000	
Controls								
Electrical	20%			2028	$105,900			
Pneumatic	80%			2031	$1,472,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	1%			2033	$22,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Server Room And Roof								
Explanation : Serves Intermediate Distribution Frame Room								
Window/Wall Unit	70%			2028	$252,500	1		
No Component	29%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	100%			2028	$422,400	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	$978,400	1		
Galvanized Steel	20%			2031	$243,100	1		
Water Heater With Tanks								
Gas Fired	30%			2028	$5,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 52 Gallon Tank For Kitchen. Currently Serves As Temporary Supplement For General Hot Water Service. Quantity 1								
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : 108 Gallon Tank. Temporary Replacement For Heat Exchanger. Ineffective-Not Connecticuter To Recirculation Line. Offline At Time Of Visit.								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

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
Plumbing								
HW Heat Exchanger								
Steam Fired	70%	Now	$322,300	2063	* *	4	$6,400	
Broken, Extent : Severe, Area Affected : 80%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : General Hot Water Service. Associated Condensate Pump Broken. Temporary Electric Water Heater Installed.								
No Component	30%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$33,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Areaway At Exits 10 And 11 And Main Condensate Pump Room								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$39,500	1-2	$800	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 67 - BX**		
Address	: **2024 MOHEGAN AVENUE @E. 179 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X067**
Program / Asset #	: **BOE0208.000 / 679**	**Yr Built/Renovated**	: **1925 / 2021**
Area Sq Ft	: **108,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,5**		
Block	: **3123** **Lot** : **3**	**BIN**	: **2013142**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$3,583,500	$3,053,100
Electrical	$197,900	$848,800
Mechanical	$483,700	$4,842,600
Site Pavements	$72,800	
Total	**$4,337,900**	**$8,744,400**
Importance Code A		$52,600
Importance Code B	$4,063,000	$8,691,800
Importance Code C	$274,900	
Total	**$4,337,900**	**$8,744,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$8,800
Interior Architecture	$19,500	$14,200		$17,600
Electrical	$12,700	$10,400	$13,200	$14,300
Mechanical	$84,200	$16,500	$24,300	$57,500
Total	**$116,400**	**$41,100**	**$37,600**	**$98,200**
Importance Code A	$13,300	$10,700	$10,700	$19,500
Importance Code B	$97,200	$21,200	$26,900	$78,700
Importance Code C	$5,900	$9,200		
Total	**$116,400**	**$41,100**	**$37,600**	**$98,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Exterior									
Exterior Walls									
Under Construction	5%								
Under Construction	95%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Throughout									
Explanation : Sidewalk Shed In Use									
Windows									
Under Construction	50%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Throughout									
Explanation : New Installation In Progress On Aluminum Windows									
Under Construction	50%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Throughout									
Explanation : Aluminum Windows With Guards. New Installation In Progress									
Parapets									
Under Construction	90%								
Under Construction	10%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Throughout									
Explanation : Coping Being Replaced									
Roof									
Copper/Terne	5%			2050	* *		10	$8,800	
Under Construction	95%								
Interior									

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

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$351,000	LIFE	* *	5	$44,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$174,500	2044	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 40%								
Location : Throughout Toilet Rooms								
Poured Epoxy/Resin	2%			2030	$231,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Quarry Tile	3%	0-2	$91,100	2040	* *	5	$4,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	5%			2035	$675,000	5	$15,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Gymnasium								
Explanation : Location Noted								
Terrazzo	5%	4+	$385,800	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lobby								
Traffic Topping	12%	2-4	$118,200	2030	$1,181,600	5	$15,100	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairwells								
Vinyl Tile	40%	Now	$456,000	2035	$2,280,100	3	$30,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 2%								
Location : Various Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	18%	4+	$221,500	2050	* *	5	$34,000	
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : 1st Floor Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$89,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	8%			2038	* *	5	$18,300	
Glass: Single Pane	2%			LIFE	* *	5	$3,400	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	5%	Now	$5,900	LIFE	* *			
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Cafeteria Window Guard								
Marble Panels	5%			LIFE	* *			
Plaster	65%	0-2	$185,700	LIFE	* *	5	$44,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Corridors And Stairwells								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Various Corridors And Stairwells								
Ceilings								
AcousTileSusp.Lay-In	5%			2048	* *	5	$10,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Metal Panel	2%	0-2	$13,600	LIFE	* *	5	$5,000	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Plaster	78%	2-4	$97,700	LIFE	* *	5	$98,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2055	* *			
Iron Picket	95%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$72,800	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Site Pavements								
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Under Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	Now	$2,600	2035	$52,600	5	$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Evidence Of Water Penetration Through The Walls, Main Service Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$2,300	
Molded Case Bkrs	10%			2043	* *	5	$300	
Wiring								
Braided Cloth	40%			2034	$140,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	90%			2040	* *	5	$700	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$94,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2045	* *	10	$10,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2040	* *	10	$3,600	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting								
Alarm								
Security System								
Generic	50%			2040	* *	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$285,300	1-3	$66,600	

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
Heating								
Energy Source								
Fuel Oil	100%			2055	* *	5	$33,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Fuel Oil. One 5,000 And One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$107,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Fuel Oil Burning Steam Boilers.								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Heating								
Distribution								
Steam Piping/Pump	5%	Now	$44,300	2065	* *			
Corroded, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump In Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 20%								
Location : Mechanical Rooms								
Steam Piping/Pump	95%			2035	$841,300			
Terminal Devices								
Air Handler	40%			2040	* *	1	$26,700	
Convector/Radiator	50%			2033	$452,200	1	$17,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2030	$274,200	1	$3,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Multipurpose Rooms								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Gymnasium And Multipurpose Rooms								
Explanation : Unit Ventilators								
Controls								
Pneumatic	100%			2033	$2,137,300			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2040	* *	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : For Health Clinic								
Split Unit	10%			2040	* *			
Window/Wall Unit	50%			2030	$209,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	
Exhaust Fans								
Interior	100%			2040	* *	2	$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$1,411,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : 20 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$19,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : Basement And 1st Floor During Heavy Rain								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,400	2035	$22,100	4	$2,300	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Original Pumps Malfunctioning Due To Mechanical And Or Electrical Defects								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 68 - Q**		
Address	: **59-09 SAINT FELIX AVENUE @ 60TH ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q068**
Program / Asset #	: **BOE0722.000 / 559**	**Yr Built/Renovated**	: **1908 / 1999**
Area Sq Ft	: **72,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3579** **Lot** : **1**	**BIN**	: **4437837**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$57,600
Interior Architecture	$3,025,800	$53,700
Electrical	$138,000	$2,104,700
Mechanical	$139,600	$1,279,100
Total	**$3,303,400**	**$3,495,200**
Importance Code A		$57,600
Importance Code B	$2,964,500	$3,437,500
Importance Code C	$339,000	
Total	**$3,303,400**	**$3,495,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$42,200	$18,100	
Interior Architecture		$3,600		$6,700
Electrical	$9,000	$7,200	$6,700	$8,100
Mechanical	$38,200	$14,300	$19,400	$11,400
Site Pavements	$19,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$74,200**	**$74,400**	**$51,400**	**$33,400**
Importance Code A	$7,000	$48,400	$24,200	$6,100
Importance Code B	$47,400	$26,000	$27,200	$27,400
Importance Code C	$19,800			
Total	**$74,200**	**$74,400**	**$51,400**	**$33,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	55%			LIFE	* *	5	$57,600	
Masonry: Brick Cavity	30%			LIFE	* *	5	$31,400	
Masonry: Limestone	10%			LIFE	* *	5	$7,900	
Windows								
Aluminum	100%			2049	* *	5	$36,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$8,100	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : Covered With Metal Panels								
Metal Rail	20%			2046	* *	5-10	$42,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$7,300	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Roof								
Explanation : Covered With Metal Panels								
Roof								
Built-Up (BUR)	65%			2038	* *	10	$28,900	
Copper/Terne	5%			2061	* *	10	$5,600	
Single Ply Membrane	30%			2038	* *	10	$13,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,100	
Ceramic Tile	4%	Now	$264,600	2048	* *	5	$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilet Room 255 And 350								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Boys Toilet Room 255 And 350								
Ceramic Tile	1%			2046	* *	5	$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor Boys Toilet Room								
Quarry Tile	3%			2046	* *	5	$5,200	
Vinyl Tile	47%	0-2	$76,200	2038	* *	3	$20,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Connecting Corridor At 2nd Floor								
Vinyl Tile 9" X 9"	25%			2028	$2,346,000	3	$10,700	
Wood	10%			2061	* *	5	$21,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Interior								
Interior Walls								
Ceramic Tile	4%	Now	$339,000	2048	* *	5	$3,000	
Worn/Erode, Extent : Severe, Area Affected : 4%								
Location : Boys Toilet Room 255 And 350								
Ceramic Tile	1%			2046	* *	5	$1,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : First Floor Boys Toilet								
Gypsum Board	25%			LIFE	* *	5	$22,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$27,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2046	* *	5	$28,600	
Plaster	75%			LIFE	* *	5	$53,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Steps On Seneca Avenue								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$18,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	90%			2032	$165,500	5	$1,700	
Wiring								
Thermoplastic	50%			2043	* *	1		
Thermoplastic	50%			2033	$102,200	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	$200	
Locally Mounted	50%			2031	$61,100	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,044,100	10	$62,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$61,900	10	$8,700	
Exit, Service	50%			2033	$15,900	1		
Exterior Lighting								
HID	20%			2028	$68,800	10		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$69,200	1	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And All Sides Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$69,200	1	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$190,200	1-3	$45,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Alarm Bells, Manual Pull Stations, Horns, Smoke Detectors And Strobe Lights								

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
Heating								
Energy Source								
Natural Gas	30%			2053	* *	1		
Interruptible Gas/Dual Fuel	70%			2053	* *	1		
Conversion Equipment								
Furnace	25%			2038	* *	1	$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 7 Rooftop Units								
Furnace	5%	0-2	$1,100	2038	* *	1	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : New Wing Roof								
Explanation : Defective Control System For The Rooftop Units								
Steam Boiler	70%			2046	* *	1	$49,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	70%	Now	$20,700	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Convector/Radiator	50%			2031	$301,400	1	$11,600	
Fan Coil Unit/Heat	20%			2033	$365,600	1	$4,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	$4,000	2033	$80,800	2	$400	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Unit For Lunch Area. Old Wing Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Units. Old Wing Roof								
Ext Pkg Unit - Heating/Cooling	30%			2033	$371,600	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 7 Units. New Wing Roof								
Window/Wall Unit	50%			2028	$139,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$12,000	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$28,100	
Exhaust Fans								
Roof	70%			2033	$100,100	2	$1,500	
Roof	30%			2041	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	50%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : 1 Unit								
Gas Fired	50%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$14,800	4	$1,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$10,900	
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$6,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit Kitchen Fire Suppression System Covers 80 Square Feet								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 69 - BK**
Address : **6302 9TH AVENUE @ 63RD ST**
Borough : **BROOKLYN**
Program / Asset # : **BOE1022.000 / 13464**
Area Sq Ft : **101,590**
Date of Survey : **17-Aug-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **5735** **Lot** : **32**

Agency's Number : **K069**
Yr Built/Renovated : **2002 / 2002**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3387646**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$256,600	$59,100
Interior Architecture	$444,800	
Electrical		$1,590,400
Mechanical	$301,200	$3,104,400
Total	**$1,002,500**	**$4,753,900**
Importance Code A	$256,600	$59,100
Importance Code B	$524,400	$4,694,800
Importance Code C	$221,600	
Total	**$1,002,500**	**$4,753,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,500		$22,200	
Interior Architecture	$72,000	$4,800		$14,900
Electrical	$18,800	$20,900	$17,300	$19,800
Mechanical	$98,000	$41,700	$108,500	$46,900
Site Pavements	$2,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$241,700**	**$81,900**	**$162,400**	**$96,000**
Importance Code A	$46,600	$10,100	$32,400	$10,100
Importance Code B	$193,100	$70,900	$129,900	$85,900
Importance Code C	$2,000	$900		
Total	**$241,700**	**$81,900**	**$162,400**	**$96,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	* *	5	$6,600	
Masonry: Brick	40%			LIFE	* *	5	$18,900	
Metal/Glass Curt Wall	5%	Now	$8,200	LIFE	* *	5	$4,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Curtain Wall Above Entrance Canopy								
Metal Panel	25%			2054	* *	5-10	$81,200	
Pre-Cast Concrete	27%			LIFE	* *	5	$41,500	
Windows								
Aluminum	80%	Now	$31,200	2050	* *	5	$16,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 401, Gymnasium								
Aluminum	20%	0-2	$156,000	2056	* *	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Blurred Vision, Cannot See Outside.								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$6,600	
Metal Rail	10%			2047	* *	5-10	$19,800	
Metal Rail	10%			2047	* *	5-10	$19,800	
Pre-Cast Concrete	20%			LIFE	* *	5	$13,800	
Roof								
Built-Up (BUR)	95%	Now	$69,400	2042	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Main Roof								
Explanation : Damaged Pitch Pocket								
Paver: Asphalt	5%	0-2	$4,400	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Play Area								
Explanation : Interlocking Rubber Asphalt Tiles								
Soffits								
Cast in Place Concrete	40%			LIFE	* *	5		
Fiberglass Panel	60%			2043	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Interior								
Floors								
Carpet	2%			2033	$56,900	3	$6,300	
Cast in Place Concrete	10%	0-2	$136,800	LIFE	* *	5	$34,400	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Mechanical Rooms								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Coated Floors Peeling Off.								
Ceramic Tile	5%			2043	* *	5	$7,900	
Granite Panels	2%			LIFE	* *	5	$2,400	
Quarry Tile	3%			2047	* *	5	$7,100	
Vinyl Tile	68%			2039	* *	3	$53,400	
Wood	3%	Now	$86,400	2062	* *	5	$4,400	
Misaligned/Bulging, Extent : Severe, Area Affected : 35%								
Location : Auditorium Stage And Gymnasium								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Auditorium Stage								
Wood	7%			2062	* *	5	$20,600	
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *			
Ceramic Tile	3%			2043	* *	5	$1,700	
Concrete Masonry Unit	40%	2-4	$221,600	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Various Locations. Throughout								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Leak At Basement 63rd Street. Inner Courtyard Side.								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Acoustic Block								
Gypsum Board	10%			LIFE	* *	5	$3,500	
Metal Panel	3%			LIFE	* *			
SGFT/Glazed Masonry	21%			LIFE	* *			
Wood	5%			LIFE	* *	5	$11,500	
Ceilings								
AcousTileSusp.Lay-In	55%			2047	* *	5	$86,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Exposed Struc: Steel	7%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decking								
Gypsum Board	8%			LIFE	* *	5	$15,700	
Metal Panel	25%			LIFE	* *	5	$49,100	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decorative Panel Fence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	40%	0-2	$2,000	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Schoolyard								
Cast in Place Concrete	60%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Switch Rated At 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$31,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$39,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 375 Kilovolt Amperes Genset								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,800	
Fuel Storage								
Day Tank	10%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : 40 Gallons								
Main Tank	90%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 80%								
Location : Basement								
Explanation : 550 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2034	$930,400	10	$55,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-6 Lamps								
Fluorescent	4%			2034	$62,000	10	$3,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Fluorescent	29%			2034	$449,700	10	$27,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2034	$61,600	10	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Mercury								
LED	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance Lobby								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Service	50%			2034	$32,000	1		
Exit, Service	50%			2034	$22,400	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$600	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$37,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$64,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Main Fire Alarm Panel Requires Frequent Maintenance.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$100,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$41,700	2034	$833,000			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pumps In Basement								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Leaking Pump								
Terminal Devices								
Air Handler	90%			2034	$1,761,800	1	$56,500	
Convector/Radiator	10%			2039	* *	1	$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2043	* *	1	$104,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	5%			2034	$123,500			

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2054	* *	4	$2,500	
Ductwork/Diffusers	50%			LIFE	* *	2	$66,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	* *	1	$62,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse And Basement								
Explanation : Units Located In Multiple Locations								
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	$301,200	2	$70,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,600	
Exhaust Fans								
Interior	50%			2034	$230,700	2	$1,600	
Roof	50%			2034	$100,900	2	$1,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,200	
Sewage Ejector(s)								
Electric	100%			2034	$54,500	4	$4,000	
Backflow Preventer								
Generic	100%			2039	* *	1	$6,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$53,100	
Sprinkler								
Generic	100%			2054	* *	1-2	$28,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

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
Fire Suppression								
Fire Pump								
Generic	100%			2043	* *	1	$19,000	
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Kitchen							
	Explanation : Kitchen Hood Covers 64 Square Feet (16x4)							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 69 - Q**		
Address	: **77-02 37 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q069**
Program / Asset #	: **BOE0724.000 / 544**	**Yr Built/Renovated**	: **1924 / 2023**
Area Sq Ft	: **118,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5**		
Block	: **1288** **Lot** : **1**	**BIN**	: **4029892**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$365,700	$2,003,500
Interior Architecture	$166,900	$3,552,700
Electrical		$305,500
Mechanical		$7,209,300
Site Pavements	$536,000	$183,100
Total	**$1,068,600**	**$13,254,200**
Importance Code A	$365,700	$2,003,500
Importance Code B	$702,900	$11,250,700
Total	**$1,068,600**	**$13,254,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,700		$50,700	$8,300
Interior Architecture	$195,900		$6,100	$14,800
Electrical	$16,600	$12,600	$16,500	$12,700
Mechanical	$66,700	$31,300	$36,000	$27,900
Site Enclosure	$24,400			
Site Pavements	$27,700		$400	
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$416,900**	**$58,800**	**$124,600**	**$78,500**
Importance Code A	$82,400	$11,700	$62,300	$20,000
Importance Code B	$259,900	$47,100	$59,700	$58,500
Importance Code C	$74,600		$2,500	
Total	**$416,900**	**$58,800**	**$124,600**	**$78,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$149,100	
Masonry: Brick	50%			LIFE	* *	5	$190,800	
Masonry: Brick Cavity	35%			LIFE	* *	5	$133,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$124,000	
Windows								
Aluminum	60%			2044	* *	5	$33,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Location Noted								
Aluminum	15%			2035	$407,200	5	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1994 Addition								
Explanation : Location Noted								
Aluminum w/ Guards	10%			2044	* *	5	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Location Noted								
Aluminum w/ Guards	15%			2035	$547,900	5	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1994 Addition								
Explanation : Location Noted								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$29,600	
Masonry: Brick	55%			LIFE	* *	5-10	$78,500	
Masonry: Brick Cavity	35%			LIFE	* *	5-10	$49,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$13,100	
Roof								
Built-Up (BUR)	55%			2036	$559,200	10	$46,800	
Metal Panel	20%			2049	* *	10	$31,200	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Gymnasium								
Modified Bitumen	20%			2036	$190,400	10	$17,000	
Skylight, Plastic	5%			2049	* *	1		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$55,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Basement Locations								
Ceramic Tile	5%			2039	* *	5	$8,000	
Marble Panels	2%			LIFE	* *	5	$4,800	
Quarry Tile	2%	2-4	$12,000	2041	* *	5	$2,400	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	2%			2036	$213,700	5	$4,800	
Terrazzo	2%	4+	$15,300	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Corridor								
Vinyl Tile	74%	0-2	$166,900	2036	$3,339,000	3	$44,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Wood	5%			2071	* *	5	$15,000	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$4,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,800	
Gypsum Board	8%			LIFE	* *	5-10	$11,600	
Masonry: Brick	10%			LIFE	* *	10	$2,600	
Marble Panels	2%			LIFE	* *	10	$700	
Plaster	47%			LIFE	* *	5-10	$34,100	
SGFT/Glazed Masonry	17%			LIFE	* *	10	$7,300	
Wood	1%			LIFE	* *	5	$6,800	
Ceilings								
AcousTile,Adhered	65%	0-2	$42,500	2041	* *	5	$32,200	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Various 5th Floor Classrooms								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : 5th Floor Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
AcousTileSusp.Lay-In	5%			2041	* *	5	$5,000	
Exposed Struc: Steel	15%			LIFE	* *	10	$29,700	
Metal Panel	5%	Now	$8,400	LIFE	* *	5	$6,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Kitchen Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Plaster	10%			LIFE	* *	5-10	$17,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2046	* *			
Exposed Struc: Steel	50%	0-2	$15,600	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Roof Cage								
Iron Picket	18%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : At Front Side								
Masonry: Brick	2%	0-2	$8,800	2056	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Fence Posts Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$187,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : Along 77th And 78th Streets								
On-Site Walkways								
Cast in Place Concrete	85%			2041	* *			
Masonry: Granite	10%	0-2	$3,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Exit Stair At Play Yard								
Panel/Paver: Cer/Brk	5%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance On 77th Street								
Explanation : Location Noted								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	75%	0-2	$348,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout Play Yard								
Pavers/Stone	5%	Now	$24,400	2039	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : East Play Area								
Rubber Matting	20%			2036	$183,100			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	70%			2046	* *	1		
Conduit	30%			2036	$74,900	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	90%			2044	* *	5	$2,800	
Molded Case Bkrs	5%			2035	$12,300	5	$200	
Wiring								
Thermoplastic	70%			2046	* *	1		
Thermoplastic	30%			2036	$105,000	1		
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$600	
Variable Frequency Drive	20%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Spaces								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$36,300	
Generators								
Diesel	100%			2039	* *	1	$45,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilovolt Ampere, 200 Kilowatts								
Generator Room's Heater Not Working								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,400	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Gallons Rated Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Retrofitted Light Fixtures								
Egress Lighting								
Emergency, Service	40%			2041	* *	1		
Emergency, Battery	10%			2041	* *	10	$2,800	
Exit, Service	10%			2036	$5,200	1		
Exit, Battery	40%			2041	* *	10	$3,200	
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Old HID Light Fixtures On The Roof Are Abandoned In Place.								
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$113,400	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 5,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$116,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers, 2 Heat Exchangers For Hot Water Devices.								
Distribution								
Hot Wtr Piping/Pump	50%			2035	$132,100	4	$4,400	
Steam Piping/Pump	50%			2036	$483,800			
Terminal Devices								
Air Handler	20%			2036	$454,800	1	$14,600	
Convector/Radiator	25%			2041	* *	1	$9,500	
Fan Coil Unit/Heat	50%			2036	$1,497,900	1	$19,100	
Unit Heater - Hot Water	5%			2031	$35,800			
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2036	$66,200	2	$400	
Split Unit	5%			2036	$143,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. R-410a								
Under Construction	90%							
Distribution								
No Component	5%							
Under Construction	95%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2036	$937,800	1	$29,200	
Fan Coil - 4 Pipe	60%			2036	$2,757,600	1	$22,900	
Heat Rejection								
No Component	10%							
Under Construction	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$104,200	
Exhaust Fans								
Interior	95%			2036	$509,100	2	$3,400	
Roof	5%			2036	$11,700	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

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
Plumbing								
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : 74 Gallon Temp Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$24,200	4	$3,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : Located Up High On Platform								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$59,500	
Sprinkler								
No Component	90%							
Generic	10%			2036	$167,100	1-2	$3,300	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 35 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 69 - Q MINISCHOOL**
Address : **77-02 37 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0724.010 / 4361**
Area Sq Ft : **8,000**
Date of Survey : **21-Oct-2024**
Areas Surveyed : **Floors 1**
Block : **1288** **Lot** : **1**

Agency's Number : **Q069**
Yr Built/Renovated : **1996 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4029892**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$84,700	
Interior Architecture		$345,400
Mechanical		$346,700
Total	**$84,700**	**$692,000**
Importance Code A	$84,700	$213,200
Importance Code B		$478,800
Total	**$84,700**	**$692,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$19,200	
Interior Architecture	$43,500			$1,500
Electrical	$300	$300	$400	$300
Mechanical	$2,600	$900	$600	$900
Total	**$46,400**	**$1,200**	**$20,300**	**$2,700**
Importance Code A		$700	$19,200	$700
Importance Code B	$41,600	$400	$1,000	$2,000
Importance Code C	$4,800			
Total	**$46,400**	**$1,200**	**$20,300**	**$2,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 69 - Q MINISCHOOL
Asset # : 4361

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
Exterior								
Exterior Walls								
Stucco Cement	100%			2049	* *	5	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : This Component Is Actually An Exterior Insulation And Finish System								
Windows								
Aluminum w/ Guards	100%	Now	$84,700	2061	* *	5	$600	
Hardware Missing, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Roof								
Not Accessible	100%							
Interior								
Floors								
Vinyl Tile	100%	0-2	$34,500	2036	$345,400	3	$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Exit Vestibules								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Corridors								
Interior Walls								
Fiberglass Panel	100%			LIFE	* *	10	$4,800	
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$4,200	2041	* *	5	$6,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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
Under 600 Volts								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Lighting								
Interior Lighting								
Under Construction	100%							

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 69 - Q MINISCHOOL
Asset # : 4361

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2036	$2,500	1		
Exit, Service	50%			2036	$1,800	1		
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$15,400	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms And Corridor								
Explanation : Intrusion Alarm Motion Sensors Connected To Main Building								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Radiant Heater	100%			2036	$213,200	2	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout 1st Floor								
Explanation : 10 Units. All Units Are Working Well.								
Controls								
Electrical	100%			2031	$45,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2034	$133,500	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 4 Units Located Above The Ceiling								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,100	
Exhaust Fans								
Interior	50%			2036	$18,200	2	$100	
Roof	50%			2036	$7,900	2	$100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q MINISCHOOL

Asset # : 4361

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Above The Ceiling In Each Bathroom In Each Classroom								
Explanation : All Units Are Ceiling Mounted, Located At The Ceiling Of Each Bathroom.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 69 - SI**
Address : **144 KEATING PLACE @ TRAVIS AVE.**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0944.000 / 1420**
Area Sq Ft : **110,218**
Date of Survey : **17-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **2366** **Lot** : **73**
Agency's Number : **R069**
Yr Built/Renovated : **1976 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5037541**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,300	$1,595,400
Interior Architecture	$550,900	$4,515,300
Electrical	$52,700	$2,666,800
Mechanical	$2,606,700	$5,481,400
Site Pavements	$110,100	$1,331,000
Total	**$3,379,600**	**$15,589,900**
Importance Code A	$59,300	$2,569,200
Importance Code B	$3,010,400	$12,532,700
Importance Code C	$309,900	$487,900
Total	**$3,379,600**	**$15,589,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,100	$3,300	$53,000	
Interior Architecture	$45,900	$15,500		$15,500
Electrical	$15,400	$10,600	$12,500	$10,300
Mechanical	$126,500	$107,100	$48,800	$24,100
Site Pavements	$25,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$250,600**	**$143,600**	**$121,500**	**$57,100**
Importance Code A	$40,900	$43,700	$63,800	$10,900
Importance Code B	$164,400	$100,000	$57,700	$46,200
Importance Code C	$45,300			
Total	**$250,600**	**$143,600**	**$121,500**	**$57,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$49,200	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 4%								
Location : Penthouse								
Metal Panel	3%			2043	* *	5-10	$11,900	
Pre-Cast Concrete	12%			LIFE	* *	5	$22,600	
Windows								
Aluminum	100%			2041	* *	5	$21,100	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$1,600	
Pre-Cast Concrete	90%	Now	$59,300	LIFE	* *	5	$89,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Penthouse								
Roof								
Modified Bitumen	95%	Now	$30,100	2033	$1,505,700			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Solar Panels								
Roll Roofing	5%			2029	$47,100	5	$11,800	
Interior								
Floors								
Cast in Place Concrete	5%	4+	$71,800	LIFE	* *	5	$18,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement, Throughout								
Ceramic Tile	5%			2036	$476,200	5	$8,200	
Quarry Tile	5%			2038	* *	5	$12,400	
Terrazzo	4%			LIFE	* *	5	$5,200	
Vinyl Tile	75%			2033	$3,499,900	3	$61,900	
Wood	6%			2048	* *	5	$18,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	$53,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Store Room								
Ceramic Tile	5%	2-4	$24,400	2036	$487,900	5	$4,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Concrete Masonry Unit	5%	Now	$83,400	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Folding Partition	5%			2041	* *	5	$21,700	
Gypsum Board	2%			LIFE	* *	5	$2,100	
Metal Panel	10%			LIFE	* *			
Plaster	40%	Now	$172,600	LIFE	* *	5	$20,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium Instrument Room								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	64%	Now	$169,100	2038	* *	5	$51,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor And Auditorium And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor And Auditorium And Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5	$6,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	1%	Now	$600	LIFE	* *	5	$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Room 301								
Metal Panel	5%	2-4	$5,400	LIFE	* *	5	$10,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Iron Picket	50%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Explanation : Recent Repair Evident								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$11,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$9,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	85%	4+	$110,100	2036	$1,101,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basketball Court								
Rubber Matting	15%	2-4	$4,600	2033	$229,700			
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Fused Main Disconnect Switch								
Photovoltaic Panel(s)	50%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : 489 Ampere Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Fused Disc Sw	20%			2032	$49,000	5	$500	
Fused Toggle Switch	5%			2032	$12,300	5	$100	
Molded Case Bkrs	60%			2032	$147,100	5	$1,700	
Molded Case Bkrs	5%			2049	* *	5	$100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$400	
Motor Control Center	50%			2031	$372,200	5	$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	75%			2033	$1,261,800	10	$75,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2033	$84,100	10	$5,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobbies								
LED	20%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2033	$7,000	1		
Emergency, Battery	25%			2033	$47,400	10	$6,700	
Emergency, Battery	15%	Now	$2,800	2033	$28,400			
Not Functioning, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Stairs. Emergency DC Battery Bank In Electrical Room Is Not Operational								
Exit, Battery	50%			2033	$79,900	10	$3,700	
Exterior Lighting								
HID	10%	Now	$1,100	2028	$52,700			
Malfunctioning, Extent : Light, Area Affected : 2%								
Location : Outside Kitchen By Ramp								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$67,900	

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
Heating								
Energy Source								
Electricity	1%			2033		1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof - Mechanical Room								
Explanation : For Electric Unit Heater								
Natural Gas	99%			2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Gas Meter								
Conversion Equipment								
Radiant Heater	1%			2028	$29,400	2	$500	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Main Roof - Mechanical Room								
Explanation : Electric Unit Heater								
Steam Boiler	99%			2031	$973,900	1	$108,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 7746 Mbh Each								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,100	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Gymnasium And Other Locations								
Explanation : Air Distribution For Heating And Ventilating Air Handlers								
Steam Piping/Pump	90%	Now	$40,700	2033	$813,400			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Basement (F T Traps)								

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

DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Heating								
Terminal Devices								
Air Handler	30%	Now	$12,700	2028	$637,200	1	$18,400	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Room B10. 500 Cubic Feet Per Minute Approximate Capacity								
Convector/Radiator	70%			2031	$646,000	1	$24,900	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	90%			2032	$279,100	1		
Solar Panels	10%			2063	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	$83,300	2028	$416,300	1	$11,500	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Main Roof - Mechanical Room (Two Defective Compressors At Chiller No.2)								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2 Units. Main Roof - Mechanical Room (70 Tons Each)								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof - Mechanical Room								
Explanation : R407c Refrigerant								
Split Unit	5%			2038	* *			
Window/Wall Unit	70%	Now	$29,900	2027	$299,300	1		
On Extended Life, Extent : Light, Area Affected : 60%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2033	$45,600	4	$1,400	
Ductwork/Diffusers	20%			LIFE	* *	2	$28,700	
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	$438,000	1	$13,600	
Fan Coil - 4 Pipe	10%	Now	$8,600	2028	$429,300	1	$3,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Room 100								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2033	$98,000	2	$23,000	
No Component	70%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,500	
Exhaust Fans								
Interior	30%			2028	$150,200	2	$1,000	
Roof	70%			2028	$153,300	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,449,500	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 75 Gallons Unit								
HW Heat Exchanger								
Steam Fired	100%			2033	$545,700	4	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Backup Domestic Hot Water Heating								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$8,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 1%								
Location : Room 301								
Sump Pump(s)								
Non-Submersible	100%			2028	$22,600	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$6,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Backflow Preventer								
Generic	100%			2038	* *	1	$6,800	
Fixtures								
Generic	100%							
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Installation: Toilets And Urinals								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2033	$519,700	1-5	$57,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$156,100	1-2	$3,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 7 - BX**
Address : **3201 KINGSBRIDGE AVENUE @ W. 232 ST.**
Borough : **BRONX** **Agency's Number** : **X007**
Program / Asset # : **BOE0160.000 / 527** **Yr Built/Renovated** : **1929 / 2013**
Area Sq Ft : **70,000** **Project Type** : **EDUCATION**
Date of Survey : **14-Feb-2025** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3**
Block : **5756** **Lot** : **195** **BIN** : **2083564**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$424,900	$147,000
Interior Architecture	$182,500	$2,067,300
Electrical	$60,200	$691,900
Mechanical	$1,385,300	$2,032,100
Total	**$2,052,800**	**$4,938,300**
Importance Code A	$424,900	$147,000
Importance Code B	$1,568,300	$4,791,300
Importance Code C	$59,700	
Total	**$2,052,800**	**$4,938,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,500		$10,200	
Interior Architecture	$71,900			$13,900
Electrical	$8,900	$6,500	$7,000	$8,500
Mechanical	$117,000	$10,600	$16,100	$9,900
Site Enclosure	$40,600			
Site Pavements	$8,900			
Total	**$307,800**	**$17,100**	**$33,200**	**$32,200**
Importance Code A	$67,400	$6,900	$17,100	$6,900
Importance Code B	$207,000	$10,200	$16,100	$22,400
Importance Code C	$33,300			$2,900
Total	**$307,800**	**$17,100**	**$33,200**	**$32,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$105,300	
Masonry: Brick	70%	2-4	$159,100	LIFE	* *	5	$94,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Door At Exit 5								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : All Facades, Chimney At Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade, Exit 3 Vestibule, Auditorium 007								
Masonry: Fieldstone	20%	Now	$56,400	LIFE	* *	5	$20,200	
Vertical Cracks, Extent : Severe, Area Affected : 2%								
Location : Rear Facade On Corlear Avenue								
Masonry: Limestone	5%			LIFE	* *	5	$10,100	
Windows								
Aluminum	98%			2052	* *	5	$37,500	
Steel	2%	Now	$58,900	2061	* *	5	$4,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
Corrosion/Rusting, Extent : Severe, Area Affected : 90%								
Location : Basement Boiler Room								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Basement Boiler Room								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Basement Boiler Room								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$26,400	
Masonry: Brick	90%			LIFE	* *	5-10	$114,600	
Metal Rail	5%			2049	* *	5-10	$16,800	
Roof								
Modified Bitumen	100%	0-2	$17,500	2041	* *			
Blisters, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium, North Wall								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$102,800	
Ceramic Tile	5%			2045	* *	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	52%			2036	$1,727,400	3	$30,500	
Vinyl Tile 9" X 9"	3%	Now	$14,400	2036	$288,500	3	$1,300	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Custodian Office, Room 353 And 256								
Wood	15%			2051	* *	5	$33,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

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
Interior								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$5,700	
Masonry: Brick	10%			LIFE	* *	10	$5,700	
Marble Panels	5%			LIFE	* *	10	$3,800	
Plaster	57%			LIFE	* *	5-10	$92,300	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$23,800	
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$13,600	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Library Room 101								
AcousTileSusp.Lay-In	20%			2041	* *	5	$21,800	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,600	
Plaster	60%			LIFE	* *	5-10	$112,300	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2056	* *			
Iron Picket	25%			2071	* *			
Retaining Walls								
Cast in Place Concrete	10%	4+	$2,100	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Masonry: Fieldstone	90%	4+	$38,600	2056	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	40%			2045	* *			
Cast in Place Concrete	50%	Now	$8,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lay Yard								
Rubber Matting	10%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	60%			2035	$110,400	5	$1,100	
Molded Case Bkrs	30%			2044	* *	5	$600	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	65%			2034	$79,500	5	$300	
Locally Mounted	25%			2041	* *	5	$100	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%	Now	$60,200	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$184,900	1-3	$44,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Stations								

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$3,300	2046	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Oil Tank								
Explanation : One Tank, 7500 Gallons								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$69,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$11,500	2036	$574,000			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Sub-basement - Boiler Room Mechanical Area								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement								
Terminal Devices								
Air Handler	20%			2031	$269,800	1	$8,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Area, Boiler Room Mechanical Area								
Convector/Radiator	60%			2034	$351,700	1	$13,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$355,400	1	$4,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%	0-2	$69,300	2030	$1,385,300			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	20%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Kitchen, Telecom Rooms								
Window/Wall Unit	50%			2031	$135,800	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,800	
Exhaust Fans								
Interior	60%			2031	$190,700	2	$1,300	
Roof	40%			2031	$55,600	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2041	* *	1		
Water Heater With Tanks								
Electric	1%			2029	$500	4		
Not in Service, Extent : Light, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Gas Fired	99%			2031	$34,600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : One Unit, 500mbh 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$14,400	4	$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$99,100	1-2	$2,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 70 - Q**
Address : **30-45 42 STREET BTWN: 30 AVE., NEWTOWN RD.**
Borough : **QUEENS**
Agency's Number : **Q070**
Program / Asset # : **BOE0723.000 / 666**
Yr Built/Renovated : **1924 / 2014**
Area Sq Ft : **76,000**
Project Type : **EDUCATION**
Date of Survey : **21-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **696** **Lot** : **14** **BIN** : **4442503**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$116,100	$307,800
Interior Architecture	$1,685,500	$52,700
Electrical	$222,200	$268,500
Mechanical	$467,000	$449,600
Total	**$2,490,800**	**$1,078,600**
Importance Code A	$116,100	$307,800
Importance Code B	$2,086,100	$770,800
Importance Code C	$288,600	
Total	**$2,490,800**	**$1,078,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,200	$4,100		$16,400
Interior Architecture	$64,700	$8,900	$3,600	$21,500
Electrical	$16,800	$39,700	$14,100	$12,800
Mechanical	$95,900	$18,900	$36,800	$20,400
Site Pavements	$8,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$206,700**	**$86,500**	**$69,300**	**$86,000**
Importance Code A	$11,800	$9,800	$5,800	$22,000
Importance Code B	$194,900	$76,700	$60,000	$64,000
Importance Code C			$3,600	
Total	**$206,700**	**$86,500**	**$69,300**	**$86,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$35,500	
Glass Block	2%			LIFE	* *	5	$1,100	
Masonry: Brick	45%			LIFE	* *	5	$40,900	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	41%			LIFE	* *	5	$37,300	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$3,400	
Metal Panel	2%			2053	* *	5-10	$12,500	
Windows								
Aluminum	85%	4+	$116,100	2049	* *	5	$11,900	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout 1924 Wing								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Lower Floors Throughout 1924 Wing								
Explanation : Steel Security Guards Present								
Metal Louvers	15%			2042	* *	10	$26,200	
Parapets								
Masonry: Brick	35%			LIFE	* *	5	$2,600	
Masonry: Brick Cavity	30%			LIFE	* *	5	$2,200	
Metal Panel	5%			2053	* *	5	$1,400	
Metal Rail	20%			2050	* *	5-10	$27,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,700	
Roof								
Built-Up (BUR)	60%	Now	$6,200	2033	$307,800			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : 1924 Wing Roof								
IRMA/Protected Membrane	40%			2041	* *	10	$17,200	
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$52,700	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : 1924 Wing Basement								
Ceramic Tile	5%			2042	* *	5	$6,000	
Marble Panels	2%	2-4	$27,100	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Terrazzo	3%	0-2	$34,600	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Main Entrance Old Wing								
Traffic Topping	2%			2038	* *	5	$3,000	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Explanation : Dexotex Like Material								
Vinyl Tile	45%	Now	$153,300	2038	* *	3	$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout 1924 Wing								
Wood	23%	0-2	$338,400	2048	* *	5	$26,000	
Deteriorated Finish, Extent : Light, Area Affected : 35%								
Location : Throughout 1924 Wing Classrooms And Gymnasium								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	25%	Now	$200,000	2042	* *	5	$35,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria Bathrooms								
Folding Partition	1%			2049	* *	5	$7,100	
Glass: Single Pane	2%			LIFE	* *	5	$4,300	
Gypsum Board	20%			LIFE	* *	5	$34,100	
Masonry: Brick	8%	Now	$88,600	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Roof Fan Room								
Marble Panels	5%			LIFE	* *			
Plaster	29%			LIFE	* *	5	$24,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2038	* *	5	$14,700	
AcousTileSusp.Lay-In	25%			2050	* *	5	$29,500	
Exposed Struc: Concrete	25%	Now	$905,200	LIFE	* *	5	$4,600	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Behind Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement And Roof Fan Rooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Behind Boiler Room								
Gypsum Board	10%			LIFE	* *	5	$14,700	
Plaster	30%			LIFE	* *	5	$22,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	50%			2042	* *			
Cast in Place Concrete	35%	0-2	$8,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Rubber Matting	15%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$300	
Raceway								
Conduit	60%			2033	$88,800	1		
Conduit	40%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Fused Disc Sw	5%			2055	* *	5	$100	
Molded Case Bkrs	50%			2032	$92,000	5	$1,000	
Molded Case Bkrs	40%			2055	* *	5	$800	
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Building								
Thermoplastic	40%			2059	* *	1		
Thermoplastic	10%			2033	$20,400	1		
Motor Controllers								
Locally Mounted	55%			2031	$67,300	5	$300	
Variable Frequency Drive	45%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse Electrical Room								
Explanation : Automatic Transfer Switch								
Generators								
Diesel	100%			2046	* *	1	$29,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 312.5 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,800	
Fuel Storage								
Day Tank	25%			2055	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Under The Generator								
Explanation : 60 Gallons Capacity								
Main Tank	75%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Lighting								
Interior Lighting								
Fluorescent	88%			2038	* *	10	$61,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$3,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Fluorescent	1%			2038	* *	10	$700	
T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Elevator Lobby At 1st Floor								
LED	6%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Explanation : LED Light								
Egress Lighting								
Emergency, Service	10%			2028	$4,800	1		
Emergency, Battery	50%			2038	* *	10	$9,200	
Exit, Battery	10%			2028	$11,000	10	$500	
Exit, Battery	30%			2038	* *	10	$1,500	
Exterior Lighting								
HID	10%			2038	* *	10		
HID	15%			2028	$54,500	10		
No Component	75%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$500	
Alarm								
Security System								
Generic	50%			2038	* *	1	$14,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Generic	50%			2038	* *	1	$14,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$46,800	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2046	* *	1	$18,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 2 Units								
Steam Boiler	50%			2038	* *	1	$37,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	50%			2055	* *	4	$2,800	
Steam Piping/Pump	50%	0-2	$15,600	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump. Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Terminal Devices								
Air Handler	10%			2028	$146,400	1	$4,700	
Air Handler	40%			2038	* *	1	$18,800	
Convector/Radiator	40%			2031	$254,500	1	$9,800	
Convector/Radiator	10%			2046	* *	1	$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	* *	1	$17,600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Window/Wall Unit	30%			2028	$88,400	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2059	* *	4	$2,800	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	* *	1	$23,500	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2033	$90,100	2	$26,500	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$21,200	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$21,200	

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

DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Ventilation								
Exhaust Fans								
Interior	50%			2028	$172,600	2	$1,200	
Roof	50%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	$50,000	2043	* *	1		
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Old Wing Building								
Explanation : Insufficient Hot Water Pressure To The Old Wing.								
Brass/Copper	50%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 1 Tankless Unit With One 430 Gallon Tank.								
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,600	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,000	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,700	
Fixtures								
Generic	50%							
Generic	50%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2059	* *	1-5	$19,200	
Sprinkler								
No Component	50%							
Generic	50%			2053	* *	1-2	$10,700	
Fire Pump								
No Component	50%							
Generic	50%			2042	* *	1	$7,100	

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

DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

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
Fire Suppression								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 71 - Q**
Address : **62-85 FOREST AVENUE @ BLEECKER ST.**
Borough : **QUEENS**
Agency's Number : **Q071**
Program / Asset # : **BOE0725.000 / 531**
Yr Built/Renovated : **1906 / 2002**
Area Sq Ft : **82,000**
Project Type : **EDUCATION**
Date of Survey : **03-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3492** **Lot** : **7** **BIN** : **4083519**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$172,000	$126,900
Interior Architecture	$1,057,700	$112,800
Electrical	$592,600	$1,720,700
Mechanical	$513,800	$1,305,800
Site Pavements	$113,100	
Total	**$2,449,300**	**$3,266,200**
Importance Code A	$172,000	$126,900
Importance Code B	$1,282,300	$3,086,200
Importance Code C	$995,000	$53,100
Total	**$2,449,300**	**$3,266,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$14,400	$14,100	
Interior Architecture		$20,400	$8,800	
Electrical	$43,200	$8,300	$7,700	$9,200
Mechanical	$67,000	$9,600	$16,500	$9,600
Site Enclosure	$1,500			
Total	**$111,600**	**$52,600**	**$47,100**	**$18,800**
Importance Code A	$7,200	$21,800	$21,300	$7,200
Importance Code B	$104,500	$30,800	$25,800	$11,600
Importance Code C				
Total	**$111,600**	**$52,600**	**$47,100**	**$18,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$31,300	
Masonry: Brick	95%			LIFE	* *	5	$126,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Limestone	2%			LIFE	* *	5	$2,000	
Windows								
Aluminum	100%			2049	* *	5	$28,200	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$11,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Copings								
Roof								
Built-Up (BUR)	25%			2028	$172,000	10	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : This Roof Was Not Replaced At Time Of Survey								
Metal Panel	5%			2046	* *	10	$5,300	
Modified Bitumen	70%			2043	* *	10	$40,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Roof								
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,800	
Ceramic Tile	4%			2046	* *	5	$4,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And 3rd Floor Toilet Rooms								
Ceramic Tile	1%	Now	$62,700	2048	* *	5	$500	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Teachers Toilet Rooms								
Vinyl Tile	25%			2041	* *	3	$10,200	
Vinyl Tile	40%			2038	* *	3	$16,300	
Wood	20%			2048	* *	5	$40,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

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
Interior								
Interior Walls								
Ceramic Tile	1%	Now	$113,300	2048	* *	5	$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Teachers Toilet Rooms								
Ceramic Tile	4%			2046	* *	5	$8,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And 3rd Floor Toilet Rooms								
Glass: Single Pane	5%			LIFE	* *	5	$7,500	
Marble Panels	2%			LIFE	* *			
Plaster	88%	Now	$881,700	LIFE	* *	5	$53,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout And Toilet Rooms								
Ceilings								
AcousTileConcealSpLn	2%			2031	$35,800	5	$2,700	
Metal Panel	10%			LIFE	* *	5	$13,600	
Plaster	80%			LIFE	* *	5	$54,300	
Plaster	8%			LIFE	* *	5	$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2043	* *			
Iron Picket	80%			2053	* *			
Retaining Walls								
Cast in Place Concrete	20%	0-2	$1,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Play Yard								
Masonry: Brick	80%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2031				
Activity Yard								
Asphalt	93%	Now	$113,100	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Play Yard								
Cast in Place Concrete	5%			2046	* *			
Rubber Matting	2%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	85%			2032	$208,500	5	$1,800	
Molded Case Bkrs	5%			2041	* *	5	$100	
Wiring								
Braided Cloth	60%	2-4	$179,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	30%			2033	$89,600	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$400	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$1,107,700	10	$66,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$62,400	10	$8,800	
Exit, Service	50%			2033	$16,000	1		
Exterior Lighting								
HID	10%			2028	$39,200	10		
HID	10%	Now	$39,200	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Functioning								
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

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
Alarm								
Security System								
Generic	100%			2028	$157,600	1	$30,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$216,600	2043	* *	1-3	$45,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$71,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Convector/Radiator	90%			2031	$546,900	1	$21,100	
Fan Coil Unit/Heat	10%			2028	$184,200	1	$2,300	
Other Observation, Extent : Light, Area Affected : 1%								
Location : Lunch Area								
Explanation : 1 Condemned Air Handler In Lunch Area.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	15%			2027	$42,200	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : All Ductwork Has Been Disconnected Due To No Forced Air In The Building.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

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
Ventilation								
Exhaust Fans								
Interior	100%	0-2	$329,600	2043	* *	2	$1,800	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	80%	0-2	$15,200	2031	$758,900	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve, Basement								
Water Heater With Tanks								
Electric	50%			2031	$12,100	4		
Gas Fired	50%			2032	$8,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$16,800	4	$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$30,800	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 72 - BK ANNETTE P. GOLDMAN**		
Address	: **605 SHEPHERD AVENUE BTWN: BLAKE AVE. AND DUMONT AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K072**
Program / Asset #	: **BOE0394.000 / 187**	**Yr Built/Renovated**	: **1975 / 2000**
Area Sq Ft	: **124,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4069** **Lot** : **1**	**BIN**	: **3090219**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$90,000	$146,700
Interior Architecture	$53,100	$211,600
Electrical	$346,400	$1,492,000
Mechanical	$1,240,500	$7,281,100
Total	**$1,730,000**	**$9,131,300**
Importance Code A	$90,000	$1,306,000
Importance Code B	$1,640,000	$7,825,300
Total	**$1,730,000**	**$9,131,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$11,800
Interior Architecture	$9,900	$41,300	$25,500	$4,700
Electrical	$13,200	$27,100	$13,900	$11,600
Mechanical	$93,500	$62,400	$60,900	$24,000
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$123,800**	**$138,000**	**$107,500**	**$59,300**
Importance Code A	$22,700	$12,500	$12,300	$24,100
Importance Code B	$95,800	$125,400	$82,200	$35,200
Importance Code C	$5,200		$13,000	
Total	**$123,800**	**$138,000**	**$107,500**	**$59,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	$146,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	100%			2055	* *	5	$23,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Windows								
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	95%			2038	* *	10	$90,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Metal Panel	5%			2046	* *	10	$8,700	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$61,600	
Ceramic Tile	5%			2042	* *	5	$9,400	
Quarry Tile	2%			2046	* *	5	$5,600	
Terrazzo	5%			LIFE	* *	5	$7,300	
Vinyl Tile	20%	0-2	$53,100	2038	* *	3	$14,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	53%			2038	* *	3	$37,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$10,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,300	
Folding Partition	5%			2049	* *	5	$26,000	
Metal Panel	10%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$28,100	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	44%			2038	* *	5	$82,600	
Exposed Struc: Concrete	34%			LIFE	* *	5	$10,000	
Fiber Board	5%			2033	$150,000			
Metal Panel	2%			LIFE	* *	5	$4,700	
Plaster	15%			LIFE	* *	5	$17,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed With Netting Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Sidewalk								
Explanation : Sidewalk Shed Installed Throughout								
On-Site Walkways								
Cast in Place Concrete	98%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Shed Installed Throughout								
Masonry: Granite	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Steps								
Explanation : Sidewalk Shed Installed Throughout								
Activity Yard								
Asphalt	60%			2042	* *			
Cast in Place Concrete	30%			2038	* *			
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	90%			2032	$275,900	5	$2,900	
Wiring								
Thermoplastic	100%			2033	$350,000	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$700	
Motor Control Center	20%			2031	$148,900	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$15,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$238,400	1	$46,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$76,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$295,300	5	$38,400	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

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
Heating								
Conversion Equipment								
Steam Boiler	5%	0-2	$11,100	2031	$55,300	1	$5,500	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Doors Of Both Units								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Explanation : Defective Burners								
Steam Boiler	95%			2031	$1,051,400	1	$116,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2032	$55,500	4	$1,800	
Steam Piping/Pump	80%	0-2	$40,700	2033	$813,400			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Air Handler	25%			2033	$597,400	1	$19,200	
Convector/Radiator	65%			2031	$674,900	1	$26,000	
Fan Coil Unit/Heat	10%			2028	$314,800	1	$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2028	$562,000	1	$17,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets In Basement Fan Room								
Window/Wall Unit	50%			2028	$240,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$2,800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	$591,300	1	$23,000	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2033	$466,200	2	$86,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,100	
Exhaust Fans								
Interior	50%			2033	$281,600	2	$1,900	
Roof	50%			2028	$123,200	2	$1,900	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,630,700	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$614,000	4	$12,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$25,400	4	$2,600	
Sewage Ejector(s)								
Electric	100%			2033	$66,500	4	$4,900	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$62,500	
Sprinkler								
No Component	95%							
Generic	5%			2033	$87,800	1-2	$1,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 72 - M**
Address : **131 EAST 104 STREET @LEXINGTON AVENUE**
Borough : **MANHATTAN**
Agency's Number : **M072**
Program / Asset # : **BOE0044.000 / 1678**
Yr Built/Renovated : **1924 / 2012**
Area Sq Ft : **74,000**
Project Type : **EDUCATION**
Date of Survey : **11-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **1632** **Lot** : **11** **BIN** : **1081340**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$202,400	$83,800
Interior Architecture	$521,200	$64,500
Electrical	$199,700	$2,047,500
Mechanical	$1,025,100	$2,712,700
Total	**$1,948,500**	**$4,908,400**
Importance Code A	$202,400	$744,300
Importance Code B	$1,600,200	$4,164,200
Importance Code C	$145,900	
Total	**$1,948,500**	**$4,908,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,900		$22,300	
Interior Architecture	$101,700		$7,300	$700
Electrical	$28,200	$6,900	$7,200	$9,100
Mechanical	$68,900	$12,000	$51,500	$12,000
Total	**$251,700**	**$18,900**	**$88,300**	**$21,800**
Importance Code A	$62,000	$7,300	$29,600	$7,300
Importance Code B	$163,400	$11,600	$55,000	$14,500
Importance Code C	$26,400		$3,800	
Total	**$251,700**	**$18,900**	**$88,300**	**$21,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	$141,400	LIFE	* *	5	$83,800	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : All Upper Portions Of Facades								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%								
Location : North And South Facades								
Masonry: Limestone	20%			LIFE	* *	5	$31,400	
Windows								
Aluminum	98%			2044	* *	5	$35,500	
Metal Louvers	2%			2039	* *	10	$4,500	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$71,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,600	
Roof								
Built-Up (BUR)	5%			2041	* *	10	$2,200	
Modified Bitumen	60%	Now	$29,800	2041	* *			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Single Ply Membrane	30%			2041	* *	10	$13,300	
Skylight, Metal/Glass	5%			2056	* *	10	$7,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Interior								
Floors								
Cast in Place Concrete	15%	0-2	$74,900	LIFE	* *	5	$37,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridors								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%	Now	$6,600	2039	* *	5	$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Kitchen								
Terrazzo	2%	0-2	$4,400	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Hallways, Main Lobby								
Traffic Topping	38%			2041	* *	5	$54,400	
Vinyl Tile	3%	Now	$29,200	2046	* *	3	$1,300	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Stairs To Roof								
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Stairs To Roof, Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Vinyl Tile	25%			2041	* *	3	$10,700	
Vinyl Tile 9" X 9"	2%	Now	$187,700	2046	* *	3	$900	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classroom								
Wood	10%			2051	* *	5	$21,500	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$7,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,000	
Glass: Single Pane	5%	Now	$23,400	LIFE	* *	5	$5,600	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Masonry: Brick	15%	Now	$88,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall, Within Electrical Vault In Basement Fan Room								
Plaster	70%			LIFE	* *	5-10	$89,500	
Ceilings								
Exposed Struc: Concrete	10%	Now	$35,200	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	90%			LIFE	* *	5-10	$177,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Site Enclosure								
Fence/Gates								
Chain Link	80%			2056	* *			
Iron Picket	20%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	100%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2036	$34,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	25%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$199,700	2066	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Obsolete Equipment And On Extended Life								
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Fused Toggle Switch	5%	0-2	$9,200	2061	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment And On Extended Life								
Molded Case Bkrs	10%			2044	* *	5	$200	
Molded Case Bkrs	75%			2035	$137,900	5	$1,500	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Thermoplastic	10%			2036	$20,400	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$300	
Locally Mounted	30%			2041	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2036	$22,600	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Light								
Fluorescent	98%			2036	$1,107,000	10	$66,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2036	$63,600	10	$8,900	
Exit, Service	50%			2036	$16,300	1		
Exterior Lighting								
HID	20%			2031	$70,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$195,500	1-3	$47,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	70%			2034	$462,300	1	$51,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Steam Boiler	30%	Now	$4,000	2034	$198,100	1	$19,800	
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit								
Distribution								
Steam Piping/Pump	4%	Now	$4,900	2036	$24,300			
Leak Evident, Extent : Light, Area Affected : 1%								
Location : Basement - Condensate Return And Vacuum Pump								
Steam Piping/Pump	96%			2036	$582,500			
Terminal Devices								
Air Handler	20%			2031	$285,200	1	$9,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Rooms								
Convector/Radiator	40%	Now	$5,000	2034	$247,800	1	$8,600	
Leak Evident, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	30%			2034	$185,900	1	$7,200	
Unit Heater - Steam	10%			2031	$43,100	4	$1,000	
Controls								
Electrical	30%			2035	$126,400			
Pneumatic	70%	Now	$20,500	2030	$1,025,100			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Various Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room 600								
Window/Wall Unit	70%			2031	$200,900	1		
No Component	28%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, Cafeteria, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,300	
Exhaust Fans								
Interior	90%			2031	$302,500	2	$2,000	
Roof	10%			2031	$14,700	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2034	$96,700	1		
Water Heater With Tanks								
Electric	100%			2035	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 4500 Watts, 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 10%								
Location : Basement - Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$15,200	4	$2,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 985mbh								
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 200 Gallons								
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 73 - BK**				
Address	: **251 MACDOUGAL STREET BTWN: ROCKAWAY AVE., MOTHER GAST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K073**
Program / Asset #	: **BOE0395.000 / 1389**			**Yr Built/Renovated**	: **1889 / 2011**
Area Sq Ft	: **75,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **04-Feb-2022**			**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Ph**				
Block	: **1527**	**Lot**	: **40**	**BIN**	: **3345243**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$365,500
Interior Architecture	$1,219,800	$547,400
Electrical	$268,300	$820,000
Mechanical	$486,900	$2,532,500
Total	**$1,975,000**	**$4,265,300**
Importance Code A		$416,100
Importance Code B	$1,484,200	$3,770,100
Importance Code C	$490,800	$79,100
Total	**$1,975,000**	**$4,265,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,900	$73,300		
Interior Architecture	$108,200		$6,200	$2,100
Electrical	$21,500	$26,200	$8,500	$7,000
Mechanical	$116,800	$30,100	$16,600	$11,800
Site Enclosure	$19,900			
Site Pavements	$104,700			
Total	**$402,100**	**$129,700**	**$31,400**	**$20,900**
Importance Code A	$38,300	$80,800	$7,300	$7,300
Importance Code B	$281,900	$48,900	$24,000	$13,500
Importance Code C	$82,000			
Total	**$402,100**	**$129,700**	**$31,400**	**$20,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2068	* *	10	$15,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Bulkheads								
Explanation : Copper Cladding								
Masonry: Brick	85%			LIFE	* *	5	$108,800	
Painted Surfaces, Extent : Moderate, Area Affected : 15%								
Location : Along Macdougal Street								
Masonry: Brownstone	10%			LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Exterior Walls								
Windows								
Aluminum	10%	Now	$3,600	2049	* *	5	$1,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Stairwell And Bathrooms								
Metal Louvers	1%			2042	* *	10	$2,100	
Wood	89%	Now	$27,300	2049	* *	5	$151,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$9,700	
Metal Cornice	35%			2061	* *	10	$27,400	
Metal Panel	25%			2043	* *	5	$23,500	
Roof								
Built-Up (BUR)	25%			2038	* *	10	$23,300	
Copper/Terne	45%			2061	* *	10	$104,700	
Modified Bitumen	25%			2038	* *	10	$23,300	
Slate	5%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$19,400	
Ceramic Tile	5%	Now	$70,000	2036	$349,800	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Staff Bathrooms								
Marble Panels	5%			LIFE	* *	5	$4,200	
Traffic Topping	2%	0-2	$35,500	2033	$118,400	5	$1,400	
Wrinkling, Extent : Severe, Area Affected : 100%								
Location : Stairway No. 9								
Vinyl Tile	45%			2038	* *	3	$18,700	
Vinyl Tile 9" X 9"	15%	Now	$148,900	2043	* *	3	$6,200	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classrooms And Corridors								
Wood	20%	0-2	$444,100	2048	* *	5	$20,800	
Deteriorated Finish, Extent : Light, Area Affected : 30%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Interior								
Interior Walls								
Ceramic Tile	1%	Now	$23,700	2036	$79,100	5	$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Staff Bathrooms								
Ceramic Tile	4%			2042	* *	5	$5,100	
Masonry: Brick	20%	Now	$273,900	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	1%			LIFE	* *			
Plaster	62%	Now	$216,900	LIFE	* *	5	$23,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st And 2nd Floor								
Plywood/Hardboard	2%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Embossed Metal	62%	Now	$46,300	LIFE	* *	5	$30,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridors								
Exposed Struc: Concrete	3%			LIFE	* *	5	$500	
Plaster	35%	0-2	$66,000	LIFE	* *	5	$24,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	$19,900	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Iron Picket	30%			2068	* *			
Retaining Walls								
Cast in Place Concrete	30%			2068	* *			
Masonry: Brick	70%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$46,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Macdougal Street And Rockaway Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$35,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot Entrance								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Site Pavements								
Activity Yard								
Asphalt	80%	0-2	$22,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	20%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$50,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$218,300	5	$300	
Raceway								
Conduit	90%			2033	$145,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Toggle Switch	1%	2-4	$2,000	2058	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	90%			2032	$180,900	5	$1,800	
Molded Case Bkrs	4%			2049	* *	5	$100	
Wiring								
Braided Cloth	90%	2-4	$201,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$66,800	5	$300	
Locally Mounted	50%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%	2-4	$11,600	LIFE	* *	5	$1,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Lighting								
Interior Lighting								
Fluorescent	99%			2038	* *	10	$67,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	1%			2028	$9,800	10		
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,900	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$157,600	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$73,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	20%	0-2	$2,700	2033	$132,800			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Steam Piping/Pump	80%			2033	$531,100			

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Heating								
Terminal Devices								
Air Handler	10%	0-2	$15,600	2028	$156,000	1	$4,100	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Unit For Auditorium								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement, House And Auditorium Air Handling Equipment Is Beyond Useful Life Cycle Rating								
Air Handler	10%			2038	* *	1	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Level								
Explanation : 2 Units For Cafeteria.								
Convector/Radiator	80%			2031	$542,400	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : All Radiators Have Been Retrofitted With New Danfoss Type Valve And Steam Traps								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	5%	0-2	$15,700	2033	$15,700	1		
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Multiple Mechanical And Electrical Defects. Various Locations								
Window/Wall Unit	60%			2031	$188,400	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	12%	0-2	$43,700	LIFE	* *	2-5	$5,000	
Needs Cleaning, Extent : Moderate, Area Affected : 30%								
Location : The Ductwork In Penthouse, And The Blower For New Wing In Sub-basement								
Ductwork/Diffusers	88%			LIFE	* *	2-5	$36,400	
Exhaust Fans								
Interior	20%	2-4	$73,500	2043	* *	2	$400	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Interior	70%			2028	$257,400	2	$1,600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	10%	0-2	$800	2033	$16,100	2	$200	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : 2 Restroom Exhaust Fans. Roof								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$21,300	2033	$1,064,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Water Heater With Tanks								
Electric	50%			2031	$26,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And Kitchen								
Explanation : 2 Unit. One 80 Gallons, One 30 Gallons								
Gas Fired	50%	Now	$3,800	2028	$19,100	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 150 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,900	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,600	
Backflow Preventer								
Generic	100%			2033	$37,000	1	$4,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$57,300	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 75 - BK**
Address : **95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV**
Borough : **BROOKLYN** **Agency's Number** : **K075**
Program / Asset # : **BOE0396.000 / 1081** **Yr Built/Renovated** : **1908 / 2006**
Area Sq Ft : **54,000** **Project Type** : **EDUCATION**
Date of Survey : **08-Mar-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4**
Block : **3314** **Lot** : **1** **BIN** : **3075879**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$671,000	
Interior Architecture	$3,538,900	
Electrical	$246,400	$733,500
Mechanical	$1,577,400	$1,687,700
Site Pavements		$155,800
Total	**$6,033,800**	**$2,577,000**
Importance Code A	$671,000	$482,000
Importance Code B	$4,144,000	$2,095,100
Importance Code C	$1,218,800	
Total	**$6,033,800**	**$2,577,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,200		
Interior Architecture	$2,100			$7,800
Electrical	$5,000	$72,600	$5,000	$5,000
Mechanical	$116,600	$36,700	$17,300	$13,000
Site Enclosure	$29,700			
Site Pavements	$32,900			
Total	**$186,300**	**$116,500**	**$22,300**	**$25,900**
Importance Code A	$9,600	$12,700	$5,300	$5,300
Importance Code B	$146,900	$103,800	$17,000	$20,500
Importance Code C	$29,700			
Total	**$186,300**	**$116,500**	**$22,300**	**$25,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$19,100	
Masonry: Brick	85%			LIFE	* *	5	$41,500	
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : At All Building Exits								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,800	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%			2043	* *	5-10	$16,800	
Windows								
Aluminum	100%	Now	$671,000	2049	* *	5	$11,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 1st Floor								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Classroom, 2nd Floor Classroom And Stair								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,600	
Panel: Limestone	10%			LIFE	* *	5	$400	
Roof								
Metal Panel	5%			2038	* *	10	$2,600	
Under Construction	95%							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$18,200	
Ceramic Tile	5%			2042	* *	5	$4,200	
Quarry Tile	5%			2046	* *	5	$6,300	
Vinyl Tile	75%	Now	$1,769,700	2043	* *	3	$23,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : 4th Floor Classrooms And Storage Room								
Explanation : Substrate Dry Rot								
Wood	5%			2061	* *	5	$7,800	
Interior Walls								
Ceramic Tile	5%	Now	$64,800	2042	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairwells								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Stairwells								
Glass: Special Gauge	2%			LIFE	* *	1		
Masonry: Brick	20%	Now	$598,400	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Operable Wall	2%	Now	$182,900	2063	* *	5	$2,700	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Plaster	65%	Now	$372,700	LIFE	* *	5	$15,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 4th Floor Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 4th Floor And Basement								
Wood	6%			LIFE	* *	5	$18,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$8,300	
Exposed Struc: Concrete	15%	Now	$192,000	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	4%			LIFE	* *	5	$4,200	
Plaster	69%	Now	$358,500	LIFE	* *	5	$36,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th Floor								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th Floor And Gymnasium								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Blocked By Construction Safety Netting And Construction Screening								
Free Standing Walls								
Masonry: Brick	100%	Now	$29,700	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : North Property Line								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : At Tree Pits Along Menahan Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%	Now	$15,600	2036	$155,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard								
Explanation : Portion Of Basement Under Activity Yard, Leaking								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Inside Cafeteria								
Explanation : One 1,600 Ampere Main Disconnect Switch And One 400 Ampere Main For Fire Pump								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$199,700	5	$1,400	
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,400	
Wiring								
Thermoplastic	70%			2033	$143,100	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$7,300	5		
Motor Control Center	90%			2031	$272,200	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$48,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
Incandescent	1%			2028	$15,300	2		
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$37,100	10	$5,200	
Exit, Battery	50%			2038	* *	10	$1,800	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	100%			2028	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$142,600	1-3	$33,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Fuel Oil Service Discontinued. Fuel Oil Tanks Abandoned In Vault.								
Conversion Equipment								
Steam Boiler	100%	Now	$9,600	2031	$482,000	1	$48,100	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Pressure Relief Valve At Boiler Number 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$44,300	2033	$442,800			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump Breaker Trips Regularly To Cause Flooding In Basement								
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Boiler Feedwater Pump In Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Terminal Devices								
Air Handler	20%	Now	$20,800	2028	$208,100	1	$6,000	
Not in Service, Extent : Severe, Area Affected : 17%								
Location : Air Handler Number 2 Steam Heating Coils Leaking.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 6 Units								
Convector/Radiator	80%	Now	$36,200	2038	* *	1	$12,600	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : First Floor Hallway And Areas On The Third And Fourth Floor.								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Basement								
Explanation : Electric Unit Heaters								
Controls								
Pneumatic	100%	Now	$1,068,600	2038	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Equipment And Components Are Obsolete And Do Not Operate.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	2%			2033	$26,300			
Window/Wall Unit	80%			2028	$167,600	1		
No Component	18%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,100	
Exhaust Fans								
Interior	30%			2028	$73,600	2	$500	
Roof	70%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$710,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$11,100	4	$1,700	
Backflow Preventer								
Generic	100%			2033	$24,700	1	$3,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 200 Gallon Tanks							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$27,200	
Sprinkler								
No Component	85%							
Generic	15%			2043	* *	1-2	$2,300	
Fire Pump								
Generic	100%			2036	$52,800	1	$10,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 60 Square-foot Hood							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 75 - BK MINISCHOOL**				
Address	: **95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K875**
Program / Asset #	: **BOE0396.010 / 1390**			**Yr Built/Renovated**	: **1971 /**
Area Sq Ft	: **9,120**			**Project Type**	: **EDUCATION**
Date of Survey	: **08-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3314**	**Lot**	: **1**	**BIN**	: **3075879**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$410,300	
Interior Architecture	$154,000	$367,200
Electrical		$73,400
Mechanical	$199,600	$119,900
Total	**$764,000**	**$560,500**
Importance Code A	$410,300	
Importance Code B	$199,600	$560,500
Importance Code C	$154,000	
Total	**$764,000**	**$560,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,400			
Interior Architecture	$65,100			$1,600
Electrical	$5,500	$28,200	$900	$1,000
Mechanical	$600	$47,700	$1,300	$500
Total	**$102,600**	**$75,900**	**$2,100**	**$3,200**
Importance Code A	$31,900	$29,500	$500	$500
Importance Code B	$70,700	$46,300	$1,700	$2,700
Importance Code C				
Total	**$102,600**	**$75,900**	**$2,100**	**$3,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 75 - BK MINISCHOOL
Asset # : 1390

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
Exterior									
Exterior Walls									
Metal Panel	100%	Now	$325,700	2043		* *	5	$30,000	
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Windows									
Aluminum	100%	Now	$84,600	2058		* *	5	$900	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
Metal, Corrugated	100%	Now	$25,500	2038		* *	1		
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
Metal Panel	100%	Now	$5,900	2043		* *	5	$4,100	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
Ceramic Tile	5%	0-2	$3,900	2042		* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Entry Foyer									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Foyer									
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Entry Foyer									
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : Entry Foyer									
Vinyl Tile	95%	0-2	$18,400	2033	$367,200		3	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Corridors, Classrooms									

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 75 - BK MINISCHOOL
Asset # : 1390

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
Interior								
Interior Walls								
Concrete Masonry Unit	35%	0-2	$76,200	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	65%	0-2	$77,900	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$42,800	2038	* *	5	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	$800	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : Two 200 Ampere Main Disconnect Switches For Power And Lighting								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5	$200	
Wiring								
Thermoplastic	90%			2033	$19,800	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 75 - BK MINISCHOOL
Asset # : 1390

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
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,100	
Exit, Battery	50%			2038	* *	10	$300	
Exterior Lighting								
HID	10%	Now	$4,400	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$17,500	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$24,100	1-3	$5,800	

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
Heating								
Energy Source								
Natural Gas	100%			2033	$2,400	1		
Conversion Equipment								
Furnace	100%			2028	$29,100	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : See Air Conditioning								
Controls								
Electrical	100%			2027	$51,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	$147,700	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units With Duct Mounted Gas Furnaces								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK MINISCHOOL

Asset # : 1390

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
Ventilation								
Exhaust Fans								
Roof	100%			2028	$18,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$119,900	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Water Heater Room							
	Explanation : 100-gallon Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 75 - M**
Address : **735 WEST END AVENUE BTWN: WEST 95 ST., WEST 96 ST.**
Borough : **MANHATTAN**
Agency's Number : **M075**
Program / Asset # : **BOE0045.000 / 1679**
Yr Built/Renovated : **1950 / 2009**
Area Sq Ft : **92,000**
Project Type : **EDUCATION**
Date of Survey : **16-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1253** **Lot** : **65** **BIN** : **1034190**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$340,700	$126,200
Interior Architecture	$2,606,600	$85,400
Electrical	$349,800	$771,000
Mechanical	$470,700	$794,500
Site Enclosure	$254,200	
Site Pavements	$156,300	
Total	**$4,178,400**	**$1,777,100**
Importance Code A	$340,700	$126,200
Importance Code B	$3,450,900	$1,614,000
Importance Code C	$386,800	$36,900
Total	**$4,178,400**	**$1,777,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$4,400		$2,000
Interior Architecture	$44,500	$3,900	$4,700	$3,200
Electrical	$21,900	$12,900	$10,300	$8,600
Mechanical	$76,500	$31,400	$22,700	$13,100
Site Enclosure				
Site Pavements	$66,100			
Total	**$208,900**	**$52,600**	**$37,700**	**$26,800**
Importance Code A	$9,100	$13,700	$9,100	$11,100
Importance Code B	$156,300	$38,900	$28,600	$15,700
Importance Code C	$43,600			
Total	**$208,900**	**$52,600**	**$37,700**	**$26,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$124,700	LIFE	* *	5	$73,900	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Into Basement Through Foundation Wall								
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Metal Panel	3%			2053	* *	5-10	$16,100	
Windows								
Aluminum	95%	4+	$118,100	2049	* *	5	$12,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Steel	5%	Now	$98,000	2058	* *	5	$8,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Stair A And B								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%								
Location : Stair A And B								
Hardware Missing, Extent : Severe, Area Affected : 10%								
Location : Stair A And B								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$9,300	
Masonry: Limestone	20%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	98%			2041	* *	10	$52,300	
Ponding, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Lower Roof Near Stairway C								
Metal Panel	2%			2050	* *	10	$2,000	
Soffits								
Metal Panel	100%			2043	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	1%			2036	$48,500	5	$800	
Ceramic Tile	4%			2042	* *	5	$3,400	
Quarry Tile	5%			2046	* *	5	$6,300	
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	45%			2038	* *	3	$14,200	
Vinyl Tile 9" X 9"	30%	Now	$2,064,000	2043	* *	3	$9,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout, Rooms 124, G32, G26, 207, 208, 204, Staircases								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Throughout, Staircases								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2068	* *	5	$7,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	1%	Now	$11,100	2036	$36,900	5	$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Ceramic Tile	4%			2042	* *	5	$2,600	
Concrete Masonry Unit	8%			LIFE	* *	5	$2,100	
Gypsum Board	2%			LIFE	* *	5	$800	
Plaster	55%			LIFE	* *	5	$10,800	
SGFT/Glazed Masonry	25%	Now	$150,900	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Hallways								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Explanation : Vertical Cracks At Corners Of Piers								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	$3,600	2038	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Yoga Room								
Exposed Struc: Concrete	20%	Now	$51,600	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Fiber Board	10%	4+	$26,800	2038	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
Plaster	65%	Now	$340,100	LIFE	* *	5	$34,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2046	* *	5-10	$17,500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : On Roof Metal Guard Railing								
Iron Picket	90%	4+	$141,400	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 96th Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	55%			2053	* *			
Masonry: Brick	45%	4+	$112,800	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Tops Of Brick Wall At Front Entrance								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,900	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : West End Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$94,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	$31,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Parking Area								
Activity Yard								
Asphalt	50%	Now	$61,800	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard On Riverside Drive								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Play Yard At Removed Tree Location								
Rubber Matting	50%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Molded Case Bkrs	50%			2043	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Molded Case Bkrs	90%			2032	$220,700	5	$2,200	
Molded Case Bkrs	10%			2041	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$179,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	30%			2033	$89,600	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$500	
Locally Mounted	10%	2-4	$12,200	2053	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Locally Mounted	10%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$82,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Exit, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$3,100	
Exterior Lighting								
HID	20%			2028	$87,900	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$600	
Alarm								
Security System								
Generic	100%			2033	$176,800	1	$34,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$56,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$91,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two New Gas Boilers								
Distribution								
Steam Piping/Pump	100%	2-4	$75,400	2059	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	15%			2033	$265,900	1	$8,500	
Convector/Radiator	85%			2038	* *	1	$25,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%	0-2	$67,100	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Two Split Units Are Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : 7 Units, R-410a Refrigerant								
Window/Wall Unit	75%	0-2	$26,800	2028	$267,700	1		
Broken, Extent : Light, Area Affected : 10%								
Location : Various Locations								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$4,500	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2033	$36,800	2	$9,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Interior	90%			2033	$376,000	2	$2,500	
Roof	10%			2028	$18,300	2	$300	
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$60,500	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve, Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	2-4	$33,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement. Undersized Water Drain Piping Clogged								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Backing Up In Basement During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$65,100	1-2	$1,300	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 75 - Q (R PERRY SCHOOL)**		
Address	: **16-66 HANCOCK STREET @ CYPRESS AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q075**
Program / Asset #	: **BOE0729.000 / 533**	**Yr Built/Renovated**	: **1974 / 2001**
Area Sq Ft	: **59,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3549** **Lot** : **44**	**BIN**	: **4085584**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,269,200	$58,300
Interior Architecture	$655,800	$2,139,000
Electrical	$28,200	$1,049,800
Mechanical	$195,900	$1,552,100
Total	**$2,149,000**	**$4,799,200**
Importance Code A	$1,269,200	$58,300
Importance Code B	$620,100	$4,740,900
Importance Code C	$259,800	
Total	**$2,149,000**	**$4,799,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,700			
Interior Architecture	$40,800	$15,600	$9,900	$8,700
Electrical	$6,200	$5,800	$6,700	$5,500
Mechanical	$84,800	$18,300	$16,000	$9,500
Site Pavements	$40,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$196,400**	**$46,900**	**$39,700**	**$30,900**
Importance Code A	$22,500	$6,000	$5,800	$5,800
Importance Code B	$157,900	$40,900	$24,000	$25,100
Importance Code C	$16,000		$9,900	
Total	**$196,400**	**$46,900**	**$39,700**	**$30,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$1,039,300	LIFE	* *	5	$58,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade, Third Floor Classrooms								
Pre-Cast Concrete	10%			LIFE	* *	5	$21,000	
Windows								
Aluminum	100%	Now	$141,500	2049	* *	5	$7,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Window Heads Throughout, Room 319								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$7,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$5,500	
Roof								
Built-Up (BUR)	95%	Now	$88,400	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Low Roof Over Locker Rooms, Therapy Room, Toilets								
Metal Panel	5%			2046	* *	10	$7,100	
Soffits								
Cast in Place Concrete	80%	Now	$16,200	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Stucco Cement	20%	0-2	$500	2046	* *	5	$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,900	
Ceramic Tile	3%			2042	* *	5	$3,000	
Quarry Tile	5%			2046	* *	5	$7,500	
Terrazzo	2%			LIFE	* *	5	$1,600	
Vinyl Tile	70%	Now	$395,900	2033	$1,979,700	3	$26,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms, Room 127								
Wood	10%			2061	* *	5	$18,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$16,000	2042	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Teachers Toilet Room, Boys And Girls Toilet Rooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$6,800	
Folding Partition	5%			2049	* *	5	$14,200	
Folding Partition	2%			2049	* *	5	$5,700	
Mosaic Tile	2%			LIFE	* *			
Plaster	46%	Now	$259,800	LIFE	* *	5	$15,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Around Windows, Rooms 101, 108 And 112, Third Floor, Gymnasium Office, Gymnasium Storage								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$31,200	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,800	
Fiber Board	10%			2033	$159,300			
Plaster	15%	Now	$23,300	LIFE	* *	5	$9,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Gymnasium Office And Storage, Therapy Room								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2059	* *			
Chain Link	40%			2043	* *			
Iron Picket	50%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$40,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hancock Street Near Front Entrance								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Hancock Street Near Front Entrance								
On-Site Walkways								
Asphalt	80%			2042	* *			
Cast in Place Concrete	18%			2046	* *			
Masonry: Granite	2%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%			2042	* *			
Rubber Matting	10%			2038	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$21,500	5	$200	
Molded Case Bkrs	80%			2032	$114,400	5	$1,200	
Molded Case Bkrs	5%			2049	* *	5	$100	
Wiring								
Thermoplastic	95%			2033	$194,200	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	15%			2033	$135,100	10	$8,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	85%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2033	$50,700	10	$7,100	
Exit, Service	50%			2033	$13,000	1		
Exterior Lighting								
HID	10%			2028	$28,200	10		
HID	10%			2033	$28,200	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$34,300	5	$800	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

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
Alarm								
Security System								
Generic	100%			2033	$113,400	1	$22,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	80%			2033	$387,000			
Steam Piping/Pump	20%			2059	* *			
Terminal Devices								
Air Handler	20%			2033	$227,400	1	$7,300	
Convector/Radiator	80%			2031	$395,200	1	$15,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$13,700	2028	$137,300	1		
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : 50 Percent Of Units Are Not Working In Various Locations								
Window/Wall Unit	10%	0-2	$22,900	2033	$22,900	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,900	
Exhaust Fans								
Interior	50%			2033	$134,000	2	$900	
Roof	50%			2028	$58,600	2	$900	

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%	0-2	$38,600	2031	$385,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve In Basement.								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Basement								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$29,800	
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$1,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 76 - M**
Address : **220 WEST 121ST STREET @ ADAM CLAYTON POWELL BLVD.**
Borough : **MANHATTAN** | **Agency's Number** : **M076**
Program / Asset # : **BOE0046.000 / 1680** | **Yr Built/Renovated** : **1965 / 2011**
Area Sq Ft : **88,000** | **Project Type** : **EDUCATION**
Date of Survey : **30-Dec-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1926** **Lot** : **17** | **BIN** : **1058470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$978,200	$3,227,300
Electrical		$892,900
Mechanical		$2,370,800
Site Pavements	$112,100	
Total	**$1,090,300**	**$6,491,000**
Importance Code B	$879,100	$6,491,000
Importance Code C	$211,200	
Total	**$1,090,300**	**$6,491,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$117,300		$1,600	$6,300
Electrical	$8,800	$6,600	$8,700	$6,600
Mechanical	$41,800	$13,400	$20,000	$14,600
Site Pavements	$14,500			
Total	**$182,300**	**$20,000**	**$30,300**	**$27,500**
Importance Code A	$8,700	$8,700	$8,700	$8,700
Importance Code B	$148,400	$11,300	$20,000	$18,700
Importance Code C	$25,200		$1,600	
Total	**$182,300**	**$20,000**	**$30,300**	**$27,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

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
Exterior								
Exterior Walls								
Under Construction	85%							
Under Construction	15%							
Windows								
Under Construction	100%							
Roof								
Copper/Terne	5%			2051	* *	10	$6,700	
Under Construction	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Roofs								
Explanation : Replacement Throughout								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$73,500	
Mosaic Tile	5%	0-2	$161,400	2053	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout Kitchen Area And Toilet Rooms								
Terrazzo	10%			LIFE	* *	5	$13,100	
Vinyl Tile	20%			2036	$475,300	3	$8,400	
Vinyl Tile 9" X 9"	40%	0-2	$550,400	2031	$2,752,000	3	$12,600	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	5%	2-4	$12,800	2064	* *	5	$3,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,200	
Glazed Ceramic Panel	5%			LIFE	* *	10	$3,000	
Plaster	45%			LIFE	* *	5-10	$25,100	
SGFT/Glazed Masonry	35%	Now	$211,200	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$8,400	
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$26,300	
Metal Panel	5%	0-2	$14,200	LIFE	* *	5	$5,300	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Cafeteria And Kitchen Area								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Plaster	60%			LIFE	* *	5-10	$86,600	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2056	* *			
Iron Picket	25%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$112,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Along West 120th Street								
Pavers/Stone	5%	0-2	$11,000	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$3,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exit Steps And Walkways								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Access To Rubber Matting Area Fenced Off . Used For Exterior Construction Staging								
Not Accessible	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Access To Asphalt Area Fenced Off. Used For Exterior Construction Staging								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	20%			2044	* *	5	$500	
Molded Case Bkrs	69%			2052	* *	5	$1,600	
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Thermoplastic	10%			2036	$29,900	1		
Motor Controllers								
Locally Mounted	30%			2041	* *	5	$200	
Locally Mounted	70%			2034	$85,600	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$76,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2041	* *	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$5,600	1		
Emergency, Battery	40%			2036	$60,500	10	$8,500	
Exit, Service	10%			2036	$3,900	1		
Exit, Battery	40%			2036	$51,100	10	$2,400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

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
Lighting								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$600	
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Addressable Fire Alarm System. Strobe Lights, Alarm Bells, Smoke Detection, Horns And Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$87,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Natural Gas Fired Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	75%			2046	* *	4	$3,300	
Steam Piping/Pump	25%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$339,100	1	$10,900	
Convector/Radiator	80%			2041	* *	1	$22,700	
Controls								
Pneumatic	100%			2034	$1,741,500			

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	85%			2031	$290,200	1		
No Component	10%							
Under Construction	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,700	
Exhaust Fans								
Interior	20%			2041	* *	2	$500	
Roof	80%			2041	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$18,000	4	$2,800	
Sewage Ejector(s)								
Compressed Air	100%			2046	* *	4	$900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 318 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,200	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 76 - Q**		
Address	: **36-36 10 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q076**
Program / Asset #	: **BOE0730.000 / 534**	**Yr Built/Renovated**	: **1966 / 2010**
Area Sq Ft	: **95,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **354** **Lot** : **1**	**BIN**	: **4004331**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$695,200
Interior Architecture	$6,701,300	$54,500
Electrical	$959,400	$730,600
Mechanical	$1,683,700	$796,700
Site Enclosure	$154,800	
Total	**$9,499,200**	**$2,277,000**
Importance Code A		$695,200
Importance Code B	$9,118,000	$1,527,300
Importance Code C	$381,100	$54,500
Total	**$9,499,200**	**$2,277,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,100	$38,900		
Interior Architecture	$32,800	$26,300		$4,500
Electrical	$10,000	$39,400	$9,000	$8,900
Mechanical	$15,900	$20,000	$23,300	$17,000
Site Enclosure	$4,400			
Site Pavements	$6,100			
Total	**$127,400**	**$124,500**	**$32,300**	**$30,300**
Importance Code A	$67,500	$48,500	$9,400	$9,400
Importance Code B	$35,000	$76,000	$22,900	$20,900
Importance Code C	$24,900			
Total	**$127,400**	**$124,500**	**$32,300**	**$30,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$127,300	
Masonry: Limestone	3%			LIFE	* *	5	$3,000	
Metal Panel	2%			2053	* *	5-10	$18,400	
Windows								
Aluminum	100%	Now	$39,700	2055	* *	5	$8,100	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Classrooms, 300, 302, Staircase 7 And 6								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$17,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Metal Security Bars	15%			2048	* *			
Roof								
Built-Up (BUR)	50%			2038	* *	10	$33,800	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Copper/Terne	5%			2061	* *	10	$8,500	
Metal Panel	5%			2046	* *	10	$6,200	
Single Ply Membrane	40%			2033	$567,900	10	$27,100	
Soffits								
Cast in Place Concrete	100%	Now	$18,500	LIFE	* *	5	$30,500	
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Front Entrance								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$15,600	
Ceramic Tile	3%	Now	$12,400	2042	* *	5	$2,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 2nd And 3rd Floor Boys And Girls Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Quarry Tile	5%			2046	* *	5	$10,700	
Terrazzo	2%			LIFE	* *	5	$2,200	
Vinyl Tile	25%	Now	$50,400	2038	* *	3	$13,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Electrical Room B6								
Vinyl Tile 9" X 9"	55%			2028	$6,424,500	3	$29,400	
Wood	5%			2061	* *	5	$13,400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$20,500	2042	* *	5	$9,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 2nd And 3rd Floor Boys And Girls Toilet Room								
Concrete Masonry Unit	15%			LIFE	* *	5	$21,800	
Glass: Single Pane	5%			LIFE	* *	5	$13,600	
Plaster	50%	2-4	$226,300	LIFE	* *	5	$54,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$33,000	
Exposed Struc: Concrete	53%			LIFE	* *	5	$10,900	
Fiber Board	7%			2038	* *			
Plaster	15%			LIFE	* *	5	$12,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$154,800	2068	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Perimeter Of Property								
Free Standing Walls								
Masonry: Brick	100%	Now	$4,400	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 37th Avenue Below Fence								
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	50%	Now	$2,800	2042	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : 37th Street								
Rubber Matting	50%	Now	$3,300	2038	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Explanation : Open Seams								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$2,000	
Molded Case Bkrs	10%			2049	* *	5	$300	
Wiring								
Braided Cloth	80%	2-4	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	10%			2033	$29,900	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	$200	
Locally Mounted	70%			2031	$85,600	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$85,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	10%			2038	* *	10	$2,300	
Emergency, Battery	40%			2028	$65,300	10	$9,200	
Exit, Service	10%			2038	* *	1		
Exit, Service	40%			2028	$16,800	1		
Exterior Lighting								
HID	30%			2028	$136,200	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$182,600	1	$35,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$250,900	1-3	$58,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System, Alarm Bells, Fire Alarm Panel And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks. One Currently In Use, The Other Has Been Abondoned In Place								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$94,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$77,900	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Thermostats, Throughout								
Terminal Devices								
Air Handler	20%			2028	$366,100	1	$11,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Air Handling Equipment Beyond Useful Life Cycle Rating								
Convector/Radiator	70%			2031	$556,800	1	$21,500	
Fan Coil Unit/Heat	10%			2028	$241,200	1	$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$147,400	2028	$294,800	1		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : About 70 Percent Of Window, Wall Units Is Not Working In Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	
Exhaust Fans								
Interior	40%			2033	$172,600	2	$1,200	
Roof	60%			2038	* *	2	$1,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	80%	0-2	$496,700	2038	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Cross Base. Significant Corrosion Of Plumbing Piping								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Various Locations. Leaking Piping In Cross Base								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$67,300	1-2	$1,300	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 77 - BK**		
Address	: **62 PARK PLACE BTWN 5TH AVE - 6TH AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K902**
Program / Asset #	: **BOE0969.000 / 4481**	**Yr Built/Renovated**	: **1897 / 1998**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **941** **Lot** : **50**	**BIN**	: **3259250**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,800	$134,600
Interior Architecture	$454,700	$57,500
Electrical		$1,614,900
Mechanical	$309,100	$1,768,600
Site Enclosure	$68,400	
Total	**$892,000**	**$3,575,600**
Importance Code A	$59,800	$134,600
Importance Code B	$697,300	$3,441,000
Importance Code C	$134,900	
Total	**$892,000**	**$3,575,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,200		$4,700	$2,300
Interior Architecture	$89,800		$38,700	$6,100
Electrical	$11,000	$7,900	$22,200	$8,600
Mechanical	$76,900	$17,600	$23,000	$19,900
Site Pavements	$43,000			
Total	**$252,800**	**$25,400**	**$88,600**	**$36,900**
Importance Code A	$38,300	$6,100	$11,000	$8,400
Importance Code B	$164,800	$19,300	$77,600	$28,600
Importance Code C	$49,700			
Total	**$252,800**	**$25,400**	**$88,600**	**$36,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$134,600	
Masonry: Brownstone	5%			LIFE	* *	5	$5,900	
Masonry: Granite	5%			LIFE	* *	5	$5,900	
Stucco Cement	5%			2047	* *	5	$19,800	
Windows								
Aluminum	75%			2050	* *	5	$4,500	
Aluminum	25%	Now	$4,200	2050	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And 3rd Floor Hall								
Explanation : Stained Glass								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$300	
Masonry: Brownstone	10%			LIFE	* *	5	$100	
Pre-Cast Concrete	5%			LIFE	* *	5	$100	
Roof								
Copper/Terne	3%			2049	* *	10	$4,700	
Modified Bitumen	95%			2039	* *	10	$59,800	
Skylight, Metal/Glass	2%	Now	$18,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Over Bulkhead Stair At Lower Roof								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	$24,500	
Interior								
Floors								
Mosaic Tile	5%	Now	$59,000	2039	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Old Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Old Toilets								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	7%			2039	* *	5	$12,900	
Terrazzo	20%	0-2	$117,500	LIFE	* *	5	$19,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	40%	Now	$27,800	2039	* *	3	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Wood	28%			2049	* *	5	$64,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$49,700	2043	* *	5	$4,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Old Toilets								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Old Toilets								
Masonry: Brick	10%	Now	$68,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Marble Panels	10%			LIFE	* *			
Plaster	75%	Now	$66,000	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads And Kitchen								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Stairs, Classrooms, Corridors								
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$24,500	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,000	
Plaster	75%	Now	$143,300	LIFE	* *	5	$57,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs, Classrooms And Corridors								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stairs, Classrooms And Corridors								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Concrete Masonry Unit	5%			2044	* *			
Iron Picket	70%			2054	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$68,400	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Park Place And Sterling Place								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes.								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	70%			2034	$103,600	1		
Conduit	30%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	60%			2033	$110,400	5	$1,200	
Molded Case Bkrs	30%			2042	* *	5	$600	
Wiring								
Thermoplastic	100%			2034	$204,400	1		
Motor Controllers								
Locally Mounted	70%			2039	* *	5	$400	
Variable Frequency Drive	30%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$940,300	10	$56,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : Cafeteria, Gymnasium, Auditorium								
Egress Lighting								
Emergency, Service	25%			2029	$12,100	1		
Emergency, Battery	25%			2034	$33,100	10	$4,600	
Exit, Service	5%	Now	$1,700	2044	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Exit, Battery	45%			2039	* *	10	$2,300	
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Lightning Protection								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$700	
Alarm								
Security System								
Generic	100%			2039	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2043	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Steam To Hot Water Heat Exchanger For Radiators.								
Steam Boiler	80%			2039	* *	1	$61,000	
Other Observation, Extent : Light, Area Affected : 66%								
Location : Basement								
Explanation : 2 Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	$13,800	2042	* *	4	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement. Leaking Condensate, Vacuum Pump								
Steam Piping/Pump	60%			2044	* *			
Terminal Devices								
Air Handler	15%			2039	* *	1	$7,100	
Convector/Radiator	5%			2047	* *	1	$1,200	
Fan Coil Unit/Heat	80%			2039	* *	1	$19,900	
Controls								
Pneumatic	100%			2035	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	95%	0-2	$110,500	2039	* *	1	$30,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Unit Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Modular Unit On Roof								
Window/Wall Unit	5%	0-2	$1,500	2032	$14,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percentage Of Units Are Not Working								
Distribution								
No Component	70%							
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	* *	1	$47,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	70%			2034	$244,800	2	$1,700	
Roof	30%			2034	$45,900	2	$700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$20,100	2039	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main By Stair D								
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room And Old Boiler Room In Basement								
Explanation : Two Units In Two Different Locations. 120 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$198,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement. Occasional Flooding At Basement During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%	0-2	$27,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium. Storm Drain Piping Is Leaking At Gymnasium Area								
Sump Pump(s)								
Non-Submersible	100%			2034	$15,800	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2034	$41,300	4	$3,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 79 - M (MULT. HANDICAP)**		
Address	: **55 EAST 120 STREET BTWN: PARK AVE., MADISON AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M079**
Program / Asset #	: **BOE0047.000 / 1681**	**Yr Built/Renovated**	: **1963 / 2001**
Area Sq Ft	: **88,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1747** **Lot** : **1**	**BIN**	: **1053968**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$128,700	$734,200
Interior Architecture		$105,700
Electrical	$267,900	$1,943,600
Mechanical	$341,400	$1,664,300
Total	**$738,000**	**$4,447,800**
Importance Code A	$128,700	$734,200
Importance Code B	$609,300	$3,713,600
Total	**$738,000**	**$4,447,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,400		$8,400	$11,100
Interior Architecture	$112,400	$3,400	$20,700	$11,000
Electrical	$21,100	$6,800	$65,900	$9,100
Mechanical	$58,300	$4,900	$10,700	$9,200
Site Enclosure	$2,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$202,600**	**$22,300**	**$112,800**	**$47,600**
Importance Code A	$1,400		$8,600	$11,100
Importance Code B	$114,100	$22,300	$104,200	$36,600
Importance Code C	$87,100			
Total	**$202,600**	**$22,300**	**$112,800**	**$47,600**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 79 - M (MULT. HANDICAP)
Asset # : 1681

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$600	
Masonry: Brick Cavity	98%			LIFE	* *	5	$49,300	
Windows								
Aluminum	92%			2050	* *	5	$22,100	
Aluminum	6%	Now	$1,400	2050	* *	5	$700	
Glazing Broken/Cracked, Extent : Light, Area Affected : 5% *Location : Room 128*								
Metal Louvers	2%			2043	* *	10	$3,000	
Parapets								
Metal Rail	100%			2047	* *	5-10	$113,800	
Roof								
IRMA/Protected Membrane	30%			2034	$666,600	10	$27,500	
Metal Panel	5%			2039	* *	10	$8,400	
Modified Bitumen	65%			2039	* *	10	$59,600	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$67,500	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$44,400	
Ceramic Tile	5%			2043	* *	5	$6,800	
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	65%			2039	* *	3	$44,000	
Wood	10%	Now	$16,500	2062	* *	5	$12,700	
Dry Rot/Decay, Extent : Light, Area Affected : 2% *Location : Gymnasium Fountain*								
Interior Walls								
Cast in Place Concrete	10%	Now	$32,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Boiler Pit*								
Ceramic Tile	5%	4+	$11,600	2043	* *	5	$5,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : Bathrooms* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Bathroom 132*								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,300	
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	40%	4+	$41,100	LIFE	* *	5	$24,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Rooms 142 And 232*								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 79 - M (MULT. HANDICAP)
Asset # : 1681

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2039	* *	5	$41,400	
Exposed Struc: Concrete	65%			LIFE	* *	5	$13,400	
Fiber Board	5%			2034	$105,700			
Metal Panel	5%			LIFE	* *	5	$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$2,200	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gate Hinge Madison Avenue								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Madison Avenue								
Iron Picket	75%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%			2050	* *	5	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

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
Under 600 Volts								
Wiring								
Braided Cloth	40%	4+	$119,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2034	$89,600	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$500	
Locally Mounted	10%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	75%			2034	$1,007,400	10	$60,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	25%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2029	$13,900	1		
Emergency, Battery	25%	Now	$7,600	2034	$37,800			
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
Exit, Battery	25%			2029	$31,900	10	$1,500	
Exit, Battery	25%			2029	$31,900	10	$1,500	
Exterior Lighting								
HID	10%			2029	$42,000	10		
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras Under Construction								
Generic	50%			2029	$84,600	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$11,600	2034	$232,400	1-3	$49,300	
Devices Damaged, Extent : Light, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside The Building								
Explanation : Temporary Boiler Is Being Used								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	20%			2034	$339,100	1	$10,900	
Convector/Radiator	80%	Now	$11,800	2039	* *	1	$20,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiators In Room Basement And Three Other Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	100%	0-2	$34,100	2029	$341,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Roof	100%			2034	$174,800	2	$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,150,400	1		
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	$8,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Recent Installation								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 132. Leaking Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$9,000	2034	$18,000	4	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Units Constantly Break Down								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Duplex Units								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	$7,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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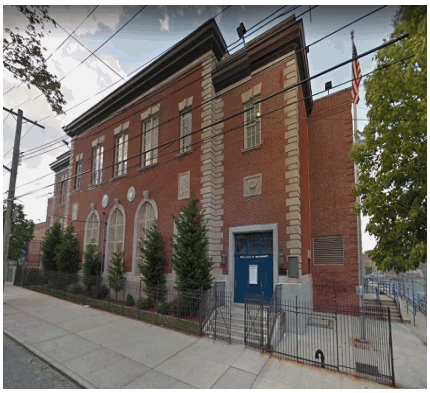
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 79 - Q**		
Address	: **147-27 15TH DRIVE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q079**
Program / Asset #	: **BOE0731.000 / 535**	**Yr Built/Renovated**	: **1935 / 2014**
Area Sq Ft	: **99,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **4647** **Lot** : **1**	**BIN**	: **4105232**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$183,000
Interior Architecture	$4,081,300	$375,500
Electrical	$215,800	$418,900
Mechanical	$357,200	$1,269,200
Total	**$4,654,300**	**$2,246,700**
Importance Code A		$183,000
Importance Code B	$4,490,500	$2,063,600
Importance Code C	$163,900	
Total	**$4,654,300**	**$2,246,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$10,200	$13,500	
Interior Architecture	$100,400		$3,300	$5,500
Electrical	$4,100	$14,000	$4,000	$5,100
Mechanical	$56,100	$78,100	$24,500	$20,700
Site Enclosure	$74,700			
Site Pavements	$27,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$269,800**	**$109,500**	**$52,500**	**$38,500**
Importance Code A	$44,200	$20,100	$23,400	$9,800
Importance Code B	$191,500	$89,400	$29,100	$28,700
Importance Code C	$34,200			
Total	**$269,800**	**$109,500**	**$52,500**	**$38,500**



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.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$56,700	
Copper/Terne	3%			2068	* *	10	$10,200	
Masonry: Brick	47%			LIFE	* *	5	$68,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Facades								
Masonry: Brick Cavity	40%			LIFE	* *	5	$58,100	
Masonry: Limestone	5%			LIFE	* *	5	$5,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facades								
Explanation : Sidewalk Shed And Netting In Use								
Windows								
Aluminum	100%			2049	* *	5	$27,000	
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Copper/Terne	90%			2068	* *	10		
Masonry: Limestone	10%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$64,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Boiler Room								
Ceramic Tile	3%	Now	$5,100	2036	$255,600	5	$2,200	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Basement Toilet								
Terrazzo	4%			LIFE	* *	5	$4,600	
Vinyl Tile	18%			2038	* *	3	$10,000	
Vinyl Tile 9" X 9"	30%	Now	$3,625,700	2043	* *	3	$16,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Wood	25%	4+	$45,100	2048	* *	5	$34,600	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Dead Spots								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Interior								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$9,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,600	
Folding Partition	5%			2041	* *	5	$41,100	
Glass: Single Pane	5%			LIFE	* *	5	$12,300	
Gypsum Board	10%			LIFE	* *	5	$19,700	
Metal Panel	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	40%	Now	$163,900	LIFE	* *	5	$39,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 3rd Floor								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$291,800	2046	* *	5	$22,100	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joint								
Explanation : Water Penetration Around Expansion Joint								
Exposed Struc: Concrete	10%	2-4	$45,300	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Plaster	55%			LIFE	* *	5	$50,700	
Plaster	5%			LIFE	* *	5	$4,600	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$29,200	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Iron Picket	25%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$45,500	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$27,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2059	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room New Wing								
Explanation : One 2,000 Amperes For The New Wing								
Fused Disc Sw	30%			2033	$13,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Old Wing								
Explanation : One 1,200 Ampere Main Disconnect Switch For Old Wing								
Switchgear / Switchboard								
Fused Disc Sw	30%			2033	$69,900	5	$100	
Fused Disc Sw	70%			2059	* *	5	$300	
Raceway								
Conduit	30%			2033	$62,000	1		
Conduit	70%			2059	* *	1		
Panelboards								
Fused Disc Sw	3%			2032	$7,400	5	$100	
Fused Disc Sw	7%			2055	* *	5	$200	
Molded Case Bkrs	30%			2032	$73,600	5	$800	
Molded Case Bkrs	60%			2055	* *	5	$1,600	
Wiring								
Thermoplastic	30%			2033	$89,600	1		
Thermoplastic	70%			2059	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	$36,700	5	$200	
Locally Mounted	40%			2050	* *	5	$300	
Motor Control Center	30%			2050	* *	5	$800	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$700	
Generic	50%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$87,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Lighting								
Egress Lighting								
Emergency, Battery	15%			2028	$25,500	10	$3,600	
Emergency, Battery	35%			2041	* *	10	$8,400	
Exit, Service	35%			2041	* *	1		
Exit, Service	15%			2028	$6,600	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$190,300	1	$37,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$30,700	
Conversion Equipment								
Steam Boiler	100%	Now	$44,200	2038	* *	1	$88,200	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Fire Tube Boiler No. 3 In The Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$162,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Two Vacuum Pumps In The Basement And Steam Piping								
Terminal Devices								
Air Handler	20%			2033	$381,500	1	$12,200	
Convector/Radiator	70%			2038	* *	1	$22,400	
Fan Coil Unit/Heat	10%			2033	$251,300	1	$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	$299,100	1	$9,200	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Roof								
Window/Wall Unit	20%			2028	$76,800	1		
No Component	60%							
Distribution								
No Component	20%							
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$157,400	1	$12,200	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2028	$37,200	2	$13,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,200	
Exhaust Fans								
Interior	40%			2033	$179,800	2	$1,200	
Roof	60%			2028	$118,000	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$14,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar Through The Third Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2043	* *	1-5	$20,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 8 - BX**		
Address	: **3010 BRIGGS AVENUE @ E. 201 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X008**
Program / Asset #	: **BOE0161.000 / 528**	**Yr Built/Renovated**	: **1958 / 2001**
Area Sq Ft	: **84,414**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3299** **Lot** : **60**	**BIN**	: **2094734**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$672,000	$118,300
Interior Architecture	$171,400	$5,852,100
Electrical		$525,000
Mechanical	$2,031,400	$3,227,100
Site Pavements	$58,500	
Total	**$2,933,300**	**$9,722,500**
Importance Code A	$973,300	$118,300
Importance Code B	$1,902,300	$9,604,200
Importance Code C	$57,600	
Total	**$2,933,300**	**$9,722,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,600	$6,500	$5,000	
Interior Architecture	$179,100		$5,200	$13,900
Electrical	$51,200	$8,200	$9,600	$7,900
Mechanical	$429,200	$16,200	$56,600	$16,200
Site Enclosure	$15,400			
Site Pavements	$45,800			
Total	**$784,300**	**$30,800**	**$76,400**	**$38,000**
Importance Code A	$63,600	$14,800	$13,300	$8,400
Importance Code B	$631,500	$16,000	$63,100	$24,400
Importance Code C	$89,100			$5,300
Total	**$784,300**	**$30,800**	**$76,400**	**$38,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$17,000	
Glass Block	3%			LIFE	* *	5	$2,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Masonry: Brick	60%	Now	$54,900	LIFE	* *	5	$32,600	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead 2, Upper roof Facing Northwest								
Masonry: Limestone	5%			LIFE	* *	5	$4,100	
Metal/Glass Curt Wall	30%	0-2	$562,300	LIFE	* *	5	$30,500	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	30%			2058	* *	5	$10,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All 3rd Floor Windows								
Aluminum	43%			2052	* *	5	$15,700	
Aluminum w/ Guards	25%			2052	* *	5	$9,100	
Steel	2%	Now	$33,700	2061	* *	5	$4,600	
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Basement Boiler Room								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Basement								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$64,100	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	$6,700	
Recent Repair Evident, Extent : N/A, Area Affected : 70%								
Location : Throughout								
Metal: Cage/Fence	10%			2049	* *	5-10	$8,500	
Roof								
Copper/Terne	5%			2064	* *	10	$15,600	
Modified Bitumen	95%			2044	* *	10	$118,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roofs Except Metal Roof Of Bulkheads								
Soffits								
Stucco Cement	100%			2053	* *	5	$2,000	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Various								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,600	
Ceramic Tile	5%	Now	$7,300	2045	* *	5	$3,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Girls And Boys Toilet Room								
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	25%			2041	* *	3	$11,800	
Vinyl Tile 9" X 9"	55%	Now	$113,800	2031	$5,690,700	3	$26,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	5%			2071	* *	5	$11,800	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$10,500	
Concrete Masonry Unit	3%			LIFE	* *	5	$5,000	
Glazed Ceramic Panel	5%			LIFE	* *	10	$9,500	
Marble Panels	2%			LIFE	* *	10	$1,700	
Plaster	55%	Now	$57,600	LIFE	* *	5	$34,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stairwells, Bulkheads, Gymnasium Near Glass Blocks								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$31,500	
Ceilings								
AcousTile,Adhered	30%	Now	$25,000	2041	* *	5	$19,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout 1st And 2nd Floors								
AcousTileSusp.Lay-In	2%			2049	* *	5	$2,500	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$47,400	
Fiber Board	8%			2036	$161,400			
Plaster	30%			LIFE	* *	5-10	$65,100	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2056	* *			
Iron Picket	75%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$15,400	2071	* *			
Exposed Reinforcement, Extent : Severe, Area Affected : 2%								
Location : Briggs Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$58,500	2049	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Briggs Area At Tree Pits								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Near Exit 2 And 3, Briggs Area Around Tree Pit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	Now	$43,900	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Right Side Of Building On Walkway Path								
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Asphalt	80%	4+	$1,800	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	20%			2036	$27,100			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Near The Mini School								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Near The Mini School								
Open Seams, Extent : Severe, Area Affected : 10%								
Location : Near The Mini School								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch, One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	25%			2058	* *	5	$600	
Molded Case Bkrs	70%			2052	* *	5	$1,600	
Wiring								
Braided Cloth	10%			2035	$29,900	1		
Thermoplastic	50%			2046	* *	1		
Thermoplastic	40%			2056	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$61,100	5	$300	
Locally Mounted	50%			2041	* *	5	$300	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Corroded, Extent : Light, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	1%			2036	$12,900	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Fluorescent	4%			2036	$51,500	10	$3,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	95%			2044	* *			
Egress Lighting								
Emergency, Battery	20%	Now	$29,000	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Emergency, Battery	30%			2036	$43,500	10	$6,100	
Exit, Battery	10%	Now	$12,200	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	40%			2036	$49,000	10	$2,300	
Exterior Lighting								
HID	2%			2036	$8,100	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$162,300	1	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Exit Doors And Some Offices								
Explanation : Motion Detector And Intrusion Alarm, No CCTV Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$52,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Fire Alarm Panel Intermittently Generates False Alarm Throughout Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Horns, Alarm Bells, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$26,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One 10,000 Gallon Tank, Gas Train Is Not Connected								
Conversion Equipment								
Steam Boiler	100%	Now	$301,400	2041	* *	1	$75,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$34,600	2036	$692,200			
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Mechanical Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room, 2nd Floor Mechanical Room								
Terminal Devices								
Air Handler	20%			2031	$325,300	1	$10,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Convector/Radiator	80%			2034	$565,500	1	$21,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$334,100	2030	$1,670,500			
Malfunctioning, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2031	$47,400	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Nurse's Office, Kitchen								
Window/Wall Unit	75%			2031	$245,600	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,500	
Exhaust Fans								
Interior	60%			2031	$230,000	2	$1,600	
Roof	40%			2041	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$888,100	1		
Galvanized Steel	20%			2034	$220,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$15,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%	Now	$5,200	2036	$17,300	4	$1,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 512mbh								
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 120 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$59,800	1-2	$1,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : One 60 Square Foot Hood							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 8 - BX MINISCHOOL**
Address : **3010 BRIGGS AVENUE @ E. 201 ST.**
Borough : **BRONX**
Agency's Number : **X808**
Program / Asset # : **BOE0161.010 / 529**
Yr Built/Renovated : **1985 /**
Area Sq Ft : **8,157**
Project Type : **EDUCATION**
Date of Survey : **08-May-2025**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3299** **Lot** : **60** **BIN** : **2094734**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$323,500	$67,700
Electrical		$66,600
Mechanical		$294,900
Total	**$323,500**	**$429,200**
Importance Code A	$323,500	$67,700
Importance Code B		$361,500
Total	**$323,500**	**$429,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,400			
Interior Architecture	$22,800			$1,500
Electrical	$23,900	$800	$900	$900
Mechanical	$13,800	$600	$66,300	$600
Total	**$62,900**	**$1,400**	**$67,200**	**$3,100**
Importance Code A	$2,800	$400	$400	$400
Importance Code B	$54,500	$1,000	$66,700	$2,700
Importance Code C	$5,500			
Total	**$62,900**	**$1,400**	**$67,200**	**$3,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

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
Exterior								
Exterior Walls								
Metal Panel	12%	Now	$125,400	2066	* *	5	$3,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Base Of Facades								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 10%								
Location : Corners								
Metal Panel	88%			2066	* *	5-10	$93,100	
Windows								
Aluminum	100%	Now	$63,000	2061	* *	5	$600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Various Classrooms								
Roof								
Metal, Corrugated	100%	Now	$135,000	2053	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Entire Roof								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Soffits								
Metal Panel	100%	Now	$2,400	2046	* *	5	$3,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Throughout Soffit Area								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Vinyl Tile	100%	Now	$6,900	2041	* *	3	$4,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 3%								
Location : Classrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 3%								
Location : Classrooms								
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Corridors								
Interior Walls								
Gypsum Board	100%	2-4	$5,500	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$10,400	2049	* *	5	$6,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridors, Classrooms								
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$66,600	5		
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	45%			2036	$6,300	10	$900	
Emergency, Battery	5%	Now	$700	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	40%			2036	$4,700	10	$200	
Exit, Battery	10%	Now	$1,200	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

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
Alarm								
Security System								
Generic	100%			2031	$15,700	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%	2-4	$21,500	2046	* *	1-3	$4,600	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Fire Alarm Panel - False Alarm								

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2046	* *	1		
Conversion Equipment								
Furnace	95%			2036	$24,700	1	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Duct Mounted Unit								
Radiant Heater	5%			2031	$10,900	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Unit Heater								
Controls								
Electrical	100%			2029	$46,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	100%			2031	$198,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$24,200	2	$5,700	
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	$11,000	LIFE	* *	2-5	$2,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$2,900	
Exhaust Fans								
Interior	100%			2031	$37,000	2	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

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
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$96,500	1		
Galvanized Steel	10%			2034	$10,700	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit, 50mbh 60 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2056	* *	1-2	$1,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 8 - M LUIS BELLIARD**		
Address	: **465 WEST 167 STREET @AMSTERDAM AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M008**
Program / Asset #	: **BOE1043.000 / 14119**	**Yr Built/Renovated**	: **1995 / 2011**
Area Sq Ft	: **82,077**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2112** **Lot** : **1**	**BIN**	: **1081842**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$562,800	$80,400
Interior Architecture	$115,800	$2,635,100
Electrical	$125,300	$1,503,500
Mechanical	$3,877,700	$59,500
Total	**$4,681,600**	**$4,278,500**
Importance Code A	$562,800	$80,400
Importance Code B	$4,002,900	$4,072,300
Importance Code C	$115,800	$125,800
Total	**$4,681,600**	**$4,278,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,200	$7,500		$10,800
Interior Architecture	$50,100	$21,200	$21,300	$11,900
Electrical	$13,400	$26,100	$14,900	$21,700
Mechanical	$93,500	$20,600	$62,500	$29,800
Site Enclosure	$55,600			
Site Pavements	$54,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$279,600**	**$82,700**	**$105,900**	**$81,400**
Importance Code A	$13,400	$15,700	$8,100	$19,100
Importance Code B	$148,600	$67,000	$91,500	$62,300
Importance Code C	$117,700		$6,300	
Total	**$279,600**	**$82,700**	**$105,900**	**$81,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$491,700	LIFE	* *	5	$80,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations All Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North East Side								
Metal: Cage/Fence	9%	0-2	$5,200	2048	* *	5	$22,600	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : South Side								
Explanation : Metal Rail At Stairway								
Mosaic Tile	1%			2055	* *	10	$3,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$37,300	
Stucco Cement	5%			2048	* *	5	$14,400	
Window Wall	5%			2055	* *	5	$21,500	
Windows								
Aluminum	80%			2051	* *	5	$22,100	
Metal Louvers	20%			2044	* *	10	$34,500	
Parapets								
Masonry: Brick	88%			LIFE	* *	5	$3,600	
Metal: Cage/Fence	2%			2048	* *	5-10	$600	
Pre-Cast Concrete	10%			LIFE	* *	5	$2,600	
Roof								
IRMA/Protected Membrane	95%			2040	* *	10	$71,200	
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Skylight, Metal/Glass	5%			2055	* *	10	$12,500	
Soffits								
Cement - Fiber Panel	100%			2040	* *	10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$40,300	
Ceramic Tile	7%			2044	* *	5	$8,600	
Quarry Tile	3%			2048	* *	5	$5,500	
Vinyl Tile	70%			2035	$2,432,500	3	$32,200	
Wood	5%			2050	* *	5	$11,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Interior								
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$12,600	
Concrete Masonry Unit	10%	0-2	$48,400	LIFE	* *	5	$10,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout Stairwell A And B								
Glass Block	2%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$75,500	
SGFT/Glazed Masonry	25%	0-2	$115,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : At Base Throughout Corridors								
Wood	5%			LIFE	* *	5	$50,300	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$12,300	
AcousTileSusp.Lay-In	30%			2048	* *	5	$36,900	
Exposed Struc: Concrete	8%			LIFE	* *	5	$1,500	
Gypsum Board	50%			LIFE	* *	5	$76,800	
Metal Panel	2%	4+	$1,700	LIFE	* *	5	$3,100	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2055	* *			
Iron Picket	95%			2070	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$33,400	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Entrance								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrance								
Retaining Walls								
Cast in Place Concrete	28%	Now	$4,400	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Ramp								
Masonry: Brick	72%	Now	$17,800	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Entrance								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	0-2	$18,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations At Perimeter Of Property								
Pavers/Stone	2%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%	Now	$1,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Stair And Ramp								
Pavers/Stone	90%	Now	$34,900	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Entrance								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Entrance								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Entrance								
Activity Yard								
Rubber Matting	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,200 Amperes.								
Transformers								
Dry Type	100%			2040	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 300 Kilovolt Amperes, 480 Volts Primary, 208 Volts,120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	95%			2043	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$25,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Stand-by Power								
Generators								
Diesel	100%			2038	* *	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$18,300	
Fuel Storage								
Day Tank	1%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 50 Gallons Rated Capacity								
Main Tank	99%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 6000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	75%			2035	$939,600	10	$56,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2035	$125,300	10	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Gymnasium								
Explanation : Compact Fluorescent Lights								
Fluorescent	10%			2030	$125,300	10	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Halllways								
Explanation : Compact Fluorescent Lights								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2035	$25,900	1		
Exit, LED	5%			2050	* *	1		
Exit, Service	45%			2035	$16,300	1		
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$157,800	1	$30,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$216,800	1-3	$50,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	2%			2045	* *	1		
Interruptible Gas/Dual Fuel	98%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Oil Tank No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$81,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$13,500	2055	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : Vacuum Pump Located In 1st Floor Kitchen								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Boiler Room Feedwater Pumps								
Terminal Devices								
Air Handler	40%			2040	* *	1	$20,300	
Air Handler	10%			2040	* *	1	$5,100	
Convector/Radiator	40%			2048	* *	1	$10,600	
Convector/Radiator	8%			2048	* *	1	$2,100	
Fan Coil Unit/Heat	2%	Now	$12,500	2035	$41,700	1	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Ground Floor Entrance Electric Univents								
Controls								
Electrical	100%	2-4	$233,600	2030	$467,200			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Defective Building Automation System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 8 - M LUIS BELLIARD
Asset # : 14119

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2040	* *	2	$4,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	20%			2040	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$106,800	
Terminal Devices								
Air Handler/Dir Expansion	100%	0-2	$322,300	2030	$1,611,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Penthouses								
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	$48,700	2030	$243,300	2	$45,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 3 Of 8 Units On The Roof With Bad Compressor And Fans								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Units At End Of Useful Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,800	
Exhaust Fans								
Interior	100%			2030	$372,700	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$539,700	2045	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Basement Booster Pump Is Not Workng And Abandoned In Place								
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 200 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$16,800	4	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$41,400	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Sprinkler								
No Component	85%							
Generic	15%			2055	* *	1-2	$3,500	
Fire Pump								
Generic	100%			2044	* *	1	$15,300	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood 5 Feet X 8 Feet Which Equals 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 80 - Q**
Address : **171-05 137 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0732.000 / 971**
Area Sq Ft : **84,000**
Date of Survey : **19-Oct-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **12495** **Lot** : **166**

Agency's Number : **Q080**
Yr Built/Renovated : **1964 / 1999**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4270056**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,679,700	$1,286,800
Interior Architecture	$6,474,200	$99,700
Electrical	$505,800	$970,200
Mechanical	$543,300	$741,400
Site Pavements		$227,900
Total	**$9,203,100**	**$3,325,900**
Importance Code A	$1,679,700	$1,286,800
Importance Code B	$7,324,000	$2,039,200
Importance Code C	$199,300	
Total	**$9,203,100**	**$3,325,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,600	$10,500		
Interior Architecture	$61,100	$12,300	$5,500	$25,000
Electrical	$13,700	$15,500	$18,700	$17,700
Mechanical	$90,100	$3,700	$11,900	$3,700
Site Enclosure	$39,000			
Site Pavements	$60,000	$300		
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$317,700**	**$49,500**	**$43,400**	**$53,600**
Importance Code A	$46,600	$10,500		$200
Importance Code B	$256,200	$32,700	$39,700	$53,400
Importance Code C	$14,900	$6,400	$3,700	
Total	**$317,700**	**$49,500**	**$43,400**	**$53,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Exterior								
Exterior Walls								
Cast in Place Concrete	7%			LIFE	* *	5	$28,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Building Facades								
Glass Block	3%			LIFE	* *	5	$1,500	
Masonry: Brick Cavity	90%	Now	$323,300	LIFE	* *	5	$72,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : At Kitchen Exit								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Ground Level At Rear And Sides								
Rusting Masonry Supt, Extent : Severe, Area Affected : 2%								
Location : Kitchen Exit Lintel								
Windows								
Aluminum	15%	Now	$150,100	2060	* *	5	$1,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Thermally Inefficient								
Aluminum	70%	Now	$700,400	2060	* *	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Various Locations Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 20%								
Location : West Facade Windows								
Metal Louvers	5%			2044	* *	10	$6,400	
Steel	10%	0-2	$94,700	2057	* *	5	$12,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs At Three Story Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Metal Security Bars	15%	0-2	$31,500	2063	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Lower Roof								
No Component	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Upper Roof								
Explanation : Low Chainlink Fence On Roof, Identified As Site Component.								

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Exterior								
Roof								
Built-Up (BUR)	30%	Now	$15,000	2035	$300,500			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%								
Location : Bulkheads								
Copper/Terne	5%			2038	* *	10	$10,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Bulkheads								
Explanation : Covered With Tar								
IRMA/Protected Membrane	45%	Now	$91,400	2035	$913,800			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof								
IRMA/Protected Membrane	15%	Now	$30,500	2040	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Roll Roofing	3%			2031	$16,700	5	$4,200	
Skylight, Metal/Glass	2%	Now	$289,400	2061	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : At Trash Chute								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%								
Location : At Trash Chute								
Soffits								
Aluminum Sunshades	5%			2044	* *	10	$800	
Cast in Place Concrete	95%			LIFE	* *	5	$11,900	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$217,500	LIFE	* *	5	$27,300	
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Fuel Tank Room								
Explanation : Ground Water								
Ceramic Tile	3%			2044	* *	5	$3,700	
Ceramic Tile	2%	Now	$28,800	2044	* *	5	$1,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Staff And Student Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Staff And Student Bathrooms								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	10%			2043	* *	3	$4,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Cafeteria								
Vinyl Tile	10%			2040	* *	3	$4,700	
Vinyl Tile 9" X 9"	55%			2030	$5,623,100	3	$34,300	
Vinyl Tile 9" X 9"	5%	Now	$306,700	2040	* *	3	$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Interior								
Interior Walls								
Ceramic Tile	2%	Now	$82,200	2044	* *	5	$2,400	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Staff And Student Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staff And Student Bathrooms								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Staff And Student Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Staff And Student Bathrooms								
Ceramic Tile	3%			2044	* *	5	$7,300	
Concrete Masonry Unit	10%	Now	$117,100	LIFE	* *	5	$9,700	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Explanation : Paint Peeling								
Metal Coiling Doors	1%			2043	* *	5	$12,200	
Plaster	60%			LIFE	* *	5	$43,800	
SGFT/Glazed Masonry	24%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2048	* *	5	$6,200	
AcousTileConcealSpLn	20%			2040	* *	5	$31,200	
AcousTileSusp.Lay-In	10%	Now	$127,500	2055	* *	5	$6,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Cafeteria								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Cafeteria								
Exposed Struc: Concrete	45%			LIFE	* *	5	$8,800	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	5%			2035	$99,700			
Metal Panel	2%	0-2	$4,200	LIFE	* *	5	$3,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	Now	$19,400	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors, Classrooms And Bulkheads								
Site Enclosure								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$7,200	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Poles And Hardware At Playground And Dumpster Area								
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Dumpster Gate								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Upper Roof And Playground Area								
Explanation : Fence								
Iron Picket	50%	Now	$1,600	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Near Dumpster Area								
Retaining Walls								
Cast in Place Concrete	70%			2055	* *			
Cast in Place Concrete	30%	0-2	$30,300	2070	* *			
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Left Side Of Property								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Left Side Of Property								
Explanation : Staining								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	2-4	$11,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 137th Avenue								
Cast in Place Concrete	10%	Now	$19,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Front Of Property								
On-Site Walkways								
Asphalt	75%	Now	$6,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Side Walkways								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Side Walkways								
Cast in Place Concrete	20%			2040	* *			
Panel/Paver: Cer/Brk	5%			2043	* *	5	$500	
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	35%			2040	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	45%	Now	$22,800	2035	$227,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Connections At Rubber Pads								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Separation Between Rubber Pads								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$209,700	5	$300	
Fused Disc Sw	10%			2055	* *	5		
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$1,800	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$268,900	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	85%			2033	$104,000	5	$500	
Locally Mounted	15%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Metal Water Pipe								
Stand-by Power								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$25,800	
Generators								
Natural Gas	100%			2031	$142,000	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 45 Kilowatts Generator Is Serving The Sump Pump Only.								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$74,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2040	* *	10	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Compact Fluorescent Lights								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$72,200	10	$10,100	
Exit, Service	40%			2035	$14,800	1		
Exit, Service	10%			2030	$3,700	1		
Exterior Lighting								
HID	15%			2035	$60,200	10		
LED	5%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$161,500	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : Temporary Boiler Being Used For Heating								
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	10%	0-2	$3,400	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement At Cross Base								
Under Construction	90%							
Terminal Devices								
Air Handler	20%	2-4	$16,200	2035	$323,700	1	$9,400	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room. Two Blowers Are Not Working								
Convector/Radiator	80%			2040	* *	1	$21,700	
Controls								
Electrical	100%			2030	$478,200			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	0-2	$6,300	2035	$126,900	1	$3,500	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Fan Room								
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Fan Room. One Defective Compressor								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium Fan Room								
Window/Wall Unit	20%	0-2	$6,500	2030	$65,200	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2035	$49,500	1		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	$7,500	2	$5,900	
No Component	90%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

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
Ventilation								
Distribution								
Ductwork/Diffusers	25%	0-2	$18,900	LIFE	* *	2-5	$11,700	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : All Air Handler Dampers, Fan Room								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$35,100	
Exhaust Fans								
Interior	30%	0-2	$22,900	2035	$114,400	2	$600	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Gymsasium And Lunch Room Exhaust Is Not Working								
Roof	70%			2035	$116,800	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	$11,000	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Supply Pipe At Water Main, Basement								
Brass/Copper	80%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Temporary Electric Water Heater								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$17,200	4	$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$59,500	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 81 - BK**		
Address	: **990 DEKALB AVENUE @STUYVESANT AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K081**
Program / Asset #	: **BOE0398.000 / 1392**	**Yr Built/Renovated**	: **1966 / 2007**
Area Sq Ft	: **109,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1602** **Lot** : **19**	**BIN**	: **3043248**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$75,400	$53,200
Interior Architecture	$4,914,900	$128,400
Electrical	$639,000	$342,200
Mechanical	$623,800	$3,631,600
Total	**$6,253,000**	**$4,155,300**
Importance Code A	$75,400	$53,200
Importance Code B	$6,099,800	$4,102,100
Importance Code C	$77,800	
Total	**$6,253,000**	**$4,155,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,300		$15,300	$9,500
Interior Architecture	$286,200			$20,700
Electrical	$23,000	$10,200	$23,800	$13,600
Mechanical	$85,300	$15,800	$26,500	$15,800
Site Enclosure	$24,600			
Site Pavements	$23,100			
Total	**$520,600**	**$26,000**	**$65,600**	**$59,600**
Importance Code A	$89,100	$10,800	$26,400	$20,300
Importance Code B	$314,500	$15,200	$39,200	$34,700
Importance Code C	$116,900			$4,600
Total	**$520,600**	**$26,000**	**$65,600**	**$59,600**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Exterior								
Exterior Walls								
Ceramic Tile	5%	0-2	$7,800	2054	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	65%			LIFE	* *	5	$53,200	
Metal Panel	10%			2054	* *	5-10	$56,300	
Stucco Cement	20%	Now	$19,000	2047	* *	5	$20,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : First Floor At Corners And Throughout								
Windows								
Aluminum	98%			2050	* *	5	$19,000	
Metal Louvers	2%			2043	* *	10	$2,400	
Parapets								
Metal Panel	10%	Now	$4,900	2054	* *	5	$2,300	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Connecting Corridor At Lower And Upper Roof								
Metal: Cage/Fence	5%			2047	* *	5-10	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Connector Parapet								
Explanation : Metal Rail On Parapet								
Stucco Cement	85%	Now	$31,800	2047	* *	5	$13,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	Now	$75,400	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Kitchen								
Metal Panel	5%			2047	* *	10	$12,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$9,200	
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Interior									
Floors									
Cast in Place Concrete	10%	Now	$28,000	LIFE		* *	5	$35,200	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Basement Mechanical Room									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement Fan Room									
Mosaic Tile	5%	Now	$15,400	2047		* *	5	$10,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Toilets Throughout									
Quarry Tile	5%	Now	$12,100	2047		* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor Corridor									
Vinyl Tile	45%	Now	$40,900	2039		* *	3	$27,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Vinyl Tile 9" X 9"	35%	Now	$230,300	2029	$4,606,700		3	$21,100	
Worn/Erode, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Cast in Place Concrete	5%	Now	$35,800	LIFE		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement Fan Room									
Ceramic Tile	5%	Now	$10,400	2037		* *	5	$4,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Older Bathrooms									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Older Bathrooms									
Concrete Masonry Unit	15%			LIFE		* *	5	$11,000	
Folding Partition	2%			2050		* *	5	$9,200	
Plaster	50%	Now	$45,800	LIFE		* *	5	$27,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement And Custodian Locker									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement Staff Room									
SGFT/Glazed Masonry	23%	Now	$77,800	LIFE		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$33,100	2039	* *	5	$25,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Gymnasium								
Exposed Struc: Concrete	10%	Now	$49,300	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	40%			LIFE	* *	5	$10,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$128,400			
Metal Panel	5%	Now	$5,500	LIFE	* *	5	$10,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	Now	$10,000	LIFE	* *	5	$10,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Staff Lounge								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	65%	Now	$24,600	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinge Along Dekalb Avenue								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Near Exit 2								
Metal: Cage/Fence	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Lower Roof								
Explanation : Metal Guard Rail On Roof								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout And Exit 5 Steps								
Masonry: Granite	5%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	65%			2047	* *			
Ponding, Extent : Light, Area Affected : 10%								
Location : Central Courtyard								
Rubber Matting	35%	Now	$6,900	2039	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Central Courtyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	85%			2034	$212,100	1		
Conduit	15%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2050	* *	5	$400	
Molded Case Bkrs	85%			2050	* *	5	$2,400	
Wiring								
Braided Cloth	50%	2-4	$175,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$130,100	5	$500	
Locally Mounted	10%	Now	$18,600	2054	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$95,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2039	* *	10	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Compact Fluorescent Lights								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$13,200	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	15%	Now	$78,100	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
LED	15%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$287,900	2044	* *	1-3	$61,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Heating								
Distribution								
Steam Piping/Pump	10%	Now	$35,800	2044	* *			
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Various Locations, Refer To Radiators Issue.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : At Air Handlers In Basement								
Steam Piping/Pump	90%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$420,100	1	$13,500	
Convector/Radiator	10%	Now	$9,100	2039	* *	1	$3,200	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : No Temperature Control In Classrooms								
Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
Location : Rooms 119, 219, 319, 419, 353, 453.								
Convector/Radiator	65%			2032	$593,200	1	$22,900	
Fan Coil Unit/Heat	5%	0-2	$2,800	2029	$138,400	1	$1,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : The Motors, Various Locations								
Controls								
Pneumatic	5%	Now	$2,200	2035	$107,900			
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Motor Of Compressor, Boiler Room								
Pneumatic	95%			2035	$2,049,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2029	$253,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	20%			2034	$99,000	2	$700	
Roof	80%	Now	$8,700	2029	$173,300	2	$2,100	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Bathroom Exhaust Fan								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	0-2	$5,700	2032	$285,000	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor								

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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

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
Plumbing								
Water Heater With Tanks								
Electric	10%	Now	$2,400	2034	$2,400	4		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : One 40 Gallon Unit In Kitchen								
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bottom Of Unit								
No Component	90%							
Sanitary Piping								
Cast Iron	10%	Now	$2,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : Boiler Room And 1st Floor Restrooms								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2029	$58,400	4	$4,300	
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Explanation : No Repair Parts In The Market Due To Outdated Model.								
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$77,200	1-2	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 81 - Q**		
Address	: **559 CYPRESS AVENUE @ BLEECKER ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q081**
Program / Asset #	: **BOE0733.000 / 536**	**Yr Built/Renovated**	: **1904 / 2011**
Area Sq Ft	: **51,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3437** **Lot** : **1**	**BIN**	: **4082076**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$272,400	
Interior Architecture	$2,049,300	
Electrical	$261,500	$1,046,400
Mechanical	$109,800	$1,335,300
Total	**$2,693,000**	**$2,381,700**
Importance Code A	$272,400	
Importance Code B	$2,420,600	$2,381,700
Total	**$2,693,000**	**$2,381,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$2,600		$28,900
Interior Architecture	$14,600	$3,100		$21,100
Electrical	$4,800	$5,400	$5,700	$5,200
Mechanical	$103,500	$6,800	$8,300	$82,300
Site Pavements	$10,400			
Total	**$133,300**	**$17,900**	**$14,100**	**$137,500**
Importance Code A	$22,800	$7,700	$5,100	$34,100
Importance Code B	$101,600	$10,300	$9,000	$103,400
Importance Code C	$8,900			
Total	**$133,300**	**$17,900**	**$14,100**	**$137,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$19,100	
Masonry: Brick	78%	0-2	$160,600	LIFE	* *	5	$38,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Through 3rd Floor Staircase On South Side Of Building, Room 304								
Masonry: Limestone	15%			LIFE	* *	5	$5,500	
Metal Panel	2%			2045	* *	5-10	$6,700	
Windows								
Aluminum	100%	4+	$111,800	2051	* *	5	$11,500	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Throughout Classrooms								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$3,800	
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Street Side Parapet								
Masonry: Limestone	5%			LIFE	* *	5	$200	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$27,100	
Metal Panel	5%			2048	* *	10	$2,600	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Mosaic Tile	3%			2048	* *	5	$6,300	
Vinyl Tile	12%	Now	$5,700	2040	* *	3	$3,800	
Worn/Erode, Extent : Severe, Area Affected : 2%								
Location : General Office, Principals Office, Room 208								
Vinyl Tile 9" X 9"	75%	Now	$2,049,300	2045	* *	3	$23,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout Basement And 5th Floor								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Throughout Basement And 5th Floor								
Wood	10%			2050	* *	5	$15,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$4,300	2038	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	2%			LIFE	* *	5	$600	
Masonry: Brick	20%			LIFE	* *	10	$4,600	
Paint Peeling, Extent : Severe, Area Affected : 60%								
Location : Basement								
Painted Surfaces, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : Basement								
Metal: Cage/Fence	5%			LIFE	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor Stair								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Staircases								
Explanation : Wire Mesh And Glass Partitions								
Plaster	68%			LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair On 5th Floor, Room 304								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$8,300	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Exposed Steel Deck And Steel Beams With Fireproofing Materials								
Plaster	80%			LIFE	* *	5	$41,700	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2055	* *			
Iron Picket	70%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	Now	$10,400	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Perimeter Sidewalks								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Entry Steps								
Explanation : Metal Threads								

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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DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Site Pavements								
Activity Yard								
Asphalt	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Rear Yard								
Explanation : One Storey Outdoor Gymnasium As A Separate Asset								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$200	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Fused Disc Sw	5%			2034	$7,200	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$1,200	
Wiring								
Braided Cloth	80%	0-2	$163,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	10%			2035	$20,400	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$778,500	10	$46,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	$43,800	10	$6,200	
Exit, Service	50%			2035	$11,300	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$98,000	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$134,700	1-3	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No.2 Fuel								
Conversion Equipment								
Steam Boiler	100%	Now	$22,800	2040	* *	1	$45,500	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement. Gauges Valves Boiler No. 2 Leaking								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Defective Thermostat. Temperature Is Controlled By Shutting Down Boiler								
Distribution								
Steam Piping/Pump	100%	0-2	$20,900	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Leaking Piping From Gasket. Vacuum, Condensate Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Defective Steam Traps								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Heating								
Terminal Devices								
Convector/Radiator	80%	0-2	$17,100	2040	* *	1	$11,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Two Radiators Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : No Shut-Off Valve On Radiators								
Unit Heater - Steam	20%			2035	$59,400	4	$1,400	
Controls								
Pneumatic	100%	0-2	$50,500	2033	$1,009,300			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Defective Temperature Control								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Main Distribution Facility								
Explanation : 1 Unit								
Window/Wall Unit	30%	Now	$1,200	2030	$59,400	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Various								
Explanation : Few Of The Window Air Conditioning Units Not Working								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$11,400	
No Component	60%							
Exhaust Fans								
Roof	40%			2030	$40,500	2	$600	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%	0-2	$40,200	2045	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Domestic Water								
Galvanized Steel	40%			2033	$266,700	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$10,500	4	$1,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

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
Plumbing								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$36,100	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 81 - Q ANNEX (OL 75)**		
Address	: **511 SENECA AVENUE @BLEECKER ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q081**
Program / Asset #	: **BOE0733.010 / 537**	**Yr Built/Renovated**	: **1898 / 2011**
Area Sq Ft	: **15,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3434** **Lot** : **1**	**BIN**	: **4081987**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$174,600	
Electrical		$229,000
Mechanical	$85,400	$248,600
Total	**$259,900**	**$477,600**
Importance Code B	$259,900	$477,600
Total	**$259,900**	**$477,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,800		
Interior Architecture	$34,900	$600	$700	$3,600
Electrical	$1,400	$1,600	$1,700	$1,500
Mechanical	$10,700	$2,100	$2,200	$2,100
Site Enclosure	$2,200			
Total	**$49,200**	**$12,100**	**$4,600**	**$7,200**
Importance Code A	$1,500	$9,300	$1,500	$1,500
Importance Code B	$47,700	$2,200	$3,100	$5,600
Importance Code C		$600		
Total	**$49,200**	**$12,100**	**$4,600**	**$7,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

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
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5		
Wood	2%			2048	* *	5		
Windows								
Aluminum	100%			2051	* *	5	$6,100	
Roof								
Asphalt Shingle	100%			2044	* *	10		
Soffits								
Wood	100%			2048	* *	5	$15,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$6,000	
Ceramic Tile	5%			2044	* *	5	$1,400	
Vinyl Tile	75%	Now	$174,600	2045	* *	3	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Lobby, 2nd Floor Lobby, Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Worn/Erode, Extent : Severe, Area Affected : 55%								
Location : Throughout, 1st Floor, 2nd Floor								
Vinyl Tile 9" X 9"	10%	Now	$11,200	2043	* *	3	$1,000	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor, Room 250								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,300	
Masonry: Brick	15%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$6,100	
Ceilings								
AcousTileSusp.Lay-In	5%			2040	* *	5	$1,400	
Embossed Metal	80%	Now	$23,700	LIFE	* *	5	$9,900	
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Plaster	10%			LIFE	* *	5	$1,700	
Wood	5%			LIFE	* *	5	$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,200	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rear Stair To Basement								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	30%			2048	* *			
Rubber Matting	70%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	70%			2035	$18,500	1		
Conduit	30%			2045	* *	1		
Panelboards								
Fused Disc Sw	15%			2034	$6,100	5	$100	
Molded Case Bkrs	85%			2043	* *	5	$300	
Wiring								
Thermoplastic	50%			2035	$14,700	1		
Thermoplastic	50%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$229,000	10	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$12,900	10	$1,800	
Exit, Service	50%			2035	$3,300	1		
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 81 - Q ANNEX (OL 75)
Asset # : 537

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
Alarm								
Security System								
Generic	100%			2035	$28,800	1	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm With Motion Sensor Only								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$39,600	1-3	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$6,200	2035	$12,300			
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Motor Of Chemical Feeding Tank. Boiler Room								
Loose, Extent : Moderate, Area Affected : 50%								
Location : Steam Control Valves Of Radiators, Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : No Zone Temperature Control								
Steam Piping/Pump	90%			2035	$110,700			
Terminal Devices								
Convector/Radiator	100%			2033	$125,600	1	$4,800	
Controls								
Electrical	100%			2028	$85,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2034	$46,500	1		
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 81 - Q ANNEX (OL 75)
Asset # : 537

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$1,300	LIFE	* *	2-5	$800	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Damper Actuator Of Basement Boiler Room								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$39,200	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	10%	0-2	$1,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$3,100	4	$500	
Backflow Preventer								
Generic	100%			2035	$6,900	1	$900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

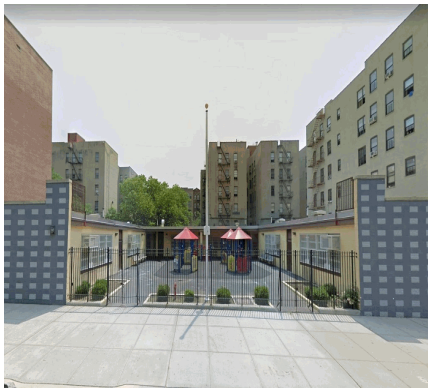
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 817 - BX**		
Address	: **1680 HOE AVENUE @ E.173 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X817**
Program / Asset #	: **BOE0339.000 / 4415**	**Yr Built/Renovated**	: **1970 / 2006**
Area Sq Ft	: **9,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2990** **Lot** : **6**	**BIN**	: **2010671**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$607,300	
Electrical		$208,600
Mechanical	$204,000	$167,900
Total	**$811,300**	**$376,500**
Importance Code A		$167,900
Importance Code B	$811,300	$208,600
Total	**$811,300**	**$376,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$30,800	$800	
Interior Architecture	$1,400	$900	$500	
Electrical	$7,700	$2,200	$1,000	$800
Mechanical	$900	$21,300	$3,700	$300
Site Pavements	$1,100			
Total	**$11,100**	**$55,200**	**$6,000**	**$1,200**
Importance Code A	$600	$30,800	$1,400	
Importance Code B	$10,500	$24,400	$4,600	$1,200
Importance Code C				
Total	**$11,100**	**$55,200**	**$6,000**	**$1,200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$6,600	
Masonry: Brick	10%			LIFE	* *	5	$1,200	
Wood	5%			2038	* *	5	$3,100	
Windows								
Aluminum	90%			2049	* *	5	$1,600	
Metal Louvers	10%			2042	* *	10	$1,100	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5		
Pre-Cast Concrete	5%			LIFE	* *	5		
No Component	5%							
Roof								
Built-Up (BUR)	100%			2038	* *	10	$29,200	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$8,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,400	
Ceramic Tile	2%	4+	$1,400	2042	* *	5	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	33%			2038	* *	3	$1,500	
Vinyl Tile 9" X 9"	60%			2028	$607,300	3	$2,800	
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	$8,500	
Gypsum Board	25%			LIFE	* *	5	$4,200	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$1,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	40%	4+	$1,100	2036	$10,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	5%			2038	* *			
Rubber Matting	55%			2038	* *			

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$66,600	5		
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	50%			2032	$15,300	5	$100	
Fused Toggle Switch	15%	2-4	$4,600	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Molded Case Bkrs	35%			2032	$10,700	5	$100	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$68,700	10	$4,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,100	
Exit, Battery	50%			2038	* *	10	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

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
Lighting								
Exterior Lighting								
HID	10%	Now	$2,200	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells.								

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	70%			2033	$167,900	2	$2,900	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : 9 Units								
No Component	30%							
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$2,500	
No Component	50%							
Terminal Devices								
Fan Coil Unit/Heat	90%			2028	$143,900	1	$2,600	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	40%			2027	$60,100	2	$200	
Window/Wall Unit	60%			2028	$20,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

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
Air Conditioning								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2	$7,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Interior	100%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Leaking Connections, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 82 - Q**		
Address	: **88-02 144 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q082**
Program / Asset #	: **BOE0734.000 / 538**	**Yr Built/Renovated**	: **1906 / 2010**
Area Sq Ft	: **57,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **9684** **Lot** : **8**	**BIN**	: **4206905**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$168,000	$641,200
Interior Architecture		$1,897,200
Electrical	$170,900	$1,371,800
Mechanical		$628,800
Total	**$338,900**	**$4,539,000**
Importance Code A	$168,000	$641,200
Importance Code B	$170,900	$3,897,800
Total	**$338,900**	**$4,539,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,400	$4,900		$29,500
Interior Architecture	$75,900		$8,400	$12,700
Electrical	$36,500	$18,700	$10,700	$9,600
Mechanical	$21,200	$13,800	$18,400	$69,900
Site Enclosure	$61,600			
Site Pavements	$47,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$256,100**	**$44,500**	**$44,700**	**$128,900**
Importance Code A	$12,100	$10,500	$5,600	$35,300
Importance Code B	$196,200	$34,000	$39,000	$93,600
Importance Code C	$47,900			
Total	**$256,100**	**$44,500**	**$44,700**	**$128,900**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$10,300	
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$15,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Building								
Explanation : Trims								
Glass Block	1%	Now	$1,400	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Portico Wall At Exit To Playground								
Masonry: Brick	45%			LIFE	* *	5	$29,800	
Masonry: Brick Cavity	43%			LIFE	* *	5	$28,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Building								
Explanation : Cavity Wall								
Masonry: Limestone	4%			LIFE	* *	5	$2,000	
Metal Panel	2%			2055	* *	5-10	$9,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Building								
Explanation : Roof Bulkhead								
Windows								
Aluminum	40%	Now	$103,900	2051	* *	5	$3,500	
Caulking Deteriorated, Extent : Severe, Area Affected : 30%								
Location : Perimeter Of Window Openings								
Unit Inoperable, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Aluminum	55%			2043	* *	5	$9,800	
Metal Louvers	5%	Now	$5,000	2038	* *			
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : At Univents, Dampers Malfunction In New Addition								

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

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Building								
Explanation : Coping Stones At Main Roof								
Masonry: Brick	40%			LIFE	* *	5	$4,000	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Building								
Explanation : Lower Roofs								
Metal Panel	40%			2055	* *	5	$15,500	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Inside Parapet								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Building								
Explanation : Coping Stone								
Roof								
Copper/Terne	5%			2063	* *	10	$6,000	
IRMA/Protected Membrane	55%	Now	$64,100	2035	$641,200			
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 20%								
Location : Various Spots Throughout								
Insul Miss/Displaced, Extent : Severe, Area Affected : 20%								
Location : Various Spots Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Assistant Principal's Office								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Spots Throughout								
Modified Bitumen	40%			2040	* *	10	$19,200	
Soffits								
Metal Panel	100%			2045	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$15,600	LIFE	* *	5	$19,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Sub-basement And Basement Area								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Sub-basement And Basement Area								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Sub-basement And Basement In Boiler Room								
Ceramic Tile	5%	Now	$12,900	2044	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Girls Bathroom On First Floor And Boys Bathroom At Third Floor								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Girls Bathroom On First Floor And Boys Bathroom At Third Floor								
Mosaic Tile	1%	Now	$4,300	2040	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Foyer At Main Entry								
Quarry Tile	2%			2040	* *	5	$2,700	
Terrazzo	4%			LIFE	* *	5	$2,800	
Vinyl Tile	75%			2035	$1,897,200	3	$25,100	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Hallway First Floor								
Wood	3%	Now	$3,300	2063	* *	5	$2,500	
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Next To Water Fountain In Gymnasium								
Interior Walls								
Ceramic Tile	5%	0-2	$20,800	2044	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Girls Bathroom On First Floor And Boys Bathroom On Third Floor								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Girls Bathroom On First Floor And Boys Bathroom On Third Floor								
Concrete Masonry Unit	20%			LIFE	* *	5	$11,800	
Folding Partition	2%			2051	* *	5	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Explanation : Divider Between								
Gypsum Board	5%			LIFE	* *	5	$4,400	
Masonry: Brick	5%			LIFE	* *			
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	43%			LIFE	* *	5	$19,000	
SGFT/Glazed Masonry	15%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	4+	$5,000	2048	* *	5	$9,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Basement								
AcousTileSusp.Lay-In	30%			2040	* *	5	$22,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,200	
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Metal Decking In Basement, Fireproofing Material In Beams								
Gypsum Board	5%			LIFE	* *	5	$4,700	
Plaster	30%	Now	$14,100	LIFE	* *	5	$14,100	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Assistant Principal's Office								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$15,600	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Left Side Portion Of Property								
Iron Picket	50%	Now	$8,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Retaining Walls								
Cast in Place Concrete	100%	4+	$37,500	2070	* *			
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : Playground Ramp Area								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Left Side Of Property Going Down To Basement								
Explanation : Rust Stained At Retaining Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2048	* *			
Cast in Place Concrete	20%	Now	$38,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Front, Left And Right Side Of Property								
Tripping Hazard, Extent : Severe, Area Affected : 30%								
Location : Right And Left Side Of Property								
On-Site Walkways								
Asphalt	50%			2038	* *			
Cast in Place Concrete	50%	4+	$600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramp								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$2,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Driveway Entrance								

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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Site Pavements								
Activity Yard								
Asphalt	100%	4+	$5,800	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$200	
Raceway								
Conduit	55%			2045	* *	1		
Conduit	45%			2035	$66,600	1		
Panelboards								
Fused Disc Sw	7%			2034	$10,000	5	$100	
Fused Disc Sw	3%			2043	* *	5		
Molded Case Bkrs	55%			2043	* *	5	$800	
Molded Case Bkrs	35%			2034	$50,100	5	$500	
Wiring								
Braided Cloth	30%	2-4	$61,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wings								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	50%			2035	$102,200	1		
Motor Controllers								
Locally Mounted	40%			2040	* *	5	$200	
Locally Mounted	60%			2033	$44,000	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar								
Explanation : Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$17,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Stand-by Power								
Generators								
Diesel	100%			2038	* *	1	$22,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$12,700	
Fuel Storage								
Day Tank	20%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	80%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$852,700	10	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	20%			2035	$7,200	1		
Emergency, Service	30%			2040	* *	1		
Exit, Service	35%			2035	$8,800	1		
Exit, Service	15%			2040	* *	1		
Exterior Lighting								
HID	20%			2035	$54,500	10		
HID	10%	Now	$27,200	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$109,600	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$150,600	1-3	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 5,000 Gallon Tank.								
Conversion Equipment								
Steam Boiler	90%			2040	* *	1	$50,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	10%			2048	* *	1	$5,600	
Distribution								
Steam Piping/Pump	20%			2045	* *			
Steam Piping/Pump	80%			2045	* *			
Terminal Devices								
Air Handler	30%			2040	* *	1	$10,600	
Convector/Radiator	50%			2040	* *	1	$9,200	
Fan Coil Unit/Heat	20%			2040	* *	1	$3,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	0-2	$3,400	2035	$172,200	1	$4,800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : No.2 Compressor, New Wing Bulkhead								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Reciprocating Compr/Chiller	10%			2035	$86,100	1	$2,600	
Window/Wall Unit	10%			2030	$22,100	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2055	* *	4	$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$10,600	
No Component	70%							
Heat Rejection								
Dry Cooler	30%	0-2	$1,600	2030	$32,100	2	$9,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Roof. Badly Corroded								
No Component	70%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$15,900	
No Component	50%							
Exhaust Fans								
Interior	30%			2040	* *	2	$500	
Roof	50%			2045	* *	2	$900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2055	* *	1		
Galvanized Steel	30%			2033	$223,500	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. 1 Unit Is 175 Gallons And The Second Unit Is 200 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,800	4	$1,800	
Backflow Preventer								
No Component	70%							
Generic	30%			2040	* *	1	$1,100	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement To Third Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$8,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing								
Explanation : New Wing Only								
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$4,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

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
Fire Suppression								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood Is 5 Feet X 10 Feet Which Equals 50 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 83 - M**
Address : **219 EAST 109 STREET @2ND - 3RD AVES.**
Borough : **MANHATTAN**
Agency's Number : **M083**
Program / Asset # : **BOE0049.000 / 1683**
Yr Built/Renovated : **1964 / 2021**
Area Sq Ft : **79,000**
Project Type : **EDUCATION**
Date of Survey : **06-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1659** **Lot** : **12** **BIN** : **1052436**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$167,100	$1,053,800
Interior Architecture	$2,940,100	$5,458,500
Electrical		$925,900
Mechanical	$51,000	$1,971,100
Site Enclosure	$156,300	
Site Pavements	$341,200	
Total	**$3,655,700**	**$9,409,300**
Importance Code A	$167,100	$1,053,800
Importance Code B	$3,268,500	$8,355,600
Importance Code C	$220,000	
Total	**$3,655,700**	**$9,409,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,100		$4,000	
Interior Architecture	$221,400		$6,900	$13,400
Electrical	$8,700	$7,400	$9,600	$8,200
Mechanical	$33,200	$4,900	$9,500	$3,400
Site Enclosure	$8,900			
Site Pavements	$47,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$404,200**	**$19,500**	**$37,300**	**$32,100**
Importance Code A	$77,100		$4,000	
Importance Code B	$210,800	$19,500	$33,300	$30,700
Importance Code C	$116,200			$1,400
Total	**$404,200**	**$19,500**	**$37,300**	**$32,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	* *	5	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Geometric Units Above Entrances								
Explanation : Location Noted								
Glazed Ceramic Panel	10%			LIFE	* *	5	$39,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Above Entrances And Between Windows								
Explanation : Location Noted								
Masonry: Brick Cavity	83%	0-2	$61,700	LIFE	* *	5	$34,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Southeast Corner Above Lower Roof								
Masonry: Granite	2%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrances On East 109th Street								
Explanation : Location Noted								
Masonry: Limestone	3%			LIFE	* *	5	$1,900	
Windows								
Aluminum	50%			2044	* *	5	$8,000	
Aluminum w/ Guards	50%	2-4	$10,500	2044	* *	5	$4,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Parapets								
Cast Stone/Terra Cotta	10%	4+	$3,200	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Roof At North Side								
Masonry: Brick Cavity	90%	2-4	$16,000	LIFE	* *	5	$7,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	Now	$105,400	2036	$1,053,800			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various 3rd Floor Locations								
Copper/Terne	5%			2051	* *	10	$11,600	
Soffits								
Stucco Cement	100%	Now	$22,400	2056	* *	5	$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Main Entrance Awning								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Awning								
Explanation : Sidewalk Bridge Installed For Protection								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$19,400	LIFE	* *	5	$24,300	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various Basement Locations								
Ceramic Tile	2%	Now	$128,300	2051	* *	5	$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Staff Toilet Rooms And Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Staff Toilet Rooms And Kitchen Area								
Ceramic Tile	3%			2045	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Student Toilet Rooms								
Explanation : Location Noted								
Sheet Vinyl/Rubber	5%			2041	* *	5	$8,300	
Terrazzo	5%			LIFE	* *	5	$8,700	
Vinyl Tile	15%	2-4	$23,600	2041	* *	3	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Storage Area								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	59%	Now	$2,684,900	2036	$5,369,700	3	$24,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Gymnasium And Various Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	1%	0-2	$20,400	2051	* *	5	$1,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Stage								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Interior								
Interior Walls								
Ceramic Tile	2%	Now	$63,700	2049	* *	5	$900	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Staff Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Staff Toilet Rooms And Kitchen Area								
Ceramic Tile	3%			2045	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Student Toilet Rooms								
Explanation : Location Noted								
Concrete Masonry Unit	15%	2-4	$27,200	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Plaster	53%			LIFE	* *	5-10	$42,500	
SGFT/Glazed Masonry	25%	2-4	$43,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Cafeteria								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Cafeteria								
Wood	2%	0-2	$2,700	LIFE	* *	5	$7,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Ceilings								
AcousTile,Adhered	20%	0-2	$36,600	2041	* *	5	$11,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
AcousTileConcealSpLn	10%			2049	* *	5	$13,900	
Exposed Struc: Concrete	52%			LIFE	* *	5-10	$72,200	
Fiber Board	5%			2036	$88,800			
Metal Panel	3%			LIFE	* *	5	$8,300	
Plaster	10%			LIFE	* *	5-10	$19,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%	0-2	$156,300	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gate In Rear Play Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Along East 110th Street And Hockey Area								
Iron Picket	25%			2071	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$8,900	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$164,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Along East 109th Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Along East 110th Street								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Along East 109th Street								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Along East 109th Street								
Explanation : Cracked And Broken Curbs								
Pavers/Stone	5%	0-2	$4,100	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits Along 110th Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Tree Pits Along 110th Street								
On-Site Walkways								
Asphalt	50%			2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Delivery Area And Rear Yard								
Cast in Place Concrete	45%			2049	* *			
Masonry: Granite	5%	0-2	$15,500	LIFE	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Activity Yard								
Asphalt	80%	0-2	$176,500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Play Yards								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Play Yards								
Rubber Matting	5%	0-2	$17,400	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Play Yard								
Traffic Topping	15%	0-2	$10,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Hockey Area								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Hockey Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Disc Sw	3%			2052	* *	5	$100	
Molded Case Bkrs	75%			2035	$137,900	5	$1,600	
Molded Case Bkrs	15%			2052	* *	5	$300	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Thermoplastic	10%			2036	$20,400	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$400	
Locally Mounted	30%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$68,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby And Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	10%			2041	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,000	
Alarm								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, And Horns								

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : New Gas Service								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Temp Boilers Outside While 2 New Boilers Being Installed								
Distribution								
Steam Piping/Pump	80%			2036	$518,200			
Under Construction	20%							
Terminal Devices								
Air Handler	20%			2036	$304,500	1	$9,800	
Convector/Radiator	80%			2041	* *	1	$20,400	
Controls								
Electrical	100%			2031	$449,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	85%			2031	$260,500	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

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
Ventilation								
Exhaust Fans								
Interior	20%			2036	$71,800	2	$500	
Roof	60%			2041	* *	2	$1,500	
Roof	20%			2036	$31,400	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$4,100	2034	$206,500	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Water Main								
Water Heater With Tanks								
Electric	100%			2034	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon								
Sanitary Piping								
Cast Iron	100%	Now	$51,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2036	$42,400	4	$4,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Unit From 1st To 3rd Floor								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$55,900	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 84 - BK**
Address : **250 BERRY STREET @ S.1ST ST.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0399.000 / 1393**
Area Sq Ft : **95,000**
Date of Survey : **21-Oct-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **2391** **Lot** : **1**

Agency's Number : **K084**
Yr Built/Renovated : **1969 / 2002**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3062766**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$131,500	$280,200
Interior Architecture	$1,233,200	$8,775,700
Electrical	$479,100	$1,014,000
Mechanical	$294,800	$2,962,000
Site Pavements	$108,700	
Total	**$2,247,400**	**$13,031,900**
Importance Code A	$131,500	$1,128,100
Importance Code B	$1,703,900	$11,396,600
Importance Code C	$412,000	$507,200
Total	**$2,247,400**	**$13,031,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$13,100	
Interior Architecture	$40,300	$19,600	$1,900	$12,500
Electrical	$10,000	$9,400	$10,600	$8,900
Mechanical	$13,700	$27,800	$23,000	$14,100
Site Enclosure	$2,100			
Site Pavements	$8,600			
Total	**$74,700**	**$56,700**	**$48,600**	**$35,500**
Importance Code A	$9,400	$9,600	$22,500	$9,400
Importance Code B	$37,800	$47,100	$26,100	$26,100
Importance Code C	$27,500			
Total	**$74,700**	**$56,700**	**$48,600**	**$35,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

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
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Green House Structure On Roof								
Masonry: Brick	95%			LIFE	* *	5	$104,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Explanation : Sidewalk Bridge Installed Around Entire Building To Catch Falling Debris								
Windows								
Aluminum	100%			2049	* *	5	$26,200	
Parapets								
Cast in Place Concrete	85%	0-2	$68,500	LIFE	* *	5	$76,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parapet								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Exterior Of Building								
Explanation : Sidewalk Bridge Installed Around Entire Building To Catch Falling Debris								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$3,400	
Masonry: Brick	10%			LIFE	* *	5	$900	
Roof								
Built-Up (BUR)	85%			2038	* *	10	$63,000	
Metal Panel	5%			2046	* *	10	$6,800	
Sloped Glazing	10%			LIFE	* *	5	$98,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Green House Structure								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$15,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,200	
Ceramic Tile	3%			2042	* *	5	$4,600	
Terrazzo	3%			LIFE	* *	5	$3,600	
Traffic Topping	5%			2041	* *	5	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Green House Structure								
Vinyl Tile	10%			2038	* *	3	$5,700	
Vinyl Tile 9" X 9"	66%	0-2	$821,300	2033	$8,212,500	3	$37,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	3%			2061	* *	5	$8,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

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
Interior								
Interior Walls								
Ceramic Tile	4%	0-2	$25,400	2036	$507,200	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,000	
Folding Partition	5%	Now	$159,600	2041	* *	5	$14,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And Cafeteria								
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	1%			LIFE	* *			
Plaster	45%	0-2	$252,400	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$29,800	
AcousTileConcealSpLn	5%			2038	* *	5	$9,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,300	
Metal Panel	5%	0-2	$12,600	LIFE	* *	5	$9,300	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	60%			LIFE	* *	5	$55,900	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%	Now	$2,100	2068	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Berry Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$108,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Bridge Installed Over Sidewalk								
On-Site Walkways								
Asphalt	60%			2042	* *			
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Rubber Matting	100%	Now	$8,600	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Courtyard								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	10%			2041	* *	5	$300	
Molded Case Bkrs	85%			2032	$208,500	5	$2,100	
Wiring								
Braided Cloth	90%	2-4	$268,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$74,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby, Auditorium, Cafeteria								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2033	$81,600	10	$11,500	
Exit, Service	50%			2033	$21,000	1		
Exterior Lighting								
HID	30%			2028	$136,200	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$182,600	1	$35,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$58,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$226,200	5	$29,400	
Conversion Equipment								
Steam Boiler	100%			2031	$847,900	1	$94,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$779,000			
Terminal Devices								
Air Handler	20%			2033	$366,100	1	$11,800	
Convector/Radiator	80%			2038	* *	1	$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$294,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	
Exhaust Fans								
Interior	25%			2033	$107,900	2	$700	
Roof	75%			2033	$141,600	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$372,600	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 120 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2033	$50,900	4	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$40,400	1-2	$800	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 84 - M**
Address : **32 WEST 92 STREET @ CENTRAL PARK WEST**
Borough : **MANHATTAN**
Program / Asset # : **BOE0050.000 / 1684**
Area Sq Ft : **87,000**
Date of Survey : **16-Nov-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1205** **Lot** : **6**
Agency's Number : **M084**
Yr Built/Renovated : **1962 / 2013**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1081042**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$87,300	$937,700
Interior Architecture	$4,877,600	$1,222,800
Electrical	$83,600	$2,385,300
Mechanical	$101,200	$760,600
Site Pavements	$190,700	
Total	**$5,340,500**	**$5,306,400**
Importance Code A	$87,300	$937,700
Importance Code B	$5,043,000	$4,368,700
Importance Code C	$210,200	
Total	**$5,340,500**	**$5,306,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,600			
Interior Architecture	$90,400	$9,400		$11,600
Electrical	$9,000	$59,300	$9,700	$8,100
Mechanical	$85,900	$25,700	$19,900	$12,300
Site Pavements				
Total	**$247,000**	**$94,400**	**$29,600**	**$32,000**
Importance Code A	$77,100	$8,800	$8,600	$8,600
Importance Code B	$163,700	$85,600	$21,000	$23,400
Importance Code C	$6,200			
Total	**$247,000**	**$94,400**	**$29,600**	**$32,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	$10,900	LIFE	* *	5	$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glass Block	2%			LIFE	* *	5	$900	
Masonry: Brick	88%			LIFE	* *	5	$62,800	
Masonry: Brick	3%	0-2	$36,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Granite Panels	2%	0-2	$3,600	LIFE	* *	5	$1,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	100%			2041	* *	5	$17,800	
Roof								
Built-Up (BUR)	90%	Now	$87,300	2033	$872,700			
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Roof								
Copper/Terne	5%	Now	$10,900	2048	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Green, Roof Inaccessible	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Recent Installation								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$115,300	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	0-2	$38,200	2042	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	30%			2033	$1,123,200	3	$19,900	
Vinyl Tile 9" X 9"	40%	0-2	$216,800	2028	$4,335,400	3	$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors On 2nd And 3rd Floor, Basement, Classrooms								
Wood	10%			2061	* *	5	$24,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$12,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	$153,500	LIFE	* *	5	$37,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	5%	4+	$56,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$18,700	
AcousTileConcealSpLn	10%	0-2	$20,600	2038	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%	Now	$10,000	2033	$99,700			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Metal Panel	5%	Now	$10,600	LIFE	* *	5	$7,800	
Bent/Warped Elements, Extent : Severe, Area Affected : 15%								
Location : Kitchen And Cafeteria								
Plaster	50%			LIFE	* *	5	$39,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	50%			2042	* *			
Cast in Place Concrete	50%			2046	* *			
Activity Yard								
Asphalt	2%			2036	$3,300			
Rubber Matting	98%			2028	$190,700			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	70%			2032	$171,700	5	$1,600	
Molded Case Bkrs	20%			2041	* *	5	$500	
Wiring								
Braided Cloth	70%			2032	$209,100	1		
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$1,301,400	10	$78,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	20%			2033	$11,000	1		
Emergency, Battery	30%			2038	* *	10	$6,300	
Exit, Battery	50%			2038	* *	10	$2,900	
Exterior Lighting								
HID	10%			2028	$41,600	10		
LED	10%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$83,600	1	$16,300	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2033	$83,600	1	$16,300	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Throughout The Building								
Explanation : CCTV System								

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$53,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$27,000	
Conversion Equipment								
Steam Boiler	100%	Now	$15,500	2038	* *	1	$77,500	
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$35,700	2043	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Blow Down Piping Corroded And Leaking								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Steam Piping, Leaking Compressor For Oil Supply, Vacuum Pump Leaking								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Chemical Pump Is Not Working								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2033	$335,300	1	$10,800	
Convector/Radiator	80%			2046	* *	1	$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2028	$101,200	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,500	

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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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

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
Ventilation								
Exhaust Fans								
Interior	70%			2033	$276,600	2	$1,900	
Roof	30%	0-2	$5,200	2033	$51,900	2	$600	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corroded Water Main								
Water Heater With Tanks								
Electric	100%			2032	$96,900	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 80 Gallon Units								
HW Heat Exchanger								
Steam Fired	100%	Now	$21,500	2043	* *	4	$8,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,700	4	$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : In Basement Only								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 84 - Q**		
Address	: **22-45 41 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q084**
Program / Asset #	: **BOE0735.000 / 1633**	**Yr Built/Renovated**	: **1904 / 2009**
Area Sq Ft	: **49,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **794** **Lot** : **17**	**BIN**	: **4015334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$520,800	$340,900
Interior Architecture	$1,039,900	$825,800
Electrical		$1,111,200
Mechanical	$278,900	$1,090,900
Total	**$1,839,600**	**$3,368,800**
Importance Code A	$520,800	$340,900
Importance Code B	$1,318,900	$3,027,900
Total	**$1,839,600**	**$3,368,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$99,300			
Interior Architecture	$92,200		$4,000	$7,800
Electrical	$10,400	$4,600	$4,700	$6,000
Mechanical	$45,500	$9,100	$8,800	$8,600
Site Enclosure	$13,900			
Site Pavements	$48,600			
Total	**$309,900**	**$13,700**	**$17,500**	**$22,300**
Importance Code A	$119,200	$4,600	$4,600	$4,600
Importance Code B	$91,600	$9,000	$11,000	$17,700
Importance Code C	$99,100		$1,900	
Total	**$309,900**	**$13,700**	**$17,500**	**$22,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$76,300	
Masonry: Brick	70%			LIFE	* *	5	$68,400	
Masonry: Brick	15%	Now	$185,300	LIFE	* *	5	$7,300	
Repointing Failure, Extent : Moderate, Area Affected : 30%								
Location : All Facades, Especially At Front								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : All Facades, Especially At Front								
Masonry: Limestone	5%			LIFE	* *	5	$3,700	
Windows								
Aluminum	100%	Now	$335,500	2052	* *	5	$11,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$24,300	
Masonry: Limestone	10%			LIFE	* *	5-10	$4,800	
Roof								
Built-Up (BUR)	100%			2036	$340,900	10	$28,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$18,200	
Ceramic Tile	5%			2039	* *	5	$4,200	
Quarry Tile	5%			2041	* *	5	$6,300	
Vinyl Tile	40%	Now	$377,500	2041	* *	3	$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout, Classrooms, Hallways								
Uneven Substrate, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout, Classrooms, Hallways								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout, Classrooms, Hallways								
Vinyl Tile	35%			2036	$825,800	3	$14,600	
Wood	10%			2051	* *	5	$15,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,100	
Masonry: Brick	20%			LIFE	* *	10	$4,600	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement West Side								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement West Side								
Explanation : Ground Water Penetration.								
Plaster	60%			LIFE	* *	5-10	$39,100	
Plaster	5%	Now	$38,200	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 3rd Floor								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 3rd Floor Of Staircase C								
Ceilings								
AcousTile,Adhered	15%	0-2	$8,200	2041	* *	5	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria, Lunch Room								
Plaster	85%	Now	$662,400	LIFE	* *	5	$44,300	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : 3rd Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Window Heads All Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$8,000	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : East Side Of Property								
Iron Picket	40%	0-2	$5,800	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Retaining Walls								
Cast in Place Concrete	20%			2056	* *			
Masonry: Fieldstone	80%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West East Sidewalks								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : East West Sidewalks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$14,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Explanation : Caulking Deteriorated								
Activity Yard								
Asphalt	95%			2039	* *			
Rubber Matting	5%			2036	$27,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	70%			2036	$58,000	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,200	5	$100	
Fused Disc Sw	5%			2044	* *	5	$100	
Molded Case Bkrs	70%			2035	$100,100	5	$900	
Molded Case Bkrs	20%			2044	* *	5	$300	
Wiring								
Braided Cloth	70%			2035	$75,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$733,000	10	$44,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2036	$15,000	10	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Closets								
Explanation : Compact Flourescent Lights								
Egress Lighting								
Emergency, Battery	15%			2036	$12,600	10	$1,800	
Emergency, Battery	35%			2031	$29,500	10	$4,100	
Exit, Service	5%			2036	$1,100	1		
Exit, Service	45%			2031	$9,700	1		
Exterior Lighting								
HID	10%			2031	$23,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$129,400	1-3	$31,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	10%			2046	* *	1		
Interruptible Gas/Dual Fuel	90%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Heating								
Conversion Equipment								
Furnace	10%			2031	$15,600	1	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Rooftop Package Unit								
Steam Boiler	90%	0-2	$19,700	2041	* *	1	$39,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units. Leak Has Been Capped In The Tube Of Boler No.2, Need Complete Repair								
Distribution								
Steam Piping/Pump	15%	0-2	$1,200	2036	$60,300			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Crawl Space								
Steam Piping/Pump	75%			2036	$301,300			
No Component	10%							
Terminal Devices								
Convector/Radiator	80%			2034	$328,200	1	$12,700	
Unit Heater - Steam	10%	Now	$2,900	2031	$28,500	4	$400	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Stairways								
No Component	10%							
Controls								
Electrical	100%			2029	$278,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2036	$84,300	2	$300	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : 1 Rooftop Package Unit Serve Multipurpose Room								
Window/Wall Unit	70%	0-2	$13,300	2031	$133,100	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$4,400	LIFE	* *	2-5	$2,700	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Water Leaking To Multipurpose Room From Rooftop Unit								
No Component	90%							
Exhaust Fans								
Roof	10%			2036	$9,700	2	$200	
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$128,100	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$10,000	4	$1,600	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Serve Storage Room And Boiler Room								
Chemical System								
Wet	100%			2034	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Ansul-102 Covers 6 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 85 - Q**		
Address	: **23-70 31 STREET BTWN: 23 RD., 24 AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q085**
Program / Asset #	: **BOE0736.000 / 1619**	**Yr Built/Renovated**	: **1908 / 2012**
Area Sq Ft	: **59,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **842** **Lot** : **31**	**BIN**	: **4017485**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$214,000	$50,800
Interior Architecture		$446,400
Electrical	$226,800	$125,900
Mechanical	$117,200	$1,075,900
Site Pavements	$214,400	
Total	**$772,300**	**$1,698,900**
Importance Code A	$214,000	$50,800
Importance Code B	$558,400	$1,458,800
Importance Code C		$189,300
Total	**$772,300**	**$1,698,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,500	$3,900		
Interior Architecture	$134,200			$9,500
Electrical	$5,500	$12,900	$7,400	$5,500
Mechanical	$31,500	$8,300	$13,200	$8,300
Site Pavements				
Total	**$229,800**	**$25,100**	**$20,600**	**$23,300**
Importance Code A	$64,400	$9,800	$5,800	$5,800
Importance Code B	$124,100	$15,200	$14,800	$17,500
Importance Code C	$41,300			
Total	**$229,800**	**$25,100**	**$20,600**	**$23,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$30,500	
Masonry: Brick	65%	Now	$214,000	LIFE	* *	5	$50,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Masonry: Granite	5%			LIFE	* *	5	$2,900	
Masonry: Limestone	23%	4+	$29,000	LIFE	* *	5	$13,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Front Entrance								
Stucco Cement	2%			2038	* *	5	$3,900	
Windows								
Aluminum	100%	Now	$8,000	2049	* *	5	$4,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Various Classroom								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$5,600	
Masonry: Brick	80%			LIFE	* *	5	$3,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,500	
Roof								
Built-Up (BUR)	95%	Now	$21,600	2038	* *			
Ponding, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 312, Library, Stair Bulkhead								
Modified Bitumen	5%			2038	* *	10	$1,900	
Soffits								
Cast in Place Concrete	60%			LIFE	* *	5	$3,100	
Masonry: Brick	20%			LIFE	* *	5	$200	
Masonry: Limestone	20%			LIFE	* *	5	$200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,700	
Ceramic Tile	5%	4+	$5,100	2036	$257,100	5	$2,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 1st Floor Boys Toilet								
Vinyl Tile	85%	0-2	$42,800	2038	* *	3	$28,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	5%			2061	* *	5	$8,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$3,800	2036	$189,300	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathroom And Stairwells								
Masonry: Brick	10%			LIFE	* *			
Plaster	75%	Now	$25,100	LIFE	* *	5	$15,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Classrooms And Stair Bulkheads								
SGFT/Glazed Masonry	10%	Now	$12,400	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ceilings								
AcousTile,Adhered	30%	0-2	$17,600	2050	* *	5	$13,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Exposed Struc: Concrete	10%	Now	$27,300	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Plaster	60%			LIFE	* *	5	$33,400	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2068	* *			
Retaining Walls								
Cast in Place Concrete	5%			2068	* *			
Masonry: Brick	95%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	10%			2036	$8,900			
Cast in Place Concrete	85%			2038	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	45%	0-2	$214,400	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Rear Play Yard								
Rubber Matting	5%			2038	* *			
Under Construction	50%							

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	85%			2033	$125,900	1		
Conduit	15%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$200	
Molded Case Bkrs	85%			2049	* *	5	$1,300	
Wiring								
Braided Cloth	85%	2-4	$173,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$36,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	5%	0-2	$14,500	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 60%								
Location : Thermostats, Various Locations.								
Steam Piping/Pump	95%			2033	$459,600			
Terminal Devices								
Convector/Radiator	90%			2031	$444,600	1	$17,200	
Unit Heater - Steam	10%	0-2	$6,900	2033	$34,300	4	$500	
Not in Service, Extent : Moderate, Area Affected : 80%								
Location : Various Locations.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2031	$171,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,900	
Exhaust Fans								
Roof	100%			2028	$117,200	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Abandoned Unit Remains								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$2,100	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Backs Up In Basement When It Rains								
Cast Iron	90%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$12,100	4	$1,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$3,600	
Fixtures								
Generic	100%							
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Various Locations.							
	Explanation : Aged							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$41,800	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 86 - BK THE IRVINGTON SCHOOL**		
Address	: **220 IRVING AVENUE @ HARMON ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K086**
Program / Asset #	: **BOE0401.000 / 1394**	**Yr Built/Renovated**	: **1892 / 2014**
Area Sq Ft	: **37,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Att**		
Block	: **3289** **Lot** : **27**	**BIN**	: **3075109**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$78,900
Interior Architecture	$647,500	
Electrical		$125,600
Mechanical	$146,800	$469,500
Total	**$794,300**	**$674,000**
Importance Code A		$78,900
Importance Code B	$548,300	$595,100
Importance Code C	$245,900	
Total	**$794,300**	**$674,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,900	$4,900	$11,400	
Interior Architecture	$149,800		$3,200	
Electrical	$35,500	$38,000	$4,200	$3,500
Mechanical	$4,900	$4,900	$5,300	$4,900
Total	**$227,100**	**$47,700**	**$24,200**	**$8,300**
Importance Code A	$40,600	$8,600	$15,100	$3,700
Importance Code B	$163,000	$39,100	$9,100	$4,700
Importance Code C	$23,600			
Total	**$227,100**	**$47,700**	**$24,200**	**$8,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$78,900	
Masonry: Brownstone	10%			LIFE	* *	5	$7,000	
Slate Panels	5%	Now	$36,900	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%			2049	* *	5	$22,800	
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	$31,500	
No Component	75%							
Roof								
Asphalt Shingle	90%			2042	* *	10	$7,300	
Built-Up (BUR)	10%			2038	* *	10	$4,900	
Interior								
Floors								
Cast in Place Concrete	15%	0-2	$47,700	LIFE	* *	5	$24,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$3,700	
Vinyl Tile	35%			2038	* *	3	$9,600	
Wood	45%	Now	$401,500	2048	* *	5	$30,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Attic Hatch								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$3,600	
Masonry: Brick	25%	Now	$177,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Storage Area Behind Tank Room								
Masonry: Fieldstone	10%	Now	$68,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Explanation : Open Joints								
Plaster	60%	0-2	$21,700	LIFE	* *	5	$13,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

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
Interior								
Ceilings								
Embossed Metal	40%	0-2	$31,500	LIFE	* *	5	$13,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Concrete	10%	Now	$22,400	LIFE	* *	5	$1,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement Storage Area								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Tank Room								
Plaster	50%	0-2	$22,700	LIFE	* *	5	$22,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Exposed Struc: Steel	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Yard								
Explanation : Metal Panels								
Iron Picket	25%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	$1,000	
Raceway								
Conduit	70%			2033	$43,900	1		
Conduit	30%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2049	* *	5		
Fused Disc Sw	5%			2049	* *	5		
Molded Case Bkrs	80%			2032	$81,700	5	$800	
Molded Case Bkrs	10%			2049	* *	5	$100	
Wiring								
Braided Cloth	40%	2-4	$31,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	40%			2033	$31,600	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$31,800	10	$4,500	
Exit, Battery	50%			2033	$26,800	10	$1,200	
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$22,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$60,700	2043	* *			
Corroded, Extent : Severe, Area Affected : 20%								
Location : Various Locations In Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Oil Tank Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	90%			2031	$278,800	1	$10,800	
Fan Coil Unit/Heat	10%			2033	$93,900	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	$86,100	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$96,700	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$7,600	4	$800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$26,200	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 86 - Q**		
Address	: **87-41 PARSONS BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q086**
Program / Asset #	: **BOE0737.000 / 2766**	**Yr Built/Renovated**	: **1970 / 2007**
Area Sq Ft	: **88,426**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **9774** **Lot** : **1**	**BIN**	: **4438678**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$184,900	$416,200
Interior Architecture	$4,657,700	
Electrical	$538,700	$2,178,000
Mechanical	$309,000	$2,580,400
Site Enclosure	$52,900	
Total	**$5,743,300**	**$5,174,600**
Importance Code A	$184,900	$416,200
Importance Code B	$5,183,200	$4,758,400
Importance Code C	$375,200	
Total	**$5,743,300**	**$5,174,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,300	$9,300		$8,700
Interior Architecture	$229,300	$24,100		$18,300
Electrical	$25,500	$8,500	$9,300	$20,900
Mechanical	$4,300	$3,700	$10,300	$3,700
Site Enclosure	$46,400			
Site Pavements	$80,800			
Total	**$439,500**	**$45,700**	**$19,600**	**$51,600**
Importance Code A	$53,300	$9,300		$8,900
Importance Code B	$223,400	$30,200	$19,600	$42,800
Importance Code C	$162,900	$6,200		
Total	**$439,500**	**$45,700**	**$19,600**	**$51,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance Facade								
Explanation : Cast Bronze Sculpture								
Masonry: Brick Cavity	40%			LIFE	* *	5	$28,600	
Other Observation, Extent : Light, Area Affected : 1%								
Location : Front Of Building								
Explanation : Painted Murals								
Metal Coiling Doors	5%			2040	* *	5	$11,200	
Pre-Cast Concrete	54%			LIFE	* *	5	$125,300	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : All Building Facades								
Windows								
Aluminum	75%	2-4	$130,500	2051	* *	5	$6,700	
Glazing Broken/Cracked, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Operation Issues								
Explanation : Throughout Classrooms								
Aluminum	25%			2051	* *	5	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Story Windows								
Explanation : Protective Metal Grilles Over Windows								
Parapets								
Copper/Terne	15%			2070	* *	5	$6,200	
Masonry: Brick Cavity	45%			LIFE	* *	5	$3,800	
Metal Rail	10%			2048	* *	5-10	$15,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Wall Of Masonry Parapets								
Explanation : Bolted And Attached								
Pre-Cast Concrete	25%	4+	$8,900	LIFE	* *	5	$13,400	
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Moss On Coppings Throughout								
Pre-Cast Concrete	5%	Now	$21,300	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping At Lower Parapet								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Coping At Lower Parapet								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Coping At Lower Parapet								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Moss Throughout Coppings								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Exterior								
Roof								
Built-Up (BUR)	30%	2-4	$14,500	2035	$290,900			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Built-Up (BUR)	67%			2040	* *	10	$54,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Solar Panels								
Copper/Terne	3%			2063	* *	10	$6,100	
Soffits								
Cast in Place Concrete	100%	2-4	$8,600	LIFE	* *	5	$35,500	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Entrance Soffit								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$23,100	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridors								
Paint Peeling, Extent : Severe, Area Affected : 75%								
Location : Basement								
Mosaic Tile	5%	0-2	$31,800	2040	* *	5	$8,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Panel/Paver: Cer/Brk	3%	2-4	$19,300	2043	* *	5	$4,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Stairwells								
Quarry Tile	2%			2048	* *	5	$4,000	
Vinyl Tile	40%			2040	* *	3	$19,900	
Vinyl Tile 9" X 9"	40%	Now	$4,335,400	2045	* *	3	$19,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Various Spots Second And Third Floor Hallways, Classrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Various Locations In Corridors And Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$48,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : North Wall In Basement								
Ceramic Tile	23%	Now	$159,700	2038	* *	5	$28,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathroom Room 214 And 222								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Bathroom At Room 226								
Explanation : Hole On Wall								
Concrete Masonry Unit	10%	Now	$47,400	LIFE	* *	5	$9,900	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Base Of Walls At Storage Rooms Next To Elevator Shaft								
Folding Partition	2%			2043	* *	5	$12,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Cafeteria And Auditorium Partition								
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%	Now	$13,100	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Southeast Exit At Base								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Southeast Exit At Base								
Plaster	53%	0-2	$162,700	LIFE	* *	5	$39,200	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Third, Second And First Floor Classrooms And Offices								
Ceilings								
AcousTile,Adhered	15%			2048	* *	5	$18,700	
AcousTileConcealSpLn	15%			2040	* *	5	$23,400	
Exposed Struc: Concrete	57%			LIFE	* *	5	$11,100	
Metal Panel	3%			LIFE	* *	5	$4,700	
Staining/Discoloring, Extent : Light, Area Affected : 40%								
Location : Kitchen								
Plaster	7%			LIFE	* *	5	$5,500	
Plaster	3%	Now	$46,600	LIFE	* *	5	$2,300	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Entry Room At Exit 5, Room 122								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$52,900	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Gates By Dumpsters And Right Side Of Property								

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

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$46,400	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Spots Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Various Spots Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Retaining Walls								
Explanation : Painted Surfaces								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	0-2	$4,200	2052	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 70%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	78%	Now	$15,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Cast in Place Concrete	5%	Now	$12,300	2052	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 100%								
Location : Ramp To Entry								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ramp To Top Of Entrance								
Explanation : Temporary Patch At Gap								
Cast in Place Concrete	15%			2048	* *			
Pavers/Stone	2%			2038	* *			
Parking/Driveway								
Asphalt	80%	Now	$11,100	2038	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Driveway And Parking Area								
Cast in Place Concrete	20%	Now	$15,100	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Dumpster Area								
Ponding, Extent : Severe, Area Affected : 30%								
Location : Dumpster Area								

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Site Pavements								
Activity Yard								
Asphalt	40%	Now	$17,900	2048	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Courtyard At Left Side Of Building								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Courtyard At Left Side Of Building								
Cast in Place Concrete	25%			2048	* *			
Cast in Place Concrete	5%	Now	$4,200	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Courtyard At Left Side Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Courtyard At Left Side Of Building								
Rubber Matting	30%			2035	$31,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$209,700	5	$300	
Fused Disc Sw	10%			2061	* *	5		
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Toggle Switch	3%	2-4	$7,400	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	77%			2034	$188,800	5	$1,800	
Molded Case Bkrs	10%			2057	* *	5	$200	
Wiring								
Braided Cloth	30%	2-4	$89,600	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2035	$179,200	1		
Thermoplastic	10%			2061	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%	2-4	$14,700	2055	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,214,800	10	$73,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$27,000	10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Staircase								
Explanation : Compact Fluorescent Lights								
LED	8%			2043	* *			
Egress Lighting								
Emergency, Battery	30%			2030	$45,600	10	$6,400	
Emergency, Battery	20%			2040	* *	10	$4,300	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$170,000	1	$33,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$233,600	2045	* *	1-3	$49,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hillcrest High School								
Explanation : Supplied From Adjacent High School								
Distribution								
Steam Piping/Pump	10%			2045	* *			
Steam Piping/Pump	90%			2045	* *			
Terminal Devices								
Convector/Radiator	100%			2040	* *	1	$28,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Air Handlers Have Not Been Used For Many Years.								
Controls								
Pneumatic	100%			2033	$1,749,900			
Air Conditioning								
Energy Source								
District Chilled Water	5%			2045	* *	1		
Electricity	95%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2030	$68,600	1		
Window/Wall Unit	40%	0-2	$82,300	2035	$137,200	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2045	* *	4	$200	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2035	$52,700	1	$2,700	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,300	
Exhaust Fans								
Interior	10%			2035	$40,200	2	$300	
Roof	90%			2030	$158,100	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$578,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

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
Plumbing								
Storm Drain Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$18,100	4	$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$62,600	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 87 - M**
Address : **160 WEST 78 STREET @ AMSTERDAM AVE**
Borough : **MANHATTAN**
Program / Asset # : **BOE0051.000 / 1685**
Area Sq Ft : **89,000**
Date of Survey : **30-Mar-2018**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **1149** **Lot** : **7**
Agency's Number : **M087**
Yr Built/Renovated : **1955 / 2006**
Project Type : **EDUCATION**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
BIN : **1030196**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,006,700	$762,000
Interior Architecture	$4,738,500	$1,023,000
Electrical	$1,275,600	$160,700
Mechanical	$3,468,000	$118,300
Site Pavements		$818,800
Total	**$10,488,900**	**$2,882,700**
Importance Code A	$1,925,600	$762,000
Importance Code B	$8,563,300	$1,674,000
Importance Code C		$446,800
Total	**$10,488,900**	**$2,882,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$71,600			
Interior Architecture	$40,600	$147,900	$19,000	
Electrical	$3,100	$21,800	$2,900	$3,600
Mechanical	$81,000	$12,000	$37,700	$12,000
Site Pavements	$34,700			
Total	**$230,900**	**$181,700**	**$59,600**	**$15,600**
Importance Code A	$80,400	$8,800	$9,000	$8,800
Importance Code B	$150,500	$166,800	$50,600	$6,800
Importance Code C		$6,200		
Total	**$230,900**	**$181,700**	**$59,600**	**$15,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$60,700	
Masonry: Limestone	3%			LIFE	* *	5	$1,600	
Granite Panels	12%			LIFE	* *	5	$6,400	
Windows								
Aluminum	100%	4+	$190,200	2045	* *	5	$8,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$2,100	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Rail	70%			2042	* *	5-10	$107,700	
Roof								
Built-Up (BUR)	60%			2034	$635,900	10	$48,700	
Copper/Terne	2%			2057	* *	10	$4,100	
IRMA/Protected Membrane	38%	Now	$16,300	2029	$816,500			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 1%								
Location : South Side								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Above Room 301								
Soffits								
Stucco Cement	100%			2042	* *	5	$17,800	
Interior								
Floors								
Carpet	5%			2028	$131,000	3	$9,900	
Cast in Place Concrete	10%			LIFE	* *	5	$29,000	
Ceramic Tile	5%			2038	* *	5	$6,600	
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	25%			2034	$1,023,000	3	$12,400	
Vinyl Tile 9" X 9"	40%			2029	$4,738,500	3	$19,900	
Wood	10%			2044	* *	5	$24,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$12,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,900	
Plaster	45%			LIFE	* *	5	$33,300	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%			2042	* *	5	$43,700	
AcousTileConcealSpLn	20%			2042	* *	5	$31,200	
AcousTileSusp.Lay-In	5%			2042	* *	5	$6,200	
Plaster	40%			LIFE	* *	5	$31,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	* *			
Iron Picket	75%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$32,000	2034	$319,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Near Entrance								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Near Entrance								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : 78th Street Side At Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2034	$446,800			
Activity Yard								
Asphalt	55%	2-4	$2,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Activity Yard								
Rubber Matting	45%			2034	$52,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	$45,600	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2029	$5,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	* *	5	$400	
Raceway								
Conduit	95%			2029	$214,500	1		
Conduit	5%			2049	* *	1		
Panelboards								
Fused Disc Sw	7%			2028	$18,800	5	$100	
Fused Disc Sw	3%			2045	* *	5	$100	
Molded Case Bkrs	90%			2045	* *	5	$2,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

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
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	$277,500	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$133,700	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	* *	10	$73,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 88%								
Location : Throughout The Building								
Fluorescent	6%			2037	* *	10	$4,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	4%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$83,600	10	$10,700	
Exit, Service	50%			2034	$21,500	1		
Exterior Lighting								
HID	100%			2027	$464,800	10	$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	$56,100	1	$10,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Offices, Cafeteria, And Exit Doors								
Explanation : Intrusion Alarm And Motion Detector Only								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	$77,100	1-3	$16,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	* *	5	$27,600	
Conversion Equipment								
Steam Boiler	100%			2027	$868,200	1	$88,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$140,000	2039	* *	4	$4,400	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Vacuum Pump In The Basement								
Terminal Devices								
Air Handler	10%			2029	$187,400	1	$5,500	
Convector/Radiator	90%			2027	$733,100	1	$25,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$118,300			
Window/Wall Unit	60%			2027	$226,400	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	90%			2029	$397,600	2	$2,500	
Roof	10%			2027	$19,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	* *	1		
Galvanized Steel	30%			2027	$381,500	1		
Water Heater With Tanks								
Electric	100%			2027	$26,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
HW Heat Exchanger								
Steam Fired	100%			2029	$481,700	4	$8,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$19,900	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2027	$52,200	4	$5,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 87 - Q**		
Address	: **67-54 80 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q087**
Program / Asset #	: **BOE0738.000 / 1605**	**Yr Built/Renovated**	: **1906 / 2013**
Area Sq Ft	: **84,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **3782** **Lot** : **27**	**BIN**	: **4091737**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$588,100	$216,000
Interior Architecture	$1,910,400	$375,300
Electrical	$284,600	$435,600
Mechanical	$162,900	
Site Enclosure	$80,100	
Total	**$3,026,200**	**$1,026,900**
Importance Code A	$588,100	$216,000
Importance Code B	$1,887,600	$810,900
Importance Code C	$550,500	
Total	**$3,026,200**	**$1,026,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$20,500	$18,200	
Interior Architecture	$40,200		$8,100	$14,700
Electrical	$18,500	$15,100	$15,600	$13,700
Mechanical	$57,000	$10,800	$21,900	$10,800
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$122,900**	**$53,600**	**$71,000**	**$46,400**
Importance Code A	$6,900	$27,500	$25,000	$6,900
Importance Code B	$116,000	$26,100	$42,500	$39,500
Importance Code C			$3,500	
Total	**$122,900**	**$53,600**	**$71,000**	**$46,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$83,800	
Masonry: Brick	65%	4+	$588,100	LIFE	* *	5	$69,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircases A, B, C, D, E, F, G, H								
Masonry: Brick Cavity	20%			LIFE	* *	5	$21,500	
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	100%			2049	* *	5	$36,300	
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$8,500	
Masonry: Brick Cavity	80%			LIFE	* *	5	$6,600	
Metal Rail	5%			2046	* *	5-10	$7,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,600	
Roof								
Built-Up (BUR)	5%			2038	* *	10	$1,600	
IRMA/Protected Membrane	60%			2038	* *	10	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1906 Building								
Plaza Roof: Stone Panels	35%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2013 Addition								
Soffits								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	$62,400	
Stucco Cement	50%			2046	* *	5	$20,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$21,400	LIFE	* *	5	$26,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Floor								
Ceramic Tile	7%			2046	* *	5	$8,600	
Quarry Tile	3%			2046	* *	5	$5,500	
Traffic Topping	10%	Now	$600,500	2043	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement, Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, Basement								
Vinyl Tile	35%	Now	$608,400	2038	* *	3	$16,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Third Floor								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Third Floor Classrooms And Corridors 1906 Wing								
Vinyl Tile	30%			2041	* *	3	$13,800	
Wood	5%	4+	$18,800	2036	$375,300	5	$5,800	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Auditorium								
Interior Walls								
Ceramic Tile	5%			2046	* *	5	$7,000	
Ceramic Tile	3%	Now	$236,800	2048	* *	5	$2,100	
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms 1906 Building								
Concrete Masonry Unit	15%			LIFE	* *	5	$8,400	
Folding Partition	2%			2049	* *	5	$7,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	60%	4+	$104,700	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout 1906 Building								
SGFT/Glazed Masonry	5%	Now	$128,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Staircase In 1906 Building								
Ceilings								
AcousTileSusp.Lay-In	15%			2050	* *	5	$18,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,900	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$7,700	
Plaster	60%	0-2	$231,100	LIFE	* *	5	$46,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 1906 Building								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%	4+	$80,100	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : 80th Street, 67th Drive And 68th Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	60%			2042	* *			
Cast in Place Concrete	35%			2046	* *			
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	25%			2033	$58,300	5	$100	
Fused Disc Sw	75%			2053	* *	5	$300	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$17,200	5	$100	
Fused Disc Sw	3%			2049	* *	5	$100	
Molded Case Bkrs	60%			2032	$147,100	5	$1,300	
Molded Case Bkrs	30%			2049	* *	5	$700	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$400	
Locally Mounted	30%			2046	* *	5	$200	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$25,800	
Generators								
Diesel	100%			2042	* *	1	$32,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 150 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,100	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 275 Gallons Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$74,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Emergency, Battery	5%			2038	* *	10	$1,000	
Exit, Service	45%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$300	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$15,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$15,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$51,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Alarm Bells, Fire Alarm Panel And Horns								

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
Heating								
Energy Source								
Natural Gas	30%			2059	* *	1		
Interruptible Gas/Dual Fuel	70%			2053	* *	1		
Conversion Equipment								
Furnace	20%			2041	* *	1	$8,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 2 Rooftop Package Units								
Furnace	5%			2041	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Explanation : 1 Rooftop Package Unit								
Hot Water Boiler	10%			2050	* *	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 2 Units								
Steam Boiler	65%			2046	* *	1	$54,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2055	* *	4	$600	
Steam Piping/Pump	65%	0-2	$44,800	2053	* *			
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pump, Valves And Piping In Old Wing								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations In Old Wing								
No Component	25%							
Terminal Devices								
Convector/Radiator	65%			2038	* *	1	$17,600	
Convector/Radiator	10%			2050	* *	1	$2,700	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	70%			2041	* *	1		
Electricity	30%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2041	* *	2	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 2 Newly Installed Units Using R-410a Refrigerant								
Ext Pkg Unit - Heating/Cooling	5%			2041	* *	2	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Explanation : 1 Newly Installed Unit Using R-410a Refrigerant								
Window/Wall Unit	50%			2028	$162,900	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$23,400	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$14,100	
No Component	20%							
Exhaust Fans								
Roof	80%			2041	* *	2	$2,100	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Brass/Copper	30%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

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
Plumbing								
Water Heater With Tanks								
Gas Fired	70%			2032	$24,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 1 Unit								
Gas Fired	30%			2031	$10,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$17,200	4	$1,800	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 New Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2059	* *	1-5	$12,700	
Sprinkler								
No Component	70%							
Generic	30%			2059	* *	1-2	$7,100	
Fire Pump								
No Component	70%							
Generic	30%			2046	* *	1	$4,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 88 - Q**		
Address	: **60-85 CATALPA AVENUE @FRESH POND ROAD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q088**
Program / Asset #	: **BOE0739.000 / 1606**	**Yr Built/Renovated**	: **1908 / 2015**
Area Sq Ft	: **108,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,Ph**		
Block	: **3534** **Lot** : **12**	**BIN**	: **4085173**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$627,500	$2,793,600
Interior Architecture	$301,100	$5,994,400
Electrical		$540,300
Mechanical	$82,300	$6,636,000
Site Pavements		$75,300
Total	**$1,010,900**	**$16,039,500**
Importance Code A	$627,500	$2,793,600
Importance Code B	$383,400	$13,245,900
Total	**$1,010,900**	**$16,039,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$176,600		$6,800	
Interior Architecture	$203,100		$11,500	$22,100
Electrical	$29,300	$9,500	$12,200	$9,700
Mechanical	$78,100	$36,200	$83,100	$34,400
Site Enclosure	$7,100			
Site Pavements	$11,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$519,900**	**$60,200**	**$128,000**	**$80,600**
Importance Code A	$191,600	$10,700	$17,500	$10,700
Importance Code B	$212,600	$49,500	$105,800	$69,900
Importance Code C	$115,600		$4,700	
Total	**$519,900**	**$60,200**	**$128,000**	**$80,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Exterior								
Exterior Walls								
Cast Iron	1%			LIFE	* *	10	$24,800	
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$141,900	
Masonry: Brick	40%			LIFE	* *	5	$181,700	
Masonry: Brick Cavity	35%	Now	$141,800	LIFE	* *	5	$79,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Expansion Joints - Facades Of 1996 Addition								
Masonry: Granite	5%			LIFE	* *	5	$17,000	
Masonry: Limestone	5%			LIFE	* *	5	$17,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$147,600	
Windows								
Aluminum	78%	Now	$103,300	2044	* *	5	$21,200	
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Various Windows Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Window Caulking								
Aluminum w/ Guards	20%	Now	$35,600	2044	* *	5	$5,400	
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Various Windows Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Window Caulking								
Metal Louvers	2%			2039	* *	10	$6,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$68,100	
Masonry: Brick	50%			LIFE	* *	5-10	$82,100	
Masonry: Brick Cavity	30%			LIFE	* *	5-10	$49,200	
Metal Rail	5%			2041	* *	5-10	$21,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$15,100	
Roof								
IRMA/Protected Membrane	45%	Now	$76,700	2031	$1,534,600			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : East Roof - 1996 Addition								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof At Rooms 230 And 410								
Modified Bitumen	55%			2036	$866,500	10	$77,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$59,600	
Ceramic Tile	5%			2039	* *	5	$13,600	
Quarry Tile	5%			2041	* *	5	$20,400	
Terrazzo	10%			LIFE	* *	5	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Treads And Landings								
Vinyl Tile	65%			2036	$5,005,600	3	$88,500	
Wood	10%			2051	* *	5	$51,000	
Recent Repair Evident, Extent : N/A, Area Affected : 45%								
Location : 1st And 3rd Floor Classrooms And Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$23,700	
Ceramic Tile	5%			2039	* *	5	$9,500	
Concrete Masonry Unit	20%			LIFE	* *	5	$30,300	
Gypsum Board	5%	2-4	$2,700	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair C								
Plaster	40%			LIFE	* *	5-10	$64,400	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$23,700	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$92,700	2041	* *	5	$27,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Fiber Board	20%			2036	$869,600			
Gypsum Board	15%			LIFE	* *	5-10	$140,400	
Metal Panel	5%	Now	$23,100	LIFE	* *	5	$17,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	40%			LIFE	* *	5-10	$187,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$7,100	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cast-in-place Concrete Footing								
Iron Picket	75%			2056	* *			
Retaining Walls								
Cast in Place Concrete	50%			2056	* *			
Masonry: Fieldstone	50%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2041	* *			
Pavers/Stone	35%			2039	* *			
Panel/Paver: Bluestone	25%			LIFE	* *	5	$3,300	
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	60%	Now	$9,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	20%			2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Joints								
Rubber Matting	20%			2036	$75,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	60%			2046	* *	1		
Conduit	40%			2036	$99,800	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	85%			2052	* *	5	$2,400	
Molded Case Bkrs	10%			2035	$24,500	5	$300	
Wiring								
Thermoplastic	60%			2046	* *	1		
Thermoplastic	40%			2036	$140,000	1		
Motor Controllers								
Locally Mounted	30%			2041	* *	5	$200	
Locally Mounted	50%			2034	$92,900	5	$400	
Variable Frequency Drive	20%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Area								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$8,200	2041	* *	1	$29,900	
Indicators Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Generators								
Diesel	100%			2039	* *	1	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts, 313 Kilo-volt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$24,100	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$74,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2041	* *	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Lobby								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2041	* *	10	$6,500	
Exit, Battery	50%			2041	* *	10	$3,600	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	50%			2041	* *	1	$53,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers.								
Steam Boiler	50%	Now	$9,600	2041	* *	1	$48,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 2 Boilers In Basement Boiler Room								
Distribution								
Steam Piping/Pump	100%			2036	$885,600			
Terminal Devices								
Air Handler	20%			2036	$416,200	1	$13,400	
Convector/Radiator	50%			2041	* *	1	$17,400	
Fan Coil Unit/Heat	30%	Now	$82,300	2036	$822,600	1	$9,400	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Controls								
Digital	40%			2031	$1,270,500			
Pneumatic	60%			2034	$1,282,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2044	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Chillers								
Split Unit	10%			2041	* *			
Window/Wall Unit	30%			2031	$125,700	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2046	* *	4	$2,700	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2031	$965,600	1	$33,400	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2041	* *	2	$37,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : 2 Units								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$95,400	
Exhaust Fans								
Interior	40%			2036	$196,200	2	$1,300	
Roof	60%			2036	$128,700	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Sub-basement								
Explanation : There Are Two Water Mains								
Galvanized Steel	30%			2034	$423,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing								
Water Heater With Tanks								
Gas Fired	100%			2029	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 1 House And 1 Kitchen 75 Gallons Each								
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing								
Storm Drain Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing								
Sump Pump(s)								
Non-Submersible	100%			2036	$22,100	4	$3,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

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
Plumbing								
Backflow Preventer								
Generic	100%			2036	$49,400	1	$6,600	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$54,500	
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$3,000	
Fire Pump								
Generic	100%			2039	* *	1	$20,200	
Chemical System								
Generic	100%			2034	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 150 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 89 - Q**				
Address	: **85-28 BRITTON AVENUE @HAMPTON ST.**				
Borough	: **QUEENS**			**Agency's Number**	: **Q089**
Program / Asset #	: **BOE0740.000 / 1607**			**Yr Built/Renovated**	: **1906 / 2013**
Area Sq Ft	: **82,113**			**Project Type**	: **EDUCATION**
Date of Survey	: **08-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4**				
Block	: **1514**	**Lot**	: **1**	**BIN**	: **4037370**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,513,600	$625,200
Interior Architecture	$281,100	$869,100
Electrical	$366,300	$1,811,400
Mechanical	$127,400	$3,350,400
Total	**$2,288,400**	**$6,656,200**
Importance Code A	$1,513,600	$625,200
Importance Code B	$601,800	$6,031,000
Importance Code C	$173,000	
Total	**$2,288,400**	**$6,656,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,700	$6,700		$14,000
Interior Architecture	$73,500	$36,900		$5,400
Electrical	$8,800	$18,000	$13,900	$16,100
Mechanical	$33,400	$15,600	$27,000	$61,000
Site Enclosure	$11,500			
Site Pavements	$3,600	$1,600		
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$211,000**	**$100,400**	**$62,500**	**$118,000**
Importance Code A	$75,300	$14,800	$8,100	$22,300
Importance Code B	$120,600	$80,500	$54,300	$95,700
Importance Code C	$15,100	$5,100		
Total	**$211,000**	**$100,400**	**$62,500**	**$118,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$41,900	
Glass Block	5%	Now	$167,500	LIFE	* *	5	$3,400	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Curved Wall At Open Space								
Masonry: Brick	45%	Now	$814,300	LIFE	* *	5	$48,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1906 Wing								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Masonry: Brick Cavity	25%			LIFE	* *	5	$26,800	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : 1995 Wing								
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Metal Panel	2%			2055	* *	5-10	$14,800	
Pre-Cast Concrete	8%			LIFE	* *	5	$27,900	
Stucco Cement	5%			2048	* *	5	$13,400	
Windows								
Aluminum	100%	Now	$531,800	2051	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,400	
Masonry: Brick Cavity	50%			LIFE	* *	5	$4,100	
Masonry: Limestone	15%			LIFE	* *	5	$1,600	
Metal Panel	3%			2055	* *	5	$1,000	
Metal Rail	15%	2-4	$17,000	2040	* *	5	$8,800	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Parapet								
Pre-Cast Concrete	7%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	5%			2040	* *	10	$1,600	
IRMA/Protected Membrane	40%			2035	$305,200	10	$12,600	
Modified Bitumen	25%			2040	* *	10	$7,900	
Modified Bitumen	20%	Now	$35,300	2043	* *			
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : New Wing Roof								
Plaza Roof: Stone Panels	10%			2055	* *			
Soffits								
Cement - Fiber Panel	100%	2-4	$6,400	2035	$319,900			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Play Area, Parking Lot								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Mosaic Tile	5%			2048	* *	5	$15,400	
Quarry Tile	5%			2048	* *	5	$9,200	
Vinyl Tile	25%	2-4	$17,400	2035	$869,100	3	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Old Wing And Basement								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Throughout Old Wing								
Vinyl Tile	25%			2040	* *	3	$11,500	
Vinyl Tile 9" X 9"	10%	Now	$50,300	2045	* *	3	$4,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Wood	10%	2-4	$15,000	2050	* *	5	$11,500	
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Auditorium Stage								
Wood	15%			2063	* *	5	$34,600	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$7,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Masonry: Brick	5%	Now	$68,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room. Basement								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Boiler Room. Basement								
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : Wire Glass Metal Frame Well Separation								
Plaster	40%			LIFE	* *	5	$16,800	
Plaster	5%	Now	$104,700	LIFE	* *	5	$2,100	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Near Stair F								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Girls Bathroom								
SGFT/Glazed Masonry	30%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%	0-2	$30,600	2048	* *	5	$11,600	
Water Penetration, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
AcousTileSusp.Lay-In	25%	4+	$10,500	2048	* *	5	$15,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Room 413 And 415 And Corridors								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Room 413 And 415								
Plaster	55%			LIFE	* *	5	$42,500	
Plaster	5%	Now	$57,800	LIFE	* *	5	$3,900	
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Lobby Entry And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard Play Area								
Explanation : Chain Link On Top Of Concrete Masonry Unit Wall								
Concrete Masonry Unit	15%			2045	* *			
Iron Picket	80%	2-4	$11,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	40%			2040	* *			
Masonry: Granite	5%	2-4	$3,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : All Entry Steps								
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : All Entry Steps								
Masonry: Granite	5%			LIFE	* *			
Panel/Paver: Cer/Brk	50%			2043	* *	5	$3,300	
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	85%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Britton Avenue								
Explanation : Play Area And Gazebo								
Rubber Matting	15%			2035	$40,400			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2045	* *	5	$200	
Fused Disc Sw	30%			2035	$69,900	5	$100	
Raceway								
Conduit	70%			2035	$144,600	1		
Conduit	30%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	45%			2034	$110,400	5	$1,000	
Molded Case Bkrs	50%			2043	* *	5	$1,100	
Wiring								
Braided Cloth	50%	2-4	$149,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2045	* *	1		
Motor Controllers								
Locally Mounted	10%			2033	$12,200	5	$100	
Locally Mounted	25%			2040	* *	5	$100	
Motor Control Center	50%			2040	* *	5	$1,100	
Variable Frequency Drive	15%			2040	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$25,300	
Generators								
Diesel	100%			2038	* *	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 150 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,000	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,228,300	10	$73,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$25,100	10	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	45%			2035	$23,300	1		
Emergency, Battery	5%			2035	$7,100	10	$1,000	
Exit, Service	50%			2035	$18,100	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$300	
Alarm								
Security System								
Generic	100%			2035	$157,800	1	$30,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$216,900	2045	* *	1-3	$46,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Heating								
Conversion Equipment								
Steam Boiler	30%	2-4	$11,000	2040	* *	1	$22,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Boiler No.3 Leaking Not In Service								
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : No.2 Boiler								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	70%			2040	* *	1	$56,900	
Distribution								
Hot Wtr Piping/Pump	40%			2043	* *	4	$2,400	
Steam Piping/Pump	60%			2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Thermostats And Pneumatic Valves, Principal Office, Rooms 401, 402, 403, 411								
Terminal Devices								
Air Handler	30%			2035	$474,700	1	$15,200	
Convector/Radiator	50%			2033	$343,800	1	$13,300	
Fan Coil Unit/Heat	20%			2035	$416,900	1	$5,300	
Controls								
Electrical	100%			2033	$467,400			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Explanation : Building Management System And Room Temperature Sensors								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	2-4	$5,000	2035	$248,100	1	$6,900	
R-22 Refrigerant, Extent : Moderate, Area Affected : 40%								
Location : 2 Mechanical Defective Units, Roof								
Reciprocating Compr/Chiller	20%			2035	$248,100	1	$7,600	
Window/Wall Unit	40%			2030	$127,400	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2045	* *	4	$1,600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2040	* *	1	$10,200	
Fan Coil - 4 Pipe	20%			2035	$511,700	1	$5,300	
No Component	60%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	40%			2035	$77,900	2	$22,900	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$18,300	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$27,500	
Exhaust Fans								
Interior	60%			2035	$223,700	2	$1,500	
Roof	40%			2035	$65,300	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$214,700	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. 2 Units 80 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,600	
Sewage Ejector(s)								
Electric	50%			2030	$22,000	4	$1,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Electric	50%			2030	$22,000	4	$1,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 70%								
Location : Cellar To 4th Floor								
Explanation : Two Passenger Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 30%								
Location : Cellar To 1st Floor								
Explanation : One Freight Unit								
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$58,100	1-2	$1,200	
Chemical System								
No Component	99%							
Generic	1%			2030	$600	1-10	$300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 2 Kitchen Hoods. One Unit Covers 42 Square Feet (14x3). Another One Also Covers 42 Square Feet (14x3).							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 9 - BX MINISCHOOL**				
Address	: **E. 183RD ST. AND RYER AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X930**	
Program / Asset #	: **BOE0162.010 / 13449**		**Yr Built/Renovated**	: **1996 /**	
Area Sq Ft	: **6,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **28-May-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3150**	**Lot** : **10**	**BIN**	: **2013561**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$133,200
Mechanical	$92,000	
Total	**$92,000**	**$133,200**
Importance Code A		$66,600
Importance Code B	$92,000	$66,600
Total	**$92,000**	**$133,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,600			
Interior Architecture	$22,600		$7,300	
Electrical	$800	$600	$600	$800
Mechanical	$6,600		$24,800	
Total	**$51,500**	**$600**	**$32,700**	**$800**
Importance Code A	$21,600			
Importance Code B	$8,700	$600	$32,700	$800
Importance Code C	$21,300			
Total	**$51,500**	**$600**	**$32,700**	**$800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX MINISCHOOL

Asset # : 13449

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$20,900	2056	* *	5	$28,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Front Facade Facing Main School								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum w/ Guards	100%			2052	* *	5	$1,300	
Roof								
Modified Bitumen	100%			2046	* *	10	$24,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Roof								
Interior								
Floors								
Vinyl Tile	100%			2041	* *	3	$4,600	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	$32,800	
Ceilings								
AcousTileSusp.Lay-In	95%			2049	* *	5	$11,600	
Gypsum Board	5%			LIFE	* *	5-10	$2,100	

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	$66,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Rated At 1,000 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$66,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2035	$30,700	5	$200	
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX MINISCHOOL

Asset # : 13449

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$5,200	10	$700	
Exit, Service	30%			2036	$800	1		
Exit, Battery	20%			2044	* *	10	$100	
Exterior Lighting								
HID	10%			2044	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$11,500	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$15,800	1-3	$3,800	

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
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%	Now	$4,600	2030	$92,000	2	$300	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Rooms								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,300	
Exhaust Fans								
Roof	100%			2031	$11,900	2	$200	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX MINISCHOOL

Asset # : 13449

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet Above Ceiling								
Explanation : One Unit, 2.5kwt 6 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 9 - BX (OL 115)**
Address : **230 E. 183RD ST. @ RYER STREET**
Borough : **BRONX**
Program / Asset # : **BOE0162.000 / 530**
Area Sq Ft : **154,321**
Date of Survey : **28-May-2025**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **3150** **Lot** : **10**
Agency's Number : **X009**
Yr Built/Renovated : **1938 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2013561**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$302,800	$252,600
Interior Architecture	$374,700	$5,148,900
Electrical		$89,100
Mechanical	$38,200	$11,446,100
Total	**$715,800**	**$16,936,700**
Importance Code A	$302,800	$252,600
Importance Code B	$349,900	$16,684,100
Importance Code C	$63,100	
Total	**$715,800**	**$16,936,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,100		$9,200	
Interior Architecture	$170,200	$6,000	$11,400	$7,500
Electrical	$15,300	$13,300	$15,400	$11,600
Mechanical	$114,700	$21,700	$46,500	$26,600
Site Enclosure	$1,500			
Site Pavements	$45,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$397,100**	**$48,200**	**$89,600**	**$52,800**
Importance Code A	$70,000	$14,500	$24,400	$14,500
Importance Code B	$255,400	$33,700	$60,400	$38,300
Importance Code C	$71,700		$4,800	
Total	**$397,100**	**$48,200**	**$89,600**	**$52,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$339,400	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$14,500	
Masonry: Limestone	5%			LIFE	* *	5	$14,500	
Metal, Corrugated	2%			2056	* *	1		
Windows								
Aluminum	100%			2052	* *	5	$57,300	
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	$90,600	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%			LIFE	* *	5-10	$62,200	
Metal: Cage/Fence	10%			2049	* *	5-10	$15,800	
Roof								
Copper/Terne	2%			2064	* *	10	$4,200	
Modified Bitumen	98%			2044	* *	10	$82,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$41,700	LIFE	* *	5	$52,300	
Paint Peeling, Extent : Moderate, Area Affected : 1%								
Location : Kitchen Storage								
Ceramic Tile	3%			2039	* *	5	$7,200	
Mosaic Tile	3%	Now	$13,800	2049	* *	5	$9,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Marble Panels	2%			LIFE	* *	5	$7,200	
Terrazzo	2%			LIFE	* *	5	$7,500	
Vinyl Tile	10%			2041	* *	3	$9,000	
Vinyl Tile 9" X 9"	25%			2031	$4,898,400	3	$29,900	
Wood	35%	Now	$102,300	2051	* *	5	$78,500	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout And Auditorium Stage								
Wood	10%			2071	* *	5	$44,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Interior								
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$5,700	
Ceramic Tile	2%			2049	* *	5	$3,800	
Masonry: Brick	5%	Now	$37,300	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room								
Plaster	60%			LIFE	* *	5-10	$97,400	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$28,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2053	* *	5	$12,000	
Exposed Struc: Concrete	12%			LIFE	* *	5-10	$35,900	
Gypsum Board	3%	Now	$2,600	LIFE	* *	5	$9,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen Storage								
Plaster	80%			LIFE	* *	5-10	$329,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	$1,500	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Ryer Avenue, Parking Area								
Iron Picket	20%			2086	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Valentine Avenue								
Explanation : Recent Replacement Across Areaway								
Iron Picket	70%			2080	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Areaway Accessed From Mechanical Room								
Explanation : Recent Repair Observed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	Now	$11,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	25%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 183th Street And Ryer Avenue Corner And Valentine Avenue								
Explanation : Recent Replacement Observed								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$4,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Located At The Back Of The School - Throughout								
Activity Yard								
Asphalt	80%	Now	$11,800	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Back Of The School Surrounding Play Area								
Rubber Matting	20%	Now	$17,400	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Corner Of Play Area Rubber Safety Surface								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Corner Of Play Area Rubber Safety Surface								

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
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	10%			2036	$29,600	1		
Conduit	30%			2046	* *	1		
Conduit	60%			2062	* *	1		
Panelboards								
Fused Disc Sw	15%			2058	* *	5	$500	
Molded Case Bkrs	60%			2058	* *	5	$2,400	
Molded Case Bkrs	25%			2044	* *	5	$1,000	
Wiring								
Thermoplastic	60%			2062	* *	1		
Thermoplastic	30%			2046	* *	1		
Thermoplastic	10%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	10%			2034	$18,600	5	$100	
Locally Mounted	30%			2041	* *	5	$300	
Locally Mounted	60%			2053	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Location Noted								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Lighting								
Interior Lighting								
Fluorescent	1%			2036	$23,600	10	$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	99%			2041	* *			
Egress Lighting								
Emergency, Service	15%			2036	$14,600	1		
Emergency, Battery	35%			2044	* *	10	$13,000	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$900	
Alarm								
Security System								
Under Construction	50%							
Generic	50%			2041	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	99%			2041	* *	1-3	$94,100	
Generic, Digital	1%	Now	$1,600	2041	* *	1-3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Custodians Office								
Explanation : Printer Not Operational								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Radiant Heater	5%			2041	* *	2	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Exits Near Elevator								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$26,200	2049	* *	1	$130,700	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Distribution								
Steam Piping/Pump	100%			2036	$1,265,400			

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Heating								
Terminal Devices								
Air Handler	20%			2031	$594,700	1	$19,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Mechanical Room								
Convector/Radiator	50%			2034	$646,100	1	$24,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	30%			2031	$1,175,400	1	$15,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Digital	100%			2034	$4,538,400			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	60%	Now	$18,000	2031	$359,200	1		
Broken, Extent : Light, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium, Multipurpose Room								
Explanation : Location Noted								
Under Construction	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$136,200	
Exhaust Fans								
Interior	80%			2031	$560,700	2	$3,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Mechanical Room								
Roof	20%			2036	$61,300	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2036	$1,522,100	1		
Galvanized Steel	25%	Now	$25,200	2034	$504,300	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

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
Plumbing								
Water Heater With Tanks								
Electric	50%			2029	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One Unit, 3kwt 20 Gallons								
Electric	50%			2034	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria Mechanical Room								
Explanation : One Unit, 3kwt 20 Gallons								
Sanitary Piping								
Cast Iron	2%	Now	$23,900	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Mechanical Room								
Cast Iron	98%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$4,900	4	$4,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 250mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$218,500	1-2	$4,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL**		
Address	: **1055 TARGEE STREET @ VENICE AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R048**
Program / Asset #	: **BOE0933.000 / 1439**	**Yr Built/Renovated**	: **1931 / 2008**
Area Sq Ft	: **33,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3171** **Lot** : **1**	**BIN**	: **5046430**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$408,200	
Interior Architecture	$86,800	
Electrical	$36,800	$586,800
Mechanical	$547,000	$468,500
Site Pavements		$68,500
Total	**$1,078,700**	**$1,123,800**
Importance Code A	$408,200	
Importance Code B	$670,600	$1,123,800
Total	**$1,078,700**	**$1,123,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,900			$17,500
Interior Architecture	$76,100	$2,700		$16,200
Electrical	$2,500	$2,200	$2,600	$46,700
Mechanical	$1,300	$1,500	$3,800	$8,000
Site Enclosure	$3,200			
Site Pavements	$2,400			
Total	**$92,400**	**$6,300**	**$6,400**	**$88,400**
Importance Code A	$6,900			$17,600
Importance Code B	$30,200	$6,300	$6,400	$70,800
Importance Code C	$55,200			
Total	**$92,400**	**$6,300**	**$6,400**	**$88,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$81,600	LIFE	* *	5	$48,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 75%								
Location : Base Of Exterior Walls								
Masonry: Limestone	10%	Now	$86,700	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$119,100	2043	* *	5	$6,100	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,300	
Masonry: Brick	55%			LIFE	* *	5	$1,800	
No Component	40%							
Roof								
Built-Up (BUR)	40%			2030	$120,700	10	$10,100	
Ponding, Extent : Light, Area Affected : 10%								
Location : Lower Roof								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Lower Roof								
Copper/Terne	5%			2050	* *	10	$3,200	
Modified Bitumen	55%			2043	* *	10	$13,900	
Soffits								
Cast in Place Concrete	50%	Now	$6,900	LIFE	* *	5	$11,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Along Driveway								
Metal Panel	50%			2045	* *	5-10	$15,700	
Interior								
Floors								
Ceramic Tile	5%	Now	$7,600	2038	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Terrazzo	5%	2-4	$5,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Vinyl Tile	40%			2040	* *	3	$8,000	
Vinyl Tile 9" X 9"	20%	0-2	$86,800	2045	* *	3	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : 1st Floor								
Wood	30%			2050	* *	5	$29,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%	Now	$5,500	2038	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Folding Partition	1%			2051	* *	5	$1,200	
Gypsum Board	1%			LIFE	* *	5	$300	
Masonry: Brick	10%	Now	$18,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	5%	0-2	$8,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor Corridor								
Plaster	63%	Now	$15,200	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	5%	Now	$4,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors								
Ceilings								
AcousTile,Adhered	25%	Now	$8,700	2040	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	2-4	$1,800	LIFE	* *	5	$3,300	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	70%			LIFE	* *	5	$23,200	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2045	* *			
Iron Picket	90%			2055	* *			
Free Standing Walls								
Masonry: Brick	100%			2045	* *			
Retaining Walls								
Cast in Place Concrete	90%	0-2	$3,200	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	10%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$2,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Driveway								
Activity Yard								
Cast in Place Concrete	70%			2040	* *			
Rubber Matting	30%			2035	$68,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$23,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Raceway								
Conduit	95%			2035	$59,600	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$10,200	5	$100	
Fused Toggle Switch	1%			2034	$1,000	5		
Molded Case Bkrs	85%			2034	$86,900	5	$700	
Molded Case Bkrs	4%			2051	* *	5		
Wiring								
Braided Cloth	70%			2034	$55,300	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	75%			2040	* *	5	$200	
Variable Frequency Drive	25%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Is Grounded								
Lighting								

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

DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Lighting								
Interior Lighting								
Fluorescent	50%			2035	$251,900	10	$15,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2030	$5,000	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Rooms 113 And 114								
LED	49%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$28,400	10	$4,000	
Exit, Battery	50%			2035	$23,900	10	$1,100	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$300	
Alarm								
Security System								
Generic	50%			2030	$31,700	1	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Under Construction	50%							
Generic, Analog	50%			2030	$43,600	1-3	$10,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside On Street								
Explanation : Boiler Room Renovation Is In Progress, 1 Temporary Steam Boiler And Oil Tank Are Being Used.								

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Heating								
Conversion Equipment								
Under Construction	100%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Boiler Room Renovation Is In Progress, 1 Temporary Steam Boiler And Oil Tank Are Being Used.							
Distribution								
Steam Piping/Pump	80%			2035	$216,500			
Under Construction	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Boiler Room Renovation Is In Progress, 1 Temporary Steam Boiler And Oil Tank Are Being Used.							
Terminal Devices								
Air Handler	20%			2030	$127,200	1	$4,100	
Convector/Radiator	60%			2033	$165,800	1	$6,400	
Fan Coil Unit/Heat	20%			2030	$167,600	1	$2,100	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2030	$102,400	1		
	Not Energy Efficient, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,400	
Exhaust Fans								
Interior	100%			2030	$149,900	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$86,300	1		
Water Heater With Tanks								
Electric	100%			2035	$48,400	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Boiler Room Renovation Is In Progress, 1 Temporary 80 Gallon Water Heater Is Being Used.							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2030	$1,000	4	$700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$9,300	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 90 - BK**		
Address	: **2840 WEST 12 STREET BTWN: SURF AVE., NEPTUNE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K090**
Program / Asset #	: **BOE0403.000 / 1397**	**Yr Built/Renovated**	: **1965 / 2015**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7266** **Lot** : **40**	**BIN**	: **3196558**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$188,800	$1,170,800
Interior Architecture		$2,560,000
Electrical		$657,500
Mechanical	$2,541,600	$2,378,100
Total	**$2,730,400**	**$6,766,200**
Importance Code A	$188,800	$1,170,800
Importance Code B	$2,541,600	$5,595,500
Total	**$2,730,400**	**$6,766,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,300	$27,600	$9,300	
Interior Architecture	$209,500		$3,500	$10,800
Electrical	$13,400	$16,800	$28,700	$13,600
Mechanical	$40,900	$13,600	$50,000	$10,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$315,300**	**$65,200**	**$98,600**	**$42,000**
Importance Code A	$51,600	$34,800	$16,800	$7,200
Importance Code B	$255,400	$30,300	$81,900	$34,800
Importance Code C	$8,300			
Total	**$315,300**	**$65,200**	**$98,600**	**$42,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$65,300	
Masonry: Limestone	5%			LIFE	* *	5	$2,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$11,800	
Windows								
Aluminum	100%	Now	$20,800	2050	* *	5	$10,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Various Areas Throughout								
Parapets								
Copper/Terne	2%			2054	* *	5	$2,000	
Masonry: Brick Cavity	88%	0-2	$188,800	LIFE	* *	5	$18,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : South Side								
Masonry: Limestone	10%	4+	$5,300	LIFE	* *	5	$2,600	
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : Main Roof West Side Near Chimney								
Roof								
Built-Up (BUR)	67%	Now	$17,700	2034	$885,100			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 315								
Copper/Terne	3%			2049	* *	10	$8,300	
Roll Roofing	30%			2033	$220,400	5	$55,300	
Soffits								
Cast in Place Concrete	50%			LIFE	* *	5	$1,900	
Stucco Cement	50%			2047	* *	5	$900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$48,700	LIFE	* *	5	$24,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Storage Areas And Gas Meter Room								
Ceramic Tile	3%	Now	$9,700	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%	2-4	$10,700	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entrance Steps								
Vinyl Tile	50%	Now	$31,600	2039	* *	3	$21,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classroom								
Vinyl Tile 9" X 9"	27%	0-2	$49,400	2034	$2,470,900	3	$11,300	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout 1st Floor								
Wood	5%			2062	* *	5	$10,500	
Interior Walls								
Ceramic Tile	3%	Now	$8,300	2043	* *	5	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	15%			LIFE	* *	5	$14,700	
Plaster	50%			LIFE	* *	5	$36,700	
SGFT/Glazed Masonry	32%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$45,900	2039	* *	5	$13,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
AcousTileConcealSpLn	5%			2039	* *	5	$7,000	
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,700	
Fiber Board	5%			2034	$89,000			
Metal Panel	5%			LIFE	* *	5	$7,000	
Plaster	10%			LIFE	* *	5	$7,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	60%			2078	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Ramp								
Explanation : Location Noted								
Masonry: Brick	40%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Ramp								
Explanation : Location Noted								
Retaining Walls								
Masonry: Fieldstone	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Rubber Matting	100%			2034				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$9,200	5	$100	
Molded Case Bkrs	80%			2033	$147,100	5	$1,600	
Molded Case Bkrs	15%			2050	* *	5	$300	
Wiring								
Thermoplastic	90%			2034	$184,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$500	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$22,800	
Generators								
Natural Gas	100%			2043	* *	1	$28,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 175 Kilowatts, 219 Kilovolt Amperes								
Batteries								
Lead/Acid	50%			2028	$1,300	5	$1,400	
Lead/Acid	50%			2028	$1,300	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof By Generator								
Explanation : 75 Kilowatt Load Bank								
Lighting								
Interior Lighting								
Fluorescent	20%			2039	* *	10	$13,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	80%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2034	$4,700	1		
Emergency, Battery	40%			2034	$50,900	10	$7,100	
Exit, Battery	50%			2039	* *	10	$2,500	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$142,200	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$47,000	

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
Heating								

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

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Heating								
Energy Source								
Electricity	2%			2060	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Meter Room								
Explanation : Location Observed								
Natural Gas	98%			2060	* *	1		
Conversion Equipment								
Radiant Heater	2%			2039	* *	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Meter Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2047	* *	1	$71,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 150 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$606,800			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2029	$285,200	1	$9,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Room Above Gymnasium - Auditorium And Gymnasium Blower Units								
Convector/Radiator	78%			2032	$483,300	1	$18,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	2%			2039	* *	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Controls								
Digital	100%			2029	$2,176,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wireless Digital And Pneumatic Control System For Classrooms And Offices And Stand Alone Digital Controls For Air Handlers								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2034	$36,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Room								
Window/Wall Unit	10%	Now	$28,700	2034	$28,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	58%			2033	$166,500	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	10%			2027	$28,700	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,300	
Exhaust Fans								
Interior	20%			2034	$67,200	2	$500	
Roof	35%			2029	$51,500	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Roof	43%	0-2	$1,300	2039	* *	2	$800	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Roof - Elevator Machine Room Exhaust								
Wall Unit	2%			2039	* *	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$973,200	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$2,300	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 50%								
Location : Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 200 Mbh Input. There Is An Electric Water Heater Abandoned In Place Next To Gas Fired Unit.								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$52,400	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 90 - Q**				
Address	: **86-50 109TH STREET**				
Borough	: **QUEENS**			**Agency's Number**	: **Q090**
Program / Asset #	: **BOE0741.000 / 1609**			**Yr Built/Renovated**	: **1909 / 2012**
Area Sq Ft	: **80,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Nov-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1**				
Block	: **9204**	**Lot**	: **28**	**BIN**	: **4192167**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,487,600	$550,000
Interior Architecture	$464,200	$3,166,800
Electrical		$464,400
Mechanical	$71,400	$1,809,600
Site Pavements	$62,200	$98,000
Total	**$2,085,300**	**$6,088,800**
Importance Code A	$1,559,000	$550,000
Importance Code B	$383,300	$5,538,800
Importance Code C	$143,100	
Total	**$2,085,300**	**$6,088,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$102,400		$2,400	
Interior Architecture	$169,100			$12,400
Electrical	$15,300	$3,000	$3,200	$3,000
Mechanical	$50,000	$13,600	$19,400	$12,700
Site Enclosure	$31,100			
Site Pavements	$22,800			
Total	**$390,700**	**$16,500**	**$25,000**	**$28,100**
Importance Code A	$102,400	$7,900	$10,300	$7,900
Importance Code B	$142,400	$8,600	$14,700	$20,200
Importance Code C	$145,900			
Total	**$390,700**	**$16,500**	**$25,000**	**$28,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	* *	5	$47,400	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$370,200	
Copper/Terne	2%			2056	* *	10	$22,200	
Masonry: Brick	22%	Now	$879,000	LIFE	* *	5	$104,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Sub-basement Along Jamaica Avenue								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement Along Jamaica Avenue								
Masonry: Brick	55%			LIFE	* *	5	$521,300	
Masonry: Granite	5%			LIFE	* *	5	$35,500	
Masonry: Limestone	10%			LIFE	* *	5	$71,100	
Windows								
Aluminum	88%	Now	$162,800	2044	* *	5	$8,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Aluminum w/ Guards	10%	Now	$24,900	2044	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2039	* *	10	$2,400	
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$1,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$9,800	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Sub-basement								
Mosaic Tile	5%	4+	$10,800	2041	* *	5	$7,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Bathrooms								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Bathrooms								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : 3rd And 4th Floor Bathrooms								
Vinyl Tile	83%	0-2	$264,800	2036	$2,648,500	3	$35,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$23,100	2031	$461,900	3	$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Room 312								
Wood	2%			2051	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Stage								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Interior								
Interior Walls								
Ceramic Tile	15%	Now	$40,400	2045	* *	5	$7,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Bathrooms, Stairs, And Cafeteria								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms, Stairs, And Cafeteria								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : 3rd And 4th Floor Bathrooms								
Glass: Single Pane	3%			LIFE	* *	5	$4,300	
Masonry: Brick	10%	Now	$37,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Metal: Cage/Fence	2%			LIFE	* *	10	$400	
Plaster	60%	Now	$143,100	LIFE	* *	5	$17,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	10%	2-4	$17,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair C								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Cafeteria								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$3,700	2041	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
Metal Panel	5%	Now	$9,600	LIFE	* *	5	$7,100	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Metal Panel	10%			LIFE	* *	5	$28,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Barrel Vaulted Metal Panel								
Plaster	80%	Now	$56,200	LIFE	* *	5	$56,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Bathroom								
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	$14,000	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Rear Activity Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Chain Link On top Of Freestanding Concrete Wall								
Iron Picket	70%	4+	$7,100	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$10,000	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Activity Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,900	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs, Loading Dock And Rear Yard								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Site Pavements								
Activity Yard								
Asphalt	75%	Now	$62,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Activity Yard								
Cast in Place Concrete	15%			2041	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Explanation : Paint Peeling								
Rubber Matting	10%			2036	$98,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Subbasement								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Subbasement								
Explanation : Three Vertical Sections								
Raceway								
Conduit	75%			2036	$111,000	1		
Conduit	20%			2056	* *	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	90%			2052	* *	5	$1,900	
Under Construction	5%							
Wiring								
Braided Cloth	25%			2035	$51,100	1		
Thermoplastic	70%			2056	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	65%			2034	$79,500	5	$400	
Locally Mounted	30%			2049	* *	5	$200	
Under Construction	5%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Subbasement								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$69,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	6%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2031	$10,100	1		
Emergency, Battery	30%			2031	$41,300	10	$5,800	
Exit, Service	50%			2036	$17,700	1		
Exterior Lighting								
LED	10%	Now	$4,400	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : 108th Street Side								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$71,400	2041	* *	1	$71,300	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leak At The Bottom Of Boiler 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	40%			2046	* *			
Steam Piping/Pump	60%	Now	$7,900	2036	$393,600			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Heating								
Terminal Devices								
Convector/Radiator	100%	Now	$13,400	2034	$669,900	1	$23,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 111								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Electrical	100%			2031	$455,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$186,200	1		
No Component	20%							
Under Construction	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$49,400	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$21,200	
Exhaust Fans								
Interior	100%			2041	* *	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2034	$104,600	1		
Water Heater With Tanks								
Electric	50%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Gallons								
Gas Fired	50%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Is Beyond Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Piping Is Beyond Useful Life Cycle Limit								
Sump Pump(s)								
Non-Submersible	100%			2036	$16,400	4	$2,500	
Backflow Preventer								
Generic	100%			2036	$36,600	1	$4,900	

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

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

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
Plumbing								
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$22,700	1-2	$500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 91 - BK MINISCHOOL**				
Address	: **532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K891**
Program / Asset #	: **BOE0404.010 / 1399**			**Yr Built/Renovated**	: **1971 / 2003**
Area Sq Ft	: **10,620**			**Project Type**	: **EDUCATION**
Date of Survey	: **07-Sep-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **4794**	**Lot**	: **26**	**BIN**	: **3106599**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$117,100	$124,200
Interior Architecture	$106,600	
Mechanical	$449,200	$142,100
Total	**$672,900**	**$266,200**
Importance Code A	$117,100	$124,200
Importance Code B	$555,700	$142,100
Total	**$672,900**	**$266,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,300	$6,500	
Interior Architecture	$44,400			$1,900
Electrical	$1,100	$1,000	$29,300	$1,000
Mechanical	$64,700	$900	$52,600	$900
Site Enclosure	$7,700			
Site Pavements	$3,600			
Total	**$121,500**	**$3,100**	**$88,300**	**$3,800**
Importance Code A	$34,400	$1,800	$7,000	$500
Importance Code B	$75,800	$1,300	$81,300	$3,300
Importance Code C	$11,300			
Total	**$121,500**	**$3,100**	**$88,300**	**$3,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK MINISCHOOL
Asset # : 1399

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
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$56,500	2054	* *	5	$31,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Explanation : Gutter And Leaders Bent. Joints Are Leaking.								
Windows								
Aluminum	100%			2033	$124,200	5	$2,500	
Roof								
Metal Panel	100%			2047	* *	10	$60,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Level								
Explanation : Unable To Access At Time Of This Survey.								
Soffits								
Metal Panel	100%			2054	* *	5-10	$23,800	
Interior								
Floors								
Ceramic Tile	5%	0-2	$900	2037	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Toilets Throughout								
Vinyl Tile	95%	0-2	$43,400	2039	* *	3	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	$2,000	
Metal Panel	65%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$106,600	2051	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$7,700	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$3,600	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Main Entry Stair								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK MINISCHOOL
Asset # : 1399

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch Fed From PS 91								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	30%			2042	* *	5	$100	
Molded Case Bkrs	70%			2042	* *	5	$200	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$9,300	10	$1,300	
Exit, Battery	50%			2034	$7,800	10	$400	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$28,100	1-3	$6,500	

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK MINISCHOOL
Asset # : 1399

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
Heating								
Conversion Equipment								
Furnace	100%	2-4	$34,400	2044	* *	1	$4,800	
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : Mechanical Equipment Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : 2 Obsolete Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,000	
Terminal Devices								
Fan Coil Unit/Heat	100%	2-4	$5,500	2029	$274,200	1	$3,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Explanation : Electric Fan Coil Only For Domestic Water Main								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	0-2	$174,900	2039	* *	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$14,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,000	
Exhaust Fans								
Interior	90%			2029	$44,200	2	$300	
Roof	10%			2029	$2,100	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$142,100	1		
Water Heater With Tanks								
Electric	100%	0-2	$500	2027	$24,200	4		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Water Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 91 - BK THE ALBANY AVE SCHOOL**
Address : **532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE**
Borough : **BROOKLYN**
Agency's Number : **K091**
Program / Asset # : **BOE0404.000 / 1398**
Yr Built/Renovated : **1904 / 2001**
Area Sq Ft : **80,000**
Project Type : **EDUCATION**
Date of Survey : **07-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4794** **Lot** : **26** **BIN** : **3106599**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,082,400	$196,400
Interior Architecture	$1,917,200	$2,838,800
Electrical	$269,200	$644,100
Mechanical	$330,000	$2,898,300
Site Enclosure	$536,800	
Site Pavements	$284,700	$420,500
Total	**$6,420,300**	**$6,998,100**
Importance Code A	$3,082,400	$196,400
Importance Code B	$2,862,200	$6,801,700
Importance Code C	$475,700	
Total	**$6,420,300**	**$6,998,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,800			
Interior Architecture	$49,700		$11,500	$12,300
Electrical	$19,900	$8,300	$8,600	$8,300
Mechanical	$129,700	$11,200	$20,300	$12,100
Site Pavements	$45,400			
Total	**$283,400**	**$19,500**	**$40,400**	**$32,600**
Importance Code A	$46,700	$7,900	$8,100	$7,900
Importance Code B	$184,500	$11,600	$32,300	$24,700
Importance Code C	$52,200			
Total	**$283,400**	**$19,500**	**$40,400**	**$32,600**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	$322,500	LIFE	* *	5	$61,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	85%	0-2	$2,269,500	LIFE	* *	5	$134,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Masonry: Granite	3%	0-2	$76,600	LIFE	* *	5	$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Masonry: Limestone	4%	0-2	$255,400	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%	0-2	$70,600	LIFE	* *	5	$15,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Windows								
Aluminum	100%	0-2	$87,900	2056	* *	5	$3,000	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Missing Locks At Some Windows.								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Leaks At Window Sill. Various Locations								
Parapets								
Masonry: Brick	30%	0-2	$700	LIFE	* *	5	$100	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Masonry: Brick	60%			LIFE	* *	5	$200	
Metal Rail	10%			2047	* *	5-10	$700	
Roof								
Built-Up (BUR)	100%	Now	$37,600	2039	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Stair F Throughout								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$2,400	
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Interior								
Floors								
Ceramic Tile	5%	Now	$70,900	2037	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Kitchen And Staff Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen And Staff Toilets								
Marble Panels	5%			LIFE	* *	5	$4,600	
Vinyl Tile	80%	0-2	$138,900	2034	$2,777,400	3	$36,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Cafeteria And Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Cafeteria And Various Locations								
Wood	10%			2069	* *	5	$23,000	
Interior Walls								
Ceramic Tile	10%	Now	$49,700	2043	* *	5	$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : At Stairways								
Masonry: Brick	20%	Now	$137,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Boiler Room								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	65%	0-2	$143,000	LIFE	* *	5	$34,400	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Interior									
Ceilings									
Exposed Struc: Concrete	15%	Now	$141,200	LIFE		* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Heavy Leaks At Basement During Rain.									
Metal Panel	5%	Now	$62,400	LIFE		* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Plaster	80%	Now	$1,223,100	LIFE		* *	5	$61,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	70%	2-4	$100,800	2044		* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%									
Location : Various Locations									
Iron Picket	30%	Now	$94,100	2054		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Deteriorated Finish, Extent : Light, Area Affected : 75%									
Location : Various Locations									
Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Retaining Walls									
Cast in Place Concrete	100%	4+	$341,900	2054		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : At Play Area									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	$43,000	2051		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Various Locations									
On-Site Walkways									
Cast in Place Concrete	50%			2047		* *			
Masonry: Granite	40%			LIFE		* *			
Pavers/Stone	10%	0-2	$2,500	2037		* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance									

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Site Pavements								
Activity Yard								
Asphalt	80%	0-2	$284,700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Rubber Matting	20%			2034	$420,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 50%								
Location : Electric Service Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	20%	0-2	$11,000	2050	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : First Floor Corridor								
Explanation : Panel 1n Is Overloaded								
Molded Case Bkrs	75%			2033	$137,900	5	$1,600	
Wiring								
Braided Cloth	80%	2-4	$163,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
LED	100%			2042	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	$68,800	10	$9,700	
Exit, Battery	50%			2034	$58,000	10	$2,700	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Air Terminals And Downleads Installed At Chimney								
Alarm								
Security System								
Generic	100%			2042	* *	1	$29,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System And Manual Door Alarm Lock								
Fire/Smoke Detection								
Generic, Analog	50%			2029	$105,700	1-3	$24,700	
Generic, Digital	50%			2042	* *	1-3	$25,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	2-4	$32,800	2034	$656,000			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump								
Controller Not Working, Extent : Severe, Area Affected : 30%								
Location : Pneumatic Controls Not Working In Basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Multiple Leaks In Basement								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$30,800	2034	$308,300	1	$8,900	
Abandoned in Place, Extent : Severe, Area Affected : 5%								
Location : 1 Unit For Cafeteria								
Convector/Radiator	80%			2032	$535,900	1	$20,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2039	* *	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 1 Unit On Auditorium Roof								
Split Unit	5%			2029	$97,300			
Window/Wall Unit	15%	Now	$9,300	2027	$46,500	1		
Broken, Extent : Severe, Area Affected : 50%								
Location : Classrooms								
No Component	70%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$10,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	80%	2-4	$145,300	2034	$290,600	2	$1,600	
Obsolete Equipment, Extent : Severe, Area Affected : 60%								
Location : Basement								
Roof	20%			2034	$31,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	$841,700	1		
Galvanized Steel	20%			2032	$209,200	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$16,400	4	$1,700	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$56,600	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 91 - Q**
Address : **68-10 CENTRAL AVENUE BTWN: 68 ST., 68 PL.**
Borough : **QUEENS**
Agency's Number : **Q091**
Program / Asset # : **BOE0742.000 / 1611**
Yr Built/Renovated : **1915 / 2023**
Area Sq Ft : **129,500**
Project Type : **EDUCATION**
Date of Survey : **01-May-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,5**
Block : **3683** **Lot** : **1** **BIN** : **4089566**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$460,700	$156,600
Interior Architecture	$2,054,000	$3,695,800
Electrical	$315,400	$480,500
Mechanical	$994,300	$5,139,800
Site Enclosure	$114,400	
Site Pavements	$310,800	
Total	**$4,249,600**	**$9,472,600**
Importance Code A	$460,700	$156,600
Importance Code B	$3,476,600	$9,316,000
Importance Code C	$312,300	
Total	**$4,249,600**	**$9,472,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,300	$3,700		$7,800
Interior Architecture	$6,100	$5,700	$18,800	$13,100
Electrical	$41,000	$40,900	$21,800	$38,700
Mechanical	$48,200	$32,100	$47,200	$61,500
Site Enclosure	$37,700			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$160,100**	**$97,400**	**$102,600**	**$136,000**
Importance Code A	$25,100	$16,600	$12,800	$20,900
Importance Code B	$97,400	$75,100	$76,000	$115,000
Importance Code C	$37,700	$5,700	$13,800	
Total	**$160,100**	**$97,400**	**$102,600**	**$136,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	57%	Now	$391,700	LIFE	* *	5	$92,900	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : North And East Facades								
Masonry: Brick Cavity	28%			LIFE	* *	5	$45,600	
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Metal, Corrugated	3%			2055	* *	1		
Pre-Cast Concrete	2%			LIFE	* *	5	$10,600	
Windows								
Aluminum	83%			2051	* *	5	$41,400	
Aluminum w/ Guards	15%			2043	* *	5	$7,500	
Metal Louvers	2%			2044	* *	10	$6,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : New Copings Installed								
Masonry: Brick	58%			LIFE	* *	5	$12,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Masonry: Brick Cavity	27%	2-4	$12,300	LIFE	* *	5	$6,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : 2002 Addition								
Metal Rail	5%			2055	* *	5-10	$19,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,900	
Roof								
Copper/Terne	2%			2063	* *	10	$3,500	
Modified Bitumen	98%			2040	* *	10	$69,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Main Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Soffit								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	5%			2044	* *	5	$10,100	
Marble Panels	3%	0-2	$67,900	LIFE	* *	5	$4,500	
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Stair Treads In Stairwells								
Quarry Tile	2%	2-4	$6,100	2040	* *	5	$3,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Terrazzo	5%	Now	$192,900	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Auditorium Lobby At 69th Street								
Traffic Topping	3%	Now	$147,700	2043	* *	5	$3,800	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Stairwell Landings								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Vinyl Tile	30%	0-2	$342,000	2040	* *	3	$22,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	22%	Now	$726,100	2035	$3,630,400	3	$16,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Various Corridors And Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Various Corridors And Classrooms								
Wood	20%	4+	$246,100	2050	* *	5	$37,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Classrooms And Stage								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$11,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2002 Addition Toilet Rooms								
Explanation : Location Noted								
Ceramic Tile	12%			2044	* *	5	$27,500	
Concrete Masonry Unit	15%			LIFE	* *	5	$13,800	
Gypsum Board	10%			LIFE	* *	5	$13,800	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	40%	Now	$228,500	LIFE	* *	5	$27,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Rooms At The North And East Facades								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Rooms At The North And East Facades								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Various Rooms At The North And East Facades								
Explanation : Sections Of Plaster Walls Removed								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	2-4	$102,700	2048	* *	5	$30,200	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Various Corridors								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Exposed Struc: Steel	3%			LIFE	* *			
Plaster	5%			LIFE	* *	5	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Plaster	47%			LIFE	* *	5	$59,100	
Site Enclosure								
Fence/Gates								
Chain Link	40%	2-4	$37,700	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Along South Property Line								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Along 69th Street								
Iron Picket	60%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$114,400	2070	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Along South Property Line								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along South Property Line								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$92,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Central Avenue And 69th Street								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Central Avenue Curbs								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Central Avenue And 69th Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$83,800	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Walkway And Various Exit Ramps								
Activity Yard								
Asphalt	90%	0-2	$58,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Play Yard								
Ponding, Extent : Severe, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	10%	0-2	$76,200	2045	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.								
Fused Disc Sw	5%			2045	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	60%			2035	$149,700	1		
Conduit	40%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	30%			2034	$92,000	5	$1,000	
Molded Case Bkrs	60%			2051	* *	5	$2,000	
Wiring								
Braided Cloth	30%			2034	$105,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building								
Thermoplastic	70%			2055	* *	1		
Motor Controllers								
Locally Mounted	95%			2048	* *	5	$800	
Locally Mounted	5%			2033	$9,300	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Crawl Space								
Explanation : Located Deep In Crawl Space								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$39,800	
Generators								
Diesel	100%			2038	* *	1	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$28,900	
Fuel Storage								
Day Tank	20%	Now	$100	2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Fuel Pump For Day Tank Is Not Operational								
Main Tank	80%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2040	* *	10	$95,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%	Now	$220,400	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Reported In 4th Floor Classrooms And Multipurpose Rooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Lighting								
Egress Lighting								
Emergency, Service	25%			2040	* *	1		
Emergency, Battery	25%			2040	* *	10	$7,800	
Exit, Service	10%			2030	$5,700	1		
Exit, Battery	40%			2040	* *	10	$3,500	
Exterior Lighting								
HID	8%	Now	$19,800	2035	$49,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
LED	2%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$24,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$124,500	1	$24,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$79,800	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$40,100	
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$128,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$1,061,900			
Terminal Devices								
Air Handler	30%			2040	* *	1	$24,000	
Convector/Radiator	70%			2033	$759,000	1	$29,300	
Controls								
Pneumatic	100%			2033	$2,562,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	$586,900	1	$18,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing 5th Floor Penthouse								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Wing 5th Floor Penthouse								
Explanation : 2 Units								
Split Unit	15%			2035	$472,300			
Window/Wall Unit	45%			2030	$226,100	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	* *	4	$1,900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$24,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing 5th Floor Penthouse								
Explanation : 5 Units								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2035	$103,700	2	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$50,500	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$21,700	
Exhaust Fans								
Interior	30%			2040	* *	2	$1,200	
Roof	70%	0-2	$9,000	2035	$180,100	2	$2,200	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%	2-4	$2,600	2028	$52,500	2		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tank								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

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
Plumbing								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2035	$18,600	4	$2,900	
Submersible	30%			2028	$1,200	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2030	$69,400	4	$5,200	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$19,600	
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$10,900	
Fire Pump								
Generic	100%			2038	* *	1	$24,200	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 92 - BK**		
Address	: **601 PARKSIDE AVENUE BTWN: ROGERS AVE., BEDFORD AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K092**
Program / Asset #	: **BOE0405.000 / 1386**	**Yr Built/Renovated**	: **1906 / 2010**
Area Sq Ft	: **112,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **5049** **Lot** : **55**	**BIN**	: **3115866**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$170,100	$193,300
Interior Architecture	$2,728,700	$55,600
Electrical	$1,624,100	$1,141,800
Mechanical	$3,704,400	$2,747,900
Site Pavements	$97,700	
Total	**$8,325,100**	**$4,138,500**
Importance Code A	$170,100	$245,900
Importance Code B	$7,391,300	$3,892,600
Importance Code C	$763,700	
Total	**$8,325,100**	**$4,138,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,600		$1,600	$2,900
Interior Architecture	$126,600		$22,200	$15,600
Electrical	$45,400	$11,800	$83,500	$12,700
Mechanical	$48,100	$15,900	$25,200	$17,100
Site Enclosure	$10,000			
Site Pavements	$56,600			
Total	**$294,300**	**$27,700**	**$132,600**	**$48,300**
Importance Code A	$27,600	$11,100	$13,000	$14,000
Importance Code B	$201,400	$16,600	$119,600	$34,300
Importance Code C	$65,300			
Total	**$294,300**	**$27,700**	**$132,600**	**$48,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Brick	90%			LIFE	* *	5	$134,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : Parkside Avenue								
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	70%	Now	$99,800	2050	* *	5	$10,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Metal Louvers	10%			2043	* *	10	$18,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2069	* *	5	$3,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	83%			LIFE	* *	5	$11,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Parkside Avenue								
Masonry: Limestone	5%			LIFE	* *	5	$900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	2%			LIFE	* *	5	$1,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Exterior								
Roof								
Built-Up (BUR)	85%			2039	* *	10	$70,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2062	* *	10	$10,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2047	* *	10	$7,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	5%			2054	* *	10	$13,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$19,500	
Ceramic Tile	5%	Now	$51,300	2043	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Toilets Throughout								
Quarry Tile	5%	Now	$67,000	2047	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Toilets Throughout								
Terrazzo	5%	0-2	$42,600	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	50%	Now	$251,600	2039	* *	3	$33,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Vinyl Tile 9" X 9"	20%	Now	$1,456,600	2044	* *	3	$13,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Corridors And Classrooms Throughout								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Corridors And Classrooms Throughout								
Wood	10%			2062	* *	5	$33,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$22,900	2043	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,300	
Masonry: Brick	5%	Now	$317,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : Throughout Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout Basement								
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$446,200	LIFE	* *	5	$26,900	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Parkside Avenue Side								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	0-2	$29,300	2047	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
AcousTileConcealSpLn	20%			2039	* *	5	$44,500	
AcousTileSusp.Lay-In	10%	Now	$15,100	2047	* *	5	$8,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Plaster	50%	Now	$138,500	LIFE	* *	5	$55,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Iron Picket	35%	2-4	$10,000	2069	* *			
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Repairs In Progress								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Below Sidewalk Shed And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Parkside Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$10,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	2-4	$21,700	LIFE	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Steps Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	10%			2043	* *			
Rubber Matting	90%	2-4	$97,700	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2034	$42,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,600 Amperes.								
Fused Disc Sw	20%			2034	$10,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Under 600 Volts								
Raceway								
Conduit	100%			2034	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$300	
Fused Knife Sw	4%			2033	$9,800	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Fused Toggle Switch	1%			2033	$2,500	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	75%			2033	$183,900	5	$2,200	
Molded Case Bkrs	10%			2050	* *	5	$300	
Wiring								
Braided Cloth	10%			2033	$35,000	1		
Thermoplastic	90%			2034	$315,000	1		
Motor Controllers								
Locally Mounted	60%			2047	* *	5	$500	
Locally Mounted	40%			2032	$74,300	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$32,500	2029	$1,624,100			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout The Building								
Explanation : Defective Ballasts								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2029	$17,700	1		
Emergency, Battery	25%			2029	$48,100	10	$6,800	
Exit, Battery	50%			2042	* *	10	$3,800	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Inaccessible Due To Scaffolding Around The Building								
Alarm								
Security System								
Generic	100%			2039	* *	1	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$71,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank Of 6,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$20,000	2047	* *	1	$99,800	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Lead Lag Controller At Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	10%	Now	$55,100	2054	* *			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Condensate Return Tanks In Basement And In Sub-basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement Condensate Return Piping								
Steam Piping/Pump	90%			2034	$826,500			
Terminal Devices								
Air Handler	10%			2029	$215,800	1	$6,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	60%			2032	$562,700	1	$21,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	20%	0-2	$112,500	2047	* *	1	$6,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : Pneumatic Valves At Radiators								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout, Defective Steam Traps And Climate Control System								
Fan Coil Unit/Heat	10%			2029	$284,300	1	$3,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium, Cafeteria								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Heating								
Controls								
Pneumatic	100%			2028	$2,216,500			
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	5%			2034	$136,200			
Window/Wall Unit	75%			2029	$325,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,500	
Exhaust Fans								
Interior	80%			2029	$406,900	2	$2,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	20%			2039	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	* *	1		
Galvanized Steel	80%	Now	$23,400	2032	$1,171,300	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : At Water Main In Fire Service Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 200 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$23,000	4	$2,400	
Backflow Preventer								
Generic	100%			2034	$51,200	1	$6,900	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 90%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$1,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 92 - M**
Address : **222 WEST 134 STREET BTWN 7TH AVE. - 8TH AVE.**
Borough : **MANHATTAN**
Agency's Number : **M092**
Program / Asset # : **BOE0053.000 / 213**
Yr Built/Renovated : **1966 / 2012**
Area Sq Ft : **111,000**
Project Type : **EDUCATION**
Date of Survey : **04-Mar-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1939** **Lot** : **11** **BIN** : **1058808**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,054,400	
Interior Architecture	$1,485,800	$7,449,000
Electrical	$746,100	$1,059,700
Mechanical	$535,600	$4,922,800
Site Pavements	$124,200	$95,300
Total	**$3,946,100**	**$13,526,800**
Importance Code A	$1,054,400	$52,600
Importance Code B	$1,997,500	$13,474,100
Importance Code C	$894,300	
Total	**$3,946,100**	**$13,526,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$65,700			
Interior Architecture	$70,300	$10,800	$5,800	$11,800
Electrical	$15,500	$10,700	$11,700	$41,100
Mechanical	$71,400	$15,700	$25,100	$19,300
Site Pavements	$62,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$299,500**	**$51,600**	**$56,900**	**$86,500**
Importance Code A	$76,700	$11,000	$11,000	$11,200
Importance Code B	$166,200	$36,300	$45,900	$75,300
Importance Code C	$56,600	$4,300		
Total	**$299,500**	**$51,600**	**$56,900**	**$86,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	$26,600	LIFE	* *	5	$43,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations All Facades								
Masonry: Brick	85%	Now	$207,300	LIFE	* *	5	$49,200	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Right Side Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations All Facades								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : All Sides Of Building								
Explanation : Murals On Portions Of Facades								
Windows								
Aluminum	90%	Now	$371,500	2051	* *	5	$9,500	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Various Locations All Facades								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Various Locations All Facades								
Metal Louvers	3%			2044	* *	10	$4,000	
Steel	5%	Now	$24,400	2051	* *	5	$6,600	1
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Wood	2%	Now	$3,500	2043	* *	5	$2,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	$24,500	
Masonry: Brick	40%			LIFE	* *	5	$6,300	
Metal Rail	10%			2052	* *	5-10	$28,600	
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Noted As Steel Guardrail On Site Enclosure.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Exterior								
Roof								
Modified Bitumen	100%	Now	$475,500	2040	* *			
Blisters, Extent : Moderate, Area Affected : 35%								
Location : Various Locations On Roof								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various Locations On Roof Surfaces								
Explanation : Solar Panels Installed								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,800	
Interior								
Floors								
Carpet	1%			2031	$29,900	3	$2,500	
Cast in Place Concrete	8%	Now	$57,500	LIFE	* *	5	$28,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Elevator Pit								
Ceramic Tile	5%			2038	* *	5	$8,200	
Quarry Tile	2%			2040	* *	5	$5,000	
Terrazzo	10%	Now	$31,600	LIFE	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallways All Floors								
Vinyl Tile	28%			2035	$1,306,600	3	$17,300	
Vinyl Tile 9" X 9"	45%	Now	$121,600	2035	$6,079,300	3	$27,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Various Spots Throughout								
Wood	1%			2063	* *	5	$3,100	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$8,700	
Concrete Masonry Unit	23%			LIFE	* *	5	$15,900	
Mosaic Tile	2%	0-2	$25,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Spots Throughout								
Plaster	45%	Now	$97,100	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Gasoline Meter Room								
SGFT/Glazed Masonry	25%	Now	$797,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Interior								
Ceilings								
AcousTileConcealSpLn	63%	Now	$166,400	2048	* *	5	$63,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Locations Hallways								
Exposed Struc: Concrete	20%	Now	$246,000	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead No.1								
Fiber Board	10%	0-2	$12,800	2040	* *			
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Metal Panel	2%			LIFE	* *	5	$4,000	
Plaster	5%			LIFE	* *	5	$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2055	* *			
Iron Picket	10%			2055	* *			
Metal: Cage/Fence	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Various Level Roofs								
Explanation : Noted As Steel Guardrail On Roof Edges								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$124,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : All Sides Of Property								
On-Site Walkways								
Asphalt	55%			2044	* *			
Cast in Place Concrete	5%			2048	* *			
Pavers/Stone	40%	Now	$30,700	2038	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 40%								
Location : Interior Courtyard								
Activity Yard								
Asphalt	85%	4+	$22,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Traffic Topping	15%	Now	$9,500	2035	$95,300			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Area								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2052	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Amperes, 480v / 277v								
Switchgear / Switchboard								
Fused Disc Sw	75%			2035	$199,700	5	$400	
Fused Disc Sw	25%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	90%			2034	$220,700	5	$2,600	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	90%	0-2	$315,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$600	
Locally Mounted	10%			2048	* *	5	$100	
Locally Mounted	10%	0-2	$11,100	2055	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	3%			2040	* *	10	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	95%			2040	* *	10	$96,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	20%			2030	$38,200	10	$5,400	
Emergency, Battery	30%			2040	* *	10	$8,000	
Exit, LED	20%			2063	* *	1		
Exit, Service	30%			2030	$14,700	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Lighting								
Exterior Lighting								
HID	20%			2040	* *	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$213,400	1	$41,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircase And Outside Perimeter								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$293,200	2045	* *	1-3	$62,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$109,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$91,000	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Two Boiler Feed Water Pumps, Vacuum, Condensate Pump Leaking								
Terminal Devices								
Air Handler	20%			2035	$427,800	1	$13,700	
Convector/Radiator	80%	Now	$37,200	2033	$743,500	1	$25,800	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2033	$2,196,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	70%	0-2	$15,100	2030	$301,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of Units Are Not Working								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,900	
Exhaust Fans								
Interior	10%			2035	$50,400	2	$300	
Roof	85%			2035	$187,500	2	$2,900	
Roof	5%	Now	$2,200	2035	$11,000	2	$100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof. Five Units Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$1,167,800	1		
Galvanized Steel	20%			2040	* *	1		
Water Heater With Tanks								
Electric	5%			2030	$3,600	4		
Gas Fired	95%			2033	$49,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$143,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor. Waste Backup At 1st Floor During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2035	$59,500	4	$6,600	
Backflow Preventer								
No Component	50%							
Generic	50%			2043	* *	1	$3,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Freight Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$78,600	1-2	$1,600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 92 - Q**		
Address	: **99-01 34TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q292**
Program / Asset #	: **BOE0980.000 / 4144**	**Yr Built/Renovated**	: **1992 / 2015**
Area Sq Ft	: **119,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **1714** **Lot** : **18**	**BIN**	: **4042496**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$397,400	$2,547,800
Electrical		$1,306,000
Mechanical	$193,600	$2,757,900
Total	**$591,000**	**$6,611,600**
Importance Code A	$397,400	$2,547,800
Importance Code B	$193,600	$4,063,800
Total	**$591,000**	**$6,611,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,000		$34,000	$10,400
Interior Architecture	$73,300	$5,200		$8,700
Electrical	$22,700	$24,000	$56,500	$20,100
Mechanical	$63,400	$29,500	$104,200	$33,500
Site Pavements	$7,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$177,900**	**$65,900**	**$201,900**	**$79,900**
Importance Code A	$14,000	$10,000	$44,300	$20,400
Importance Code B	$161,800	$53,400	$157,600	$59,500
Importance Code C	$2,000	$2,500		
Total	**$177,900**	**$65,900**	**$201,900**	**$79,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	* *	5	$50,300	
Metal Panel	18%			2054	* *	5-10	$88,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$11,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2015 Addition								
Window Wall	7%			2054	* *	5	$18,900	
Windows								
Aluminum	75%			2050	* *	5	$16,400	
Aluminum	20%			2050	* *	5	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$6,800	
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$2,700	
Metal Panel	5%			2054	* *	5	$700	
Metal Rail	10%			2047	* *	5-10	$6,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$2,300	
Roof								
IRMA/Protected Membrane	40%	Now	$243,300	2034	$2,432,900			
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor, Teachers Lounge, 4th Floor Staff Bathrooms								
Metal Panel	25%	4+	$74,800	2039	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaza Roof: Stone Panels	30%	4+	$79,300	2044	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Broken Paver Units								
Skylight, Metal/Glass	5%			2044	* *	10	$33,500	
Soffits								
Metal Panel	10%			2054	* *	5-10		
Stucco Cement	90%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,400	
Ceramic Tile	5%			2043	* *	5	$5,400	
Mosaic Tile	3%			2047	* *	5	$8,000	
Quarry Tile	2%			2047	* *	5	$3,200	
Terrazzo	10%			LIFE	* *	5	$8,400	
Vinyl Tile	40%			2039	* *	3	$21,400	
Vinyl Tile	25%			2039	* *	3	$13,400	
Wood	5%			2062	* *	5	$10,000	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$800	
Ceramic Tile	15%			2043	* *	5	$4,200	
Concrete Masonry Unit	20%			LIFE	* *	5	$2,200	
Glass Block	2%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$5,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%	4+	$2,000	LIFE	* *	5	$5,600	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Auditorium Stage								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Auditorium Stage								
Ceilings								
AcousTileConcealSpLn	20%			2047	* *	5	$26,800	
AcousTileSusp.Lay-In	38%			2047	* *	5	$40,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$26,800	
Metal Panel	5%	4+	$18,200	LIFE	* *	5	$6,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Metal Panel	10%			LIFE	* *	5	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gym								
Explanation : Perforated Acoustic Panels								
Wood	2%			LIFE	* *	5	$18,700	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%			2047	* *			
Pavers/Stone	25%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Site Pavements								
Activity Yard								
Asphalt	95%	Now	$7,400	2037	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Front Yard								
Rubber Matting	5%			2034	$23,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement- Old Wing								
Explanation : One 4,000 Ampere For Main And One 1,200 Ampere For P P 23 R								
Fused Disc Sw	40%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement- New Wing								
Explanation : One 3,000 Ampere For Service No.1, Two 2,000 Ampere For Service No.2 And 3, And One 400 Ampere For Emergency								
Transformers								
Dry Type	100%			2039	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 15 Kilovolt-ampere Dry Type								
Switchgear / Switchboard								
Fused Disc Sw	60%			2044	* *	5	$300	
Fused Disc Sw	40%			2054	* *	5	$200	
Raceway								
Conduit	60%			2044	* *	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	50%			2042	* *	5	$1,600	
Molded Case Bkrs	40%			2050	* *	5	$1,300	
Wiring								
Thermoplastic	60%			2044	* *	1		
Thermoplastic	40%			2054	* *	1		
Motor Controllers								
Locally Mounted	60%			2039	* *	5	$500	
Locally Mounted	30%			2047	* *	5	$200	
Variable Frequency Drive	10%			2047	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	50%			2039	* *	1	$18,300	
Automatic	50%			2047	* *	1	$18,300	
Generators								
Diesel	50%			2037	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse- Old Wing								
Explanation : One 250 Kilowatt								
Diesel	50%			2043	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement- New Wing								
Explanation : One 200 Kilowatt								
Batteries								
Lead/Acid	50%	0-2	$1,300	2029	$1,300	5	$1,100	
Corroded Terminals, Extent : Moderate, Area Affected : 100%								
Location : Generator Room Old Wing Penthouse								
Lead/Acid	50%			2028	$1,300	5	$2,200	
Fuel Storage								
Day Tank	25%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Penthouse- Old Wing								
Explanation : One 60 Gallons								
Day Tank	25%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement- New Wing								
Explanation : One 275 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement- Old Wing								
Explanation : One 10,000 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Lighting								
Interior Lighting								
Fluorescent	36%			2034	$653,900	10	$39,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Old Wing								
Fluorescent	6%			2034	$109,000	10	$6,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout Old Wing								
Fluorescent	30%			2039	* *	10	$32,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building- New Wing								
Fluorescent	2%			2039	* *	10	$2,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building- New Wing								
HID	2%			2034	$28,900	10	$100	
LED	24%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 3 Floors Of Floor Old Wing								
Egress Lighting								
Emergency, Service	30%			2034	$22,500	1		
Emergency, Service	20%			2039	* *	1		
Exit, LED	5%			2062	* *	1		
Exit, Service	25%			2034	$13,100	1		
Exit, Service	20%			2039	* *	1		
Exterior Lighting								
HID	2%			2034	$11,400	10		
LED	8%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$2,100	
Alarm								
Security System								
Generic	100%			2034	$228,700	1	$44,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Surveillance System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$314,300	1-3	$73,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells, Strobe Lights, Smoke Detectors And Manual Pull Stations								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Heating								
Energy Source								
Natural Gas	30%			2054	* *	1		
Interruptible Gas/Dual Fuel	70%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	30%			2047	* *	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Steam Boiler	70%			2039	* *	1	$82,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2050	* *	4	$1,800	
Steam Piping/Pump	70%	0-2	$13,700	2054	* *			
Steam Traps Faulty, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	60%			2039	* *	1	$44,200	
Convector/Radiator	40%			2039	* *	1	$15,400	
Controls								
Digital	30%	Now	$52,500	2032	$1,049,900			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Pneumatic	70%			2032	$1,648,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2039	* *	1	$16,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : R-410a Refrigerant, Modular								
Split Unit	10%			2042	* *			
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2054	* *	4	$1,800	
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	70%			2039	* *	1		
Air Handler/Cool/Ht	30%			2039	* *	1	$22,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	$141,100	2	$82,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,400	
Exhaust Fans								
Interior	70%			2039	* *	2	$2,600	
Roof	30%			2039	* *	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,800	
Backflow Preventer								
Generic	100%			2042	* *	1	$7,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units.								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$62,200	
Sprinkler								
No Component	60%							
Generic	40%			2054	* *	1-2	$13,300	
Fire Pump								
Generic	100%			2037	* *	1	$22,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Hood Size Is 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 93 - BK**
Address : **31 NEW YORK AVENUE BTWN: HERKIMER ST, ATLANTIC AVE.**
Borough : **BROOKLYN**
Agency's Number : **K093**
Program / Asset # : **BOE0406.000 / 1371**
Yr Built/Renovated : **1909 / 2009**
Area Sq Ft : **77,000**
Project Type : **EDUCATION**
Date of Survey : **07-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1868** **Lot** : **7** **BIN** : **3053993**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$294,900	
Electrical	$2,012,400	$140,700
Mechanical	$2,772,400	$946,500
Site Pavements	$202,000	$315,400
Total	**$5,281,700**	**$1,402,500**
Importance Code A	$343,600	
Importance Code B	$4,625,700	$1,402,500
Importance Code C	$312,400	
Total	**$5,281,700**	**$1,402,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,400		$15,700	$2,100
Interior Architecture	$90,900		$15,300	$13,000
Electrical	$73,200	$7,200	$55,100	$7,200
Mechanical	$9,500	$16,900	$28,500	$11,200
Site Enclosure	$25,100			
Site Pavements	$15,800			
Total	**$221,000**	**$24,100**	**$114,700**	**$33,500**
Importance Code A	$6,400	$7,600	$23,500	$9,700
Importance Code B	$130,200	$16,500	$91,100	$23,800
Importance Code C	$84,400			
Total	**$221,000**	**$24,100**	**$114,700**	**$33,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Exterior								
Exterior Walls								
Under Construction	5%							
Under Construction	90%							
Under Construction	5%							
Windows								
Aluminum	70%			2050	* *	5	$4,200	
Under Construction	5%							
Under Construction	25%							
Parapets								
Masonry: Brick	88%	Now	$2,200	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Pre-Cast Concrete	5%			LIFE	* *	5	$100	
Under Construction	7%							
Roof								
Copper/Terne	5%	Now	$4,200	2062	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : South Bulkhead Stair								
Modified Bitumen	25%			2039	* *	10	$15,700	
Under Construction	70%							
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$10,200	
Interior								
Floors								
Ceramic Tile	5%	Now	$7,100	2043	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets								
Vinyl Tile	85%			2039	* *	3	$52,200	
Wood	10%			2062	* *	5	$23,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$24,900	2043	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Masonry: Brick	5%	Now	$34,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Basement Electrical Meter Room And Exit Below Auditorium								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement Electrical Meter Room And Exit Below Auditorium								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Electrical Meter Room And Exit Below Auditorium								
Plaster	50%	Now	$110,000	LIFE	* *	5	$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Custodian Office, Classroom 401, Bulkhead Stair								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Custodian Office, Classroom 401, Bulkhead Stair								
SGFT/Glazed Masonry	11%	4+	$89,400	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
SGFT/Glazed Masonry	19%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2039	* *	5	$30,700	
Exposed Struc: Concrete	30%			LIFE	* *	5	$5,800	
Plaster	50%	Now	$95,600	LIFE	* *	5	$38,400	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : 4th Floor Classrooms And Bulkhead Stair								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%	0-2	$25,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along Herkimer Street								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$113,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Driveway								
Activity Yard								
Asphalt	10%	0-2	$89,000	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Asphalt	75%			2037	* *			
Rubber Matting	15%	0-2	$15,800	2034	$315,400			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : At Playarea								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	90%			2064	* *	5	$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Fused Knife Sw	10%	0-2	$20,000	2064	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Explanation : Obsolete Equipment								
Raceway								
Conduit	95%			2034	$140,700	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Toggle Switch	25%	2-4	$46,000	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	75%	2-4	$137,900	2059	* *	5	$800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Wiring								
Braided Cloth	90%	2-4	$184,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%	0-2	$58,700	2051	* *	5	$200	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Corroded, Extent : Light, Area Affected : 20%								
Location : Water Service Room								
Lighting								
Interior Lighting								
Fluorescent	94%			2029	$1,104,800	10	$66,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	5%			2029	$109,200	2	$100	
LED	1%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$9,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%			2029	$36,800	10		
Inadequate Lighting Level, Extent : Light, Area Affected : 25%								
Location : Building Exterior At Herkimer Street								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : First Floor Hallway								
Explanation : Security System Consists Of Intrusion Alarm And Motion Detector.								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$203,400	1-3	$47,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$23,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Buried Underground In School Yard								
Explanation : Two 7,500 Gallon Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$343,600	2039	* *	1	$68,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : Boiler No.1 Broken Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2044	* *	4	$5,700	
Terminal Devices								
Air Handler	20%			2034	$296,700	1	$9,500	
Convector/Radiator	60%			2039	* *	1	$14,900	
Fan Coil Unit/Heat	20%			2034	$391,000	1	$5,000	
Controls								
Digital	100%			2029	$2,264,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	55%	2-4	$3,300	2027	$164,300	1		
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Rooms 307, 309, 312								
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	10%			2034	$35,000	2	$200	
Roof	90%			2034	$137,700	2	$2,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$121,100	4		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$11,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,400	4	$2,400	
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

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
Plumbing								
Instantaneous Hot Water								
Electric	100%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Instant Hot Water Heater Serving Kitchen								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 93 - BK AX -ECF-BD STUY ECC2**				
Address	: **234 HERKIMER STREET BTWN: HERKIMER ST & ATLANTIC AVE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K853**
Program / Asset #	: **BOE0406.010 / 188**			**Yr Built/Renovated**	: **1974 / 2008**
Area Sq Ft	: **11,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **07-Oct-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **1868**	**Lot**	: **28**	**BIN**	: **3323075**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$184,300
Mechanical	$161,700	$216,400
Total	**$161,700**	**$400,700**
Importance Code A		$146,600
Importance Code B	$161,700	$254,200
Total	**$161,700**	**$400,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,600		$45,900	$2,300
Interior Architecture	$6,200			$1,800
Electrical	$7,000	$1,000	$59,000	$1,000
Mechanical	$900	$2,900	$78,500	$2,900
Site Enclosure	$5,900			
Site Pavements	$33,100			
Total	**$91,700**	**$3,900**	**$183,400**	**$8,000**
Importance Code A	$38,600	$500	$45,900	$2,800
Importance Code B	$47,200	$3,400	$137,500	$5,200
Importance Code C	$5,900			
Total	**$91,700**	**$3,900**	**$183,400**	**$8,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC2
Asset # : 188

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$22,700	
Masonry: Brick	73%			LIFE	* *	5	$22,100	
Masonry: Brick	2%	Now	$30,600	LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Left Side Wall								
Explanation : Crack Near Window								
Window Wall	10%			2054	* *	5	$11,300	
Windows								
Aluminum	100%			2050	* *	5	$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Window At Courtyard								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Window At Courtyard								
Explanation : Glazing Broken								
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$27,000	
Masonry: Brick	5%			LIFE	* *	5	$300	
Metal Panel	25%			2054	* *	5	$6,300	
Metal Security Bars	30%	0-2	$8,000	2049	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : East And West Lot Lines								
Roof								
Modified Bitumen	100%			2039	* *	10	$37,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Roof Not Accessible								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Ceramic Tile	5%	Now	$4,400	2037	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Toilets Throughout								
Vinyl Tile	95%			2039	* *	3	$7,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	60%			LIFE	* *	5	$8,100	
Masonry: Brick	30%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$2,500	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC2
Asset # : 188

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	75%	Now	$3,800	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	4+	$2,200	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	0-2	$33,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$111,000	5		
Raceway								
Conduit	95%			2034	$25,000	1		
Conduit	5%			2054	* *	1		
Panelboards								
Molded Case Bkrs	98%			2042	* *	5		$300
Molded Case Bkrs	2%	Now	$500	2059	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Some Of The Panelboards Circuit Breakers Are Obsolete And Do Not Operate.								
Wiring								
Thermoplastic	95%			2034	$27,900	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5		$100
Ground								

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC2
Asset # : 188

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Incandescent	2%			2029	$6,200	2		
LED	98%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout School								
Explanation : Lighting Fixtures Were Replaced In 2020.								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$1,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%	0-2	$5,300	2044	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$21,100	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout The Building								
Explanation : Intrusion Alarm And Motion Detector Only								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$29,100	1-3	$6,800	

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
Heating								
Conversion Equipment								
Radiant Heater	50%			2034	$146,600	2	$2,600	
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Electric Duct Heater								
Explanation : Rooftop Unit Under Air Conditioning Equipment								
Terminal Devices								
Fan Coil Unit/Heat	50%			2034	$69,800	1	$1,800	
No Component	50%							
Controls								
Digital	100%			2029	$161,700			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC2
Asset # : 188

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2039	* *			
No Component	90%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$14,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$21,900	1	$6,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	$3,300	2	$7,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,100	
Exhaust Fans								
Interior	10%			2029	$5,000	2		
Roof	90%			2029	$19,700	2	$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 94 - BK**		
Address	: **5010 6TH AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K094**
Program / Asset #	: **BOE0407.000 / 1372**	**Yr Built/Renovated**	: **1908 / 2010**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **792** **Lot** : **26**	**BIN**	: **3332126**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$120,100	$212,200
Interior Architecture	$223,800	$50,800
Electrical	$432,800	$1,858,400
Mechanical	$1,783,700	$3,884,600
Total	**$2,560,400**	**$6,006,100**
Importance Code A	$120,100	$212,200
Importance Code B	$2,440,300	$5,793,900
Total	**$2,560,400**	**$6,006,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,700			$8,300
Interior Architecture	$161,700	$14,300		$14,400
Electrical	$3,600	$9,500	$9,200	$23,100
Mechanical	$59,600	$16,400	$24,600	$20,400
Site Enclosure	$12,800			
Site Pavements	$10,900			
Total	**$276,400**	**$40,200**	**$33,800**	**$66,200**
Importance Code A	$67,200	$9,100	$9,100	$17,500
Importance Code B	$147,000	$29,500	$24,600	$48,800
Importance Code C	$62,300	$1,600		
Total	**$276,400**	**$40,200**	**$33,800**	**$66,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	19%			LIFE	* *	5	$141,000	
Masonry: Brick	75%	Now	$120,100	LIFE	* *	5	$71,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Second Floor And Room 216								
Masonry: Granite	3%			LIFE	* *	5	$2,100	
Metal Panel	3%			2045	* *	5-10	$19,600	
Windows								
Aluminum	100%			2057	* *	5	$29,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,600	
Masonry: Brick Cavity	65%			LIFE	* *	5	$11,400	
Pre-Cast Concrete	25%			LIFE	* *	5	$27,600	
Roof								
Copper/Terne	2%			2050	* *	10	$3,000	
Modified Bitumen	98%	2-4	$13,100	2043	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	7%	Now	$16,500	LIFE	* *	5	$20,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Mosaic Tile	3%	Now	$19,500	2040	* *	5	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Bathrooms								
Quarry Tile	2%			2040	* *	5	$4,100	
Vinyl Tile	63%	Now	$48,300	2040	* *	3	$32,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	10%	Now	$111,000	2045	* *	3	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Corridors And Classrooms								
Wood	15%	0-2	$62,100	2050	* *	5	$19,100	
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Around Classroom Radiators								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Interior								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$3,200	
Glass: Single Pane	3%	Now	$3,900	LIFE	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairwells								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transoms And Stairwell Landings								
Explanation : Safety Single Pane Glass								
Masonry: Brick	8%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : Lower Portion Of Wall Parge Coated								
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Stair Dividers								
Plaster	67%	4+	$35,200	LIFE	* *	5	$21,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Wood And Metal Panels								
Ceilings								
AcousTileConcealSpLn	15%			2048	* *	5	$25,400	
AcousTileSusp.Lay-In	15%	Now	$17,300	2040	* *	5	$10,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 215								
Exposed Struc: Concrete	5%	0-2	$20,800	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	60%	Now	$50,700	LIFE	* *	5	$50,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead, Classrooms And Other Areas Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%	Now	$12,800	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Front Of Building								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Front Of Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	95%			2055	* *			
Masonry: Fieldstone	5%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2040	* *			
Masonry: Granite	40%	0-2	$10,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Entrance Stairs								
Activity Yard								
Asphalt	65%			2044	* *			
Rubber Matting	15%			2040	* *			
Traffic Topping	20%	0-2	$600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$400	
Raceway								
Conduit	80%			2061	* *	1		
Conduit	20%			2035	$41,300	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	70%			2051	* *	5	$1,800	
Molded Case Bkrs	20%			2043	* *	5	$500	
Wiring								
Thermoplastic	40%			2035	$119,500	1		
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$73,400	5	$400	
Motor Control Center	40%			2040	* *	5	$1,100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	99%			2035	$1,465,800	10	$88,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$83,400	10	$11,700	
Exit, Battery	50%			2035	$70,400	10	$3,300	
Exterior Lighting								
No Component	80%							
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	50%			2030	$93,200	1	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2043	* *	1	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$256,200	2045	* *	1-3	$54,300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank Of No.2 Oil								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Heating								
Conversion Equipment								
Hot Water Boiler	10%			2048	* *	1	$4,800	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Third Floor Mechanical Equipment Room Of New Wing								
Explanation : One Gasoline Fired Hot Water Boiler								
Steam Boiler	90%	0-2	$39,000	2048	* *	1	$77,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Leaking Tubes								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Three Dual Fuel Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	10%			2051	* *	4	$700	
Central Plant Steam Piping/Pmp	60%	0-2	$167,600	2035	$1,675,800	4	$2,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump Leaking In Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Throughout Old Wing Of The Building								
Central Plant Steam Piping/Pmp	20%			2055	* *	4	$1,400	
Central Plant Steam Piping/Pmp	10%	0-2	$167,600	2055	* *	4	$500	
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Throughout Old Wing Of The Building								
Terminal Devices								
Air Handler	10%			2040	* *	1	$6,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Third Floor Mechanical Equipment Room								
Explanation : Air Handler Serves The Auditorium								
Air Handler	10%			2035	$186,900	1	$6,000	
Air Handler	30%			2030	$560,700	1	$18,000	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : House Supply Fans Located In Sub-basement Mechanical Rooms								
Convector/Radiator	30%			2033	$243,700	1	$9,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Convector/Radiator	10%			2040	* *	1	$3,100	
Convector/Radiator	10%			2040	* *	1	$3,100	
Controls								
Electrical	100%	0-2	$276,100	2030	$552,200			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Defective Climate Control System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%			2035	$188,100	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor Classrooms								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd And 4th Floor Classrooms								
Explanation : No Air Conditioning								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Interior	90%			2035	$396,500	2	$2,700	
Roof	10%			2035	$19,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2045	* *	1		
Galvanized Steel	90%			2033	$1,141,200	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : 2016 Installation Located In Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 120 Gallons Each								
Sanitary Piping								
Cast Iron	80%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Section Of The Building								
Cast Iron	20%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building								
Cast Iron	5%	0-2	$10,500	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Cast Iron	20%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$19,900	4	$3,100	
Backflow Preventer								
No Component	80%							
Generic	20%			2035	$8,900	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Serves Boiler Only								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

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
Plumbing								
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 50%								
Location : Student And Staff Restrooms								
Explanation : 2018 Upgrade Of Toilets And Urinals								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,400	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood. 5 Feet X 10 Feet Which Equals 50 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 94 - Q**
Address : **41-77 LITTLE NECK PKWY**
Borough : **QUEENS**
Program / Asset # : **BOE0745.000 / 1614**
Area Sq Ft : **38,000**
Date of Survey : **20-Mar-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **8135** **Lot** : **29**

Agency's Number : **Q094**
Yr Built/Renovated : **1914 / 2015**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4169468**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$146,500
Interior Architecture		$818,500
Electrical		$445,700
Mechanical	$103,200	$1,245,100
Total	**$103,200**	**$2,655,800**
Importance Code A		$146,500
Importance Code B	$103,200	$2,509,300
Total	**$103,200**	**$2,655,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,900			
Interior Architecture	$153,700		$1,600	$3,600
Electrical	$4,800	$3,500	$3,900	$4,500
Mechanical	$70,800	$8,400	$11,000	$8,000
Site Enclosure	$16,700			
Site Pavements	$4,700			
Total	**$267,600**	**$11,900**	**$16,500**	**$16,100**
Importance Code A	$20,700	$3,800	$3,800	$3,800
Importance Code B	$162,600	$8,200	$12,700	$12,400
Importance Code C	$84,300			
Total	**$267,600**	**$11,900**	**$16,500**	**$16,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

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
Exterior								
Exterior Walls								
Metal Panel	10%			2046	* *	5-10	$44,800	
Stucco Cement	90%			2041	* *	5	$146,500	
Windows								
Aluminum	70%			2052	* *	5	$9,800	
Aluminum w/ Guards	28%			2052	* *	5	$3,900	
Metal Louvers	2%	Now	$800	2039	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Front Facade								
Parapets								
Masonry: Brick	10%			LIFE	* *	5-10	$2,900	
Metal: Cage/Fence	15%			2041	* *	5-10	$4,900	
Marble Panels	15%			LIFE	* *	5-10	$5,500	
Stucco Cement	60%			2041	* *	5	$6,600	
Roof								
Copper/Terne	8%	0-2	$2,000	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Hood Elements								
Metal Panel	2%			2041	* *	10	$700	
Modified Bitumen	90%			2044	* *	10	$16,400	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$27,100	
Mosaic Tile	4%			2041	* *	5	$4,100	
Quarry Tile	5%			2049	* *	5	$3,100	
Vinyl Tile	70%	Now	$16,400	2036	$818,500	3	$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Door Thresholds And Stairs								
Wood	6%	Now	$15,100	2071	* *	5	$2,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Interior Walls								
Ceramic Tile	15%	Now	$11,400	2039	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Base Of Stairwell Walls								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Masonry: Brick	10%	4+	$26,300	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Metal: Cage/Fence	2%			LIFE	* *	10	$300	
Marble Panels	3%			LIFE	* *	10	$800	
Plaster	60%			LIFE	* *	5-10	$34,400	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$3,400	

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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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$4,100	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$10,300	
Exposed Struc: Steel	2%			LIFE	* *	10	$1,700	
Metal Panel	3%	Now	$4,200	LIFE	* *	5	$1,600	
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Plaster	60%			LIFE	* *	5-10	$42,600	
Plaster	5%			LIFE	* *	5-10	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Ceiling								
Site Enclosure								
Fence/Gates								
Chain Link	80%	2-4	$10,600	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Driveway								
Iron Picket	20%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$6,200	2056	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Perimeter Wall. Rear Yard								
Vegetation Growth, Extent : Moderate, Area Affected : 100%								
Location : Driveway								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Asphalt	100%	Now	$2,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Side And Rear Yards								
Parking/Driveway								
Asphalt	100%	Now	$1,200	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Parking Lot								
Activity Yard								
Asphalt	50%	Now	$1,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Play Yard Area								
Rubber Matting	50%			2044	* *			

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

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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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Custodian Office								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$66,600	5	$100	
Fused Disc Sw	50%			2046	* *	5	$100	
Raceway								
Conduit	90%			2036	$56,400	1		
Conduit	10%			2046	* *	1		
Panelboards								
Molded Case Bkrs	40%			2035	$40,900	5	$400	
Molded Case Bkrs	50%			2044	* *	5	$500	
Molded Case Bkrs	10%			2035	$10,200	5	$100	
Wiring								
Braided Cloth	30%			2035	$23,700	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2036	$39,500	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$58,700	5	$200	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$32,700	10	$4,600	
Exit, Service	50%			2036	$8,400	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$73,000	1	$14,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$100,400	1-3	$24,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System, Alarm Bells, Manual Pull Stations Only								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$37,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$31,200	2036	$311,600			
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Hot Water Return To Boiler Causing Damages								
Terminal Devices								
Air Handler	25%			2031	$183,100	1	$5,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	65%			2034	$206,800	1	$8,000	
Fan Coil Unit/Heat	10%	2-4	$19,300	2041	* *	1	$1,100	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Lunch Area								
Controls								
Electrical	50%			2031	$108,200			
Pneumatic	50%			2034	$376,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Window/Wall Unit	70%			2029	$103,200	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,500	
Exhaust Fans								
Interior	70%			2041	* *	2	$800	
Interior	30%			2046	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2034	$49,700	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$7,800	4	$1,200	
Backflow Preventer								
No Component	50%							
Generic	50%			2036	$8,700	1	$1,200	
Fixtures								
Generic	80%							
Generic	20%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$16,100	1-2	$300	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood 3 Feet X 5 Feet Which Equals 15 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 95 - BK**
Address : **345 VAN SICKLEN ST. BTWN: GRAVESEND NECK RD., AVE. U**
Borough : **BROOKLYN** **Agency's Number** : **K095**
Program / Asset # : **BOE0408.000 / 2514** **Yr Built/Renovated** : **1915 / 2015**
Area Sq Ft : **85,000** **Project Type** : **EDUCATION**
Date of Survey : **09-Nov-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**
Block : **7123** **Lot** : **66** **BIN** : **3192661**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$443,700
Interior Architecture	$634,600	$1,938,100
Electrical	$553,200	$1,185,000
Mechanical	$2,842,300	$2,271,600
Total	**$4,030,100**	**$5,838,400**
Importance Code A		$1,202,300
Importance Code B	$3,961,000	$4,636,100
Importance Code C	$69,100	
Total	**$4,030,100**	**$5,838,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,000		$41,900	
Interior Architecture	$54,100			$9,100
Electrical	$3,500	$9,000	$61,500	$9,500
Mechanical	$35,700	$12,500	$64,000	$12,500
Site Pavements	$59,100			
Total	**$174,400**	**$21,600**	**$167,400**	**$31,100**
Importance Code A	$30,400	$8,400	$50,500	$8,400
Importance Code B	$72,200	$13,100	$116,900	$22,700
Importance Code C	$71,800			
Total	**$174,400**	**$21,600**	**$167,400**	**$31,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%			LIFE	* *	5	$12,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Play Area								
Explanation : Overhead Trellis								
Masonry: Brick	85%			LIFE	* *	5	$68,500	
Masonry: Limestone	10%			LIFE	* *	5	$6,000	
Windows								
Aluminum	100%	Now	$20,000	2042	* *	5	$10,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Custordians Office								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$5,200	
Masonry: Limestone	35%			LIFE	* *	5	$3,800	
Metal: Cage/Fence	5%			2047	* *	5-10	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Roof								
Explanation : Play Area								
Roof								
Built-Up (BUR)	50%			2039	* *	10	$41,900	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Original Building								
Modified Bitumen	40%			2034	$375,200	10	$33,500	
Paver: Asphalt	10%			2043	* *	10	$12,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,300	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Kitchen And Basement								
Ceramic Tile	5%			2037	* *	5	$6,200	
Marble Panels	2%			LIFE	* *	5	$1,900	
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	53%	Now	$187,200	2034	$1,871,700	3	$24,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 1st And 2nd Floor Corridors And Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1st And 2nd Floor Corridors And Classrooms								
Vinyl Tile 9" X 9"	5%	4+	$102,200	2044	* *	3	$2,300	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	20%	Now	$152,500	2062	* *	5	$23,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Interior Walls								
Cast in Place Concrete	5%	Now	$47,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Bathroom And Fan Room								
Ceramic Tile	3%			2037	* *	5	$7,300	
Glass: Single Pane	3%			LIFE	* *	5	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Dividing Walls								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	57%	Now	$69,100	LIFE	* *	5	$41,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead Stair, Basement And 3rd Floor Classrooms								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	15%	Now	$57,500	LIFE	* *	5	$2,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Underside Stairs								
Plaster	85%	4+	$66,100	LIFE	* *	5	$66,300	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair, Basement And 4th Floor Classrooms								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$13,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Avenue U And Van Sicklen Street								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Avenue U And Van Sicklen Street								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$20,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	75%	Now	$25,300	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	90%			2033	$220,700	5	$2,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	$59,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2034	$239,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$74,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2029	$24,100	2		
LED	4%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$73,000	10	$10,300	
Exit, Service	50%			2029	$18,800	1		
Exterior Lighting								
HID	30%			2029	$121,800	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$163,400	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$224,500	2044	* *	1-3	$47,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Buried Underground								
Explanation : One 10,000 Gallon Tank. Boiler Room Is Scheduled To Be Renovated.								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2032	$758,600	1	$84,200	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Unit No.2, Boiler Room								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units, They Have Been Scheduled To Be Replaced. 1 Temporary Boiler Is Located Out Side Of The School.								
Distribution								
Steam Piping/Pump	100%			2034	$697,000			
Terminal Devices								
Air Handler	20%			2029	$327,600	1	$10,500	
Convector/Radiator	70%			2032	$498,200	1	$19,200	
Fan Coil Unit/Heat	10%			2029	$215,800	1	$2,800	
Controls								
Pneumatic	100%			2028	$1,682,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2034	$206,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Condensers On Exterior Of Building								
Window/Wall Unit	70%			2029	$230,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	
Exhaust Fans								
Interior	100%			2029	$386,000	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%	Now	$5,600	2032	$111,100	1		
Corroded, Extent : Severe, Area Affected : 30%								
Location : Water Main Valve Located In Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	0-2	$17,400	2044	* *	4	$1,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Under Size Single Pump.								
Fixtures								
Generic	80%							
Generic	20%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2029	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Using The 500 Gallon Heat Exchanger As Storage Tank.								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$24,100	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 95 - BX**				
Address	: **3961 HILLMAN AVENUE @SEDGWICK AVENUE**				
Borough	: **BRONX**			**Agency's Number**	: **X095**
Program / Asset #	: **BOE0236.000 / 428**			**Yr Built/Renovated**	: **1933 / 2011**
Area Sq Ft	: **141,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,PH**				
Block	: **3252**	**Lot**	: **182**	**BIN**	: **2015472**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$61,500	$641,600
Interior Architecture	$69,900	$816,700
Electrical		$486,600
Mechanical	$1,953,300	$7,000,900
Site Pavements	$260,700	
Total	**$2,345,400**	**$8,945,800**
Importance Code A	$61,500	$1,522,500
Importance Code B	$2,283,800	$7,423,300
Total	**$2,345,400**	**$8,945,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$187,200			
Interior Architecture	$311,900		$6,200	$3,700
Electrical	$65,100	$23,000	$26,000	$26,300
Mechanical	$77,800	$24,800	$70,900	$23,800
Site Enclosure	$26,500			
Site Pavements	$28,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$711,500**	**$62,600**	**$118,000**	**$68,700**
Importance Code A	$199,100	$11,900	$11,900	$11,900
Importance Code B	$372,200	$50,800	$106,100	$56,900
Importance Code C	$140,200			
Total	**$711,500**	**$62,600**	**$118,000**	**$68,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$44,400	
Masonry: Brick	53%			LIFE	* *	5	$94,200	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : North Elevation								
Masonry: Brick Cavity	25%			LIFE	* *	5	$44,400	
Masonry: Granite	2%			LIFE	* *	5	$2,700	
Masonry: Limestone	5%			LIFE	* *	5	$6,700	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Limestone Bands								
Metal Panel	10%			2056	* *	5-10	$61,100	
Windows								
Aluminum	70%	Now	$36,900	2044	* *	5	$7,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Rooms 301, 305, 410 And Various Others								
Glazing Clouded, Extent : Light, Area Affected : 50%								
Location : Throughout								
Aluminum w/ Guards	30%	Now	$21,300	2044	* *	5	$3,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 40%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$13,500	
Masonry: Brick	50%	Now	$61,500	LIFE	* *	5	$4,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Brick Cavity	40%			LIFE	* *	5-10	$26,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2011 Addition								
Explanation : Membrane Covered Surface								
Metal Panel	5%			2062	* *	5	$1,800	
Roof								
Built-Up (BUR)	60%			2036	$361,000	10	$30,200	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Main Roof								
Explanation : Substantially Covered By Solar Panels								
IRMA/Protected Membrane	23%			2036	$280,600	10	$11,600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Around Mechanical Hvac Units Of 2011 Addition								
Explanation : Deteriorated Flashing Around Mechanical Hvac Units								
Metal Panel	5%			2041	* *	10	$4,600	
Plaza Roof: Stone Panels	10%			2056	* *			
Skylight, Metal/Glass	2%			2046	* *	10	$3,400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Exterior								
Soffits								
Metal Panel	100%			2056	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$87,300	
Ceramic Tile	5%			2045	* *	5	$5,000	
Quarry Tile	5%			2049	* *	5	$7,500	
Sheet Vinyl/Rubber	5%			2041	* *	5	$7,500	
Terrazzo	5%	0-2	$9,500	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium Lobby								
Vinyl Tile	20%			2041	* *	3	$7,500	
Vinyl Tile 9" X 9"	10%	Now	$40,800	2031	$816,700	3	$3,700	
Worn/Erode, Extent : Light, Area Affected : 90%								
Location : Corridors								
Wood	30%			2051	* *	5	$56,100	
Interior Walls								
Cast in Place Concrete	5%	Now	$9,100	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	10%	0-2	$32,800	2039	* *	5	$5,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Gypsum Board	20%			LIFE	* *	5-10	$39,600	
Masonry: Brick	10%			LIFE	* *	10	$3,500	
Marble Panels	5%	Now	$21,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium Lobby								
Plaster	40%	0-2	$23,200	LIFE	* *	5	$14,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	10%	0-2	$21,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%	Now	$49,300	2056	* *	5	$2,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	25%			2041	* *	5	$24,900	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$24,900	
Exposed Struc: Steel	5%			LIFE	* *	10	$10,000	
Plaster	45%	Now	$69,900	LIFE	* *	5	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs 3,4 And 6,7								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stairs 3,4 And 6,7 And Near Skylight								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2046	* *			
Iron Picket	50%			2056	* *			
Metal: Cage/Fence	10%			LIFE	* *	10		
Retaining Walls								
Cast in Place Concrete	90%	0-2	$22,600	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Areaways								
Masonry: Brick	10%	0-2	$3,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Northeast Corner								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$260,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Hillman Avenue, Sedwick Avenue And Other Locations								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Hillman Avenue								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$3,200	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Steps At Sedwick Avenue And Walking Path Locations								
Masonry: Granite	5%	Now	$100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Steps At Sedwick Avenue								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	95%	0-2	$24,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Schoolyard								
Rubber Matting	5%			2036	$15,400			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room New Wing								
Explanation : One 4000 Main Disconnect Switch								
Fused Disc Sw	35%			2056	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Old Wing								
Explanation : One 2500 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2051	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Old Wing								
Explanation : One 600 Ampere Rated Disconnect Switch With An Output Rating Of 327 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New And Old Wing Electrical Rooms								
Explanation : 10 Sections								
Raceway								
Conduit	34%			2036	$100,600	1		
Conduit	60%			2056	* *	1		
Conduit	5%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Old Wing Electrical Room								
Tray	1%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2035	$6,100	5	$100	
Fused Disc Sw	8%			2052	* *	5	$300	
Molded Case Bkrs	45%			2052	* *	5	$1,700	
Molded Case Bkrs	45%			2035	$137,900	5	$1,700	
Wiring								
Braided Cloth	25%			2035	$102,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Wing								
Thermoplastic	10%			2036	$40,900	1		
Thermoplastic	60%			2056	* *	1		
Thermoplastic	5%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Old Wing Electrical Room								
Motor Controllers								
Locally Mounted	20%			2034	$37,200	5	$200	
Locally Mounted	70%			2049	* *	5	$700	
Variable Frequency Drive	10%			2049	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Generic	50%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Newly Installed And Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$43,400	
Generators								
Diesel	100%			2045	* *	1	$54,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 250 Kilowatts, 313 Kva								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$5,200	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
LED	60%			2041	* *			
LED	40%			2044	* *			
Egress Lighting								
Emergency, Service	35%			2044	* *	1		
Emergency, Battery	15%	Now	$36,400	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout Old Wing								
Exit, Service	15%			2041	* *	1		
Exit, Battery	35%			2044	* *	10	$3,300	
Exterior Lighting								
LED	10%			2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeters And Roof								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Alarm								
Security System								
Generic	50%	Now	$2,700	2041	* *	1	$23,700	
Cameras Damaged, Extent : Light, Area Affected : 5%								
Location : Cafeteria, 3rd Floor New Wing Hallway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : Cctv Surveillance Cameras								
Generic	25%	Now	$1,400	2041	* *	1	$11,900	
Devices Damaged, Extent : Light, Area Affected : 5%								
Location : Exit 14 Vestibule								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors New Wing								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	25%			2031	$67,800	1	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors Old Wing								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$86,900	

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
Heating								
Energy Source								
Natural Gas	30%			2056	* *	1		
Interruptible Gas/Dual Fuel	70%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons Each								
Conversion Equipment								
Hot Water Boiler	30%			2041	* *	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Boiler Room								
Explanation : Two Units								
Steam Boiler	70%			2034	$880,900	1	$97,800	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units, Temporary Boiler Is In The School Yard								
Distribution								
Hot Wtr Piping/Pump	30%			2052	* *	4	$3,100	
Steam Piping/Pump	70%			2036	$809,300			

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

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Heating								
Terminal Devices								
Air Handler	20%			2031	$543,400	1	$17,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room Mechanical Area								
Convector/Radiator	40%			2034	$472,200	1	$18,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	30%			2049	* *	1	$13,700	
Fan Coil Unit/Heat	10%	Now	$7,200	2031	$358,000	1	$4,100	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Rooms 411, 417								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Classrooms								
Controls								
Digital	30%			2031	$1,244,000			
Pneumatic	70%			2030	$1,953,300			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2036	$727,700	2	$2,600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition - Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen, Telecom Room, Elevator Machine Room								
Window/Wall Unit	50%			2031	$273,500	1		
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	$9,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$37,300	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$87,100	
Exhaust Fans								
Interior	50%			2031	$320,200	2	$2,200	
Abandoned in Place, Extent : Light, Area Affected : 5%								
Location : Fan Room B1								
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Boiler Room Mechanical Area								
Roof	50%			2041	* *	2	$2,200	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

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
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2036	$1,112,600	1		
Brass/Copper	30%			2056	* *	1		
Galvanized Steel	10%			2049	* *	1		
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$8,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 512mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units, 175 Gallons Each								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	30%			2056	* *	1-2	$11,900	
Generic	10%			2036	$199,700	1-2	$3,900	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 95 - Q**		
Address	: **179-01 90 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q095**
Program / Asset #	: **BOE0746.000 / 2767**	**Yr Built/Renovated**	: **1915 / 1998**
Area Sq Ft	: **93,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **9914** **Lot** : **1**	**BIN**	: **4446042**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$573,600	$1,525,600
Interior Architecture	$3,416,500	$1,767,200
Electrical	$494,700	$1,834,300
Mechanical	$1,419,500	$3,262,500
Site Enclosure	$293,300	
Total	**$6,197,600**	**$8,389,500**
Importance Code A	$656,600	$1,525,600
Importance Code B	$5,541,000	$6,864,000
Total	**$6,197,600**	**$8,389,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,000	$6,400		
Interior Architecture	$2,800	$7,400	$7,500	$11,700
Electrical	$3,600	$8,900	$9,800	$32,000
Mechanical	$114,300	$14,600	$21,800	$14,600
Site Enclosure	$23,100			
Total	**$197,800**	**$37,400**	**$39,100**	**$58,300**
Importance Code A	$54,000	$15,600	$9,200	$9,200
Importance Code B	$120,700	$17,800	$29,900	$49,100
Importance Code C	$23,100	$4,000		
Total	**$197,800**	**$37,400**	**$39,100**	**$58,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$174,500	LIFE	* *	5	$67,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Horizontal Band And Entry Cornice								
Masonry: Brick Cavity	75%			LIFE	* *	5	$128,600	
Masonry: Limestone	18%			LIFE	* *	5	$23,100	
Slate Panels	2%	Now	$27,300	LIFE	* *	5	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Building								
Explanation : Staining, Discoloring								
Windows								
Aluminum	70%			2051	* *	5	$16,900	
Aluminum	5%			2051	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Stained Glass								
Aluminum	20%	Now	$23,600	2043	* *	5	$2,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Security Grilles								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First And Second Floor								
Explanation : Security Bars And Grilles								
Metal Louvers	5%			2044	* *	10	$7,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$9,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Top Of Coping Stones								
Explanation : Bird Spikes								
Metal Rail	5%			2048	* *	5-10	$10,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$7,400	
Roof								
Built-Up (BUR)	95%	Now	$399,000	2035	$1,330,100			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : All Roofs								
Vegetation Growth, Extent : Severe, Area Affected : 20%								
Location : Lower Roof With Mechanical Rooftop Unit								
Copper/Terne	5%	4+	$3,200	2050	* *			
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Roof Bulkhead								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$30,400	
Ceramic Tile	5%			2038	* *	5	$7,000	
Marble Panels	2%			LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry And First To Second Floor Main Stair								
Explanation : Steps								
Terrazzo	5%			LIFE	* *	5	$5,400	
Vinyl Tile	43%			2035	$1,691,500	3	$22,400	
Vinyl Tile 9" X 9"	30%	Now	$3,416,500	2045	* *	3	$15,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms And Corridors								
Wood	5%			2050	* *	5	$13,000	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$7,900	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Glass And Metal Panels								
Marble Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$28,600	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,200	
Metal Panel	3%	Now	$2,800	LIFE	* *	5	$5,200	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	87%			LIFE	* *	5	$75,600	
Site Enclosure								
Fence/Gates								
Chain Link	30%	4+	$11,500	2045	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Rear Of Property								
Explanation : Plywood Attached, Under Construction								
Iron Picket	70%	4+	$11,700	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout All Sides								
Retaining Walls								
Cast in Place Concrete	100%	Now	$293,300	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Walls At Steps To Entry And Exits, Curbs Below Picket Fence								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Front Left And Right Of Property								
Explanation : Recent Construction Evident								
On-Site Walkways								
Asphalt	50%			2038	* *			
Cast in Place Concrete	50%			2040	* *			
Parking/Driveway								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Of Property								
Explanation : Clearing Operations Ongoing								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$400	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$2,000	
Molded Case Bkrs	10%			2057	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$209,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	10%			2061	* *	1		
Motor Controllers								
Locally Mounted	20%			2040	* *	5	$100	
Locally Mounted	80%			2033	$97,800	5	$500	
Ground								

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

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,277,600	10	$76,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2043	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$40,000	10	$5,600	
Emergency, Battery	25%			2040	* *	10	$5,600	
Exit, Service	25%			2030	$10,300	1		
Exit, Service	25%			2040	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$245,600	2045	* *	1-3	$52,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 4,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$83,000	2048	* *	1	$82,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. No.2 Boiler Plate Corroded And Broken								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler No.2 Broken Insulation								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, No. 2 Oil								
Distribution								
Steam Piping/Pump	100%			2035	$762,600			
Terminal Devices								
Air Handler	40%			2030	$716,800	1	$23,000	
Convector/Radiator	60%	0-2	$46,700	2033	$467,200	1	$16,200	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Controls								
Pneumatic	100%	0-2	$184,000	2033	$1,840,400			
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. Defective Pneumatic Control								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	8%	0-2	$50,100	2045	* *	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lower Roof								
Explanation : 1 Extended Life Time And Inefficient Unit For Auditorium.								
Window/Wall Unit	20%	0-2	$14,400	2030	$72,200	1		
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	72%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	60%			2030	$253,400	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	40%			2035	$73,900	2	$1,100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$48,600	2040	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement. Two Broken Booster Pumps								
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Size Of Incoming Pipe Is Too Small								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Temporary Water Heater Which 200 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$60,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 213. Leaking Drain Piping								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$19,100	4	$2,900	
Backflow Preventer								
Generic	100%			2035	$42,500	1	$5,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$65,800	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 96 - M**		
Address	: **216 EAST 120 STREET @2ND - 3RD AVES.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M096**
Program / Asset #	: **BOE0054.000 / 1686**	**Yr Built/Renovated**	: **1964 / 2009**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1784** **Lot** : **12**	**BIN**	: **1074333**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$180,400	$131,700
Interior Architecture	$231,100	$5,403,400
Electrical		$1,020,700
Mechanical		$3,032,100
Total	**$411,500**	**$9,588,000**
Importance Code A	$180,400	$131,700
Importance Code B	$178,800	$9,456,300
Importance Code C	$52,300	
Total	**$411,500**	**$9,588,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$81,100	$8,000	$3,600	
Interior Architecture	$151,400		$5,800	$8,100
Electrical	$18,100	$7,400	$9,400	$8,400
Mechanical	$66,600	$3,700	$9,800	$3,700
Site Enclosure	$16,100			
Site Pavements	$35,600			
Total	**$368,900**	**$19,100**	**$28,600**	**$20,200**
Importance Code A	$81,100	$8,400	$3,600	$400
Importance Code B	$211,400	$10,700	$23,800	$19,800
Importance Code C	$76,400		$1,300	
Total	**$368,900**	**$19,100**	**$28,600**	**$20,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	6%			LIFE	* *	5	$54,900	
Masonry: Brick Cavity	70%			LIFE	* *	5	$136,600	
Masonry: Limestone	2%			LIFE	* *	5	$2,900	
Granite Panels	2%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$31,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Location Noted								
Pre-Cast Concrete	15%	Now	$21,700	LIFE	* *	5	$47,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Above Window Heads. Auditorium Facade								
Windows								
Aluminum	30%			2052	* *	5	$3,100	
Aluminum w/ Guards	70%			2044	* *	5	$7,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Rear 1st Floor Guards								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Facade And East 120th St Facade								
Explanation : Location Noted								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$131,300	
Metal Rail	5%			2053	* *	5-10	$20,400	
Pre-Cast Concrete	10%	4+	$3,800	LIFE	* *	5	$14,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 1%								
Location : Northeast Side Of Parapet								
Roof								
Built-Up (BUR)	95%			2041	* *	10	$46,700	
Copper/Terne	3%			2051	* *	10	$3,700	
Skylight, Metal/Glass	2%	0-2	$5,700	2046	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Metal Guard								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,300	
Interior								
Floors								
Ceramic Tile	5%			2039	* *	5	$4,500	
Terrazzo	3%	Now	$5,200	LIFE	* *	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Main Entry Stair Treads								
Vinyl Tile	20%			2041	* *	3	$6,800	
Vinyl Tile 9" X 9"	72%			2031	$5,331,200	3	$32,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$10,700	
Ceramic Tile	3%			2039	* *	5	$2,600	
Concrete Masonry Unit	15%	Now	$24,700	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Upper Gymnasium Walls At Girder, Cafeteria Columns								
Glazed Ceramic Panel	2%			LIFE	* *	10	$1,500	
Mosaic Tile	1%			LIFE	* *	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Area								
Explanation : Location Noted								
Plaster	49%	0-2	$52,300	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st And 2nd Floor Girls And Boys Bathrooms								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$8,600	
Wood	5%			LIFE	* *	5	$34,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Auditorium And Library.								
Explanation : Location Noted								
Ceilings								
AcousTile,Adhered	20%	Now	$178,800	2049	* *	5	$9,000	
Adhesion Failure, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor, Corridors And Cafeteria								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors And Cafeteria								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Corridors And Cafeteria								
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$56,500	
Fiber Board	5%			2036	$72,200			
Metal Panel	5%			LIFE	* *	5	$11,300	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Auditorium And Kitchen								
Plaster	20%			LIFE	* *	5-10	$31,100	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2056	* *			
Iron Picket	15%	Now	$8,800	2071	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : East 120th Street: Portion Of Fence Is Missing Causing Exposure To Hazardous Opening In Concrete								
Retaining Walls								
Cast in Place Concrete	100%	4+	$7,400	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building At Service Driveway								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,100	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East 120th Street Near Entrance								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : East 120th Street Near Entrance								
Parking/Driveway								
Asphalt	100%	4+	$4,500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Building At Service Driveway								
Activity Yard								
Asphalt	20%	0-2	$13,900	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Building Through Activity Yard								
Rubber Matting	5%	Now	$8,200	2041	* *			
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Exposed Joints / Missing Fasteners Rear Activity Yard								
Traffic Topping	75%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	85%			2035	$156,300	5	$1,800	
Molded Case Bkrs	5%			2044	* *	5	$100	
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	5%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Locally Mounted	10%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$67,900	10	$9,500	
Exit, Service	50%			2031	$17,400	1		
Exterior Lighting								
HID	5%			2036	$18,900	10		
LED	5%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$500	
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Camera System. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$48,700	

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
Heating								
Energy Source								
Electricity	5%			2062	* *	1		
Under Construction	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : School Backyard								
Explanation : Temporary Boilers								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Heating								
Conversion Equipment								
Radiant Heater	5%			2044	* *	2	$1,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Unit Heaters								
Under Construction	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$13,000	2036	$647,800			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Crawlspaces								
Terminal Devices								
Air Handler	20%			2031	$304,500	1	$9,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Cafeteria Closet								
Convector/Radiator	80%			2034	$529,200	1	$20,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Auditorium								
Window/Wall Unit	65%			2031	$199,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$3,600	LIFE	* *	2-5	$2,200	
Broken, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$66,300	
Exhaust Fans								
Interior	50%			2031	$179,400	2	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Roof	50%			2031	$78,500	2	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$10,400	2036	$207,800	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Room 312								
Brass/Copper	60%			2036	$623,400	1		
Galvanized Steel	20%			2034	$206,500	1		
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 30kwt 119 Gallons								
Sanitary Piping								
Cast Iron	20%	Now	$10,200	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Crawlspaces								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	25%	0-2	$800	2044	* *	4	$400	
Noisy/Vibrating, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Submersible	75%			2031	$1,900	4	$1,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	50%							
Generic	50%			2041	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$55,900	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 96 - Q**
Address : **130-01 ROCKAWAY BLVD BTWN: 130 ST., 131 ST.**
Borough : **QUEENS**
Agency's Number : **Q096**
Program / Asset # : **BOE0747.000 / 1615**
Yr Built/Renovated : **1915 / 2011**
Area Sq Ft : **30,000**
Project Type : **EDUCATION**
Date of Survey : **17-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **11694** **Lot** : **27** **BIN** : **4253028**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$118,100
Interior Architecture	$75,900	$501,300
Electrical	$325,400	$182,400
Mechanical	$185,400	$446,900
Site Pavements		$178,400
Total	**$586,700**	**$1,427,100**
Importance Code A		$118,100
Importance Code B	$510,800	$1,130,600
Importance Code C	$75,900	$178,400
Total	**$586,700**	**$1,427,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,100	$28,500		
Interior Architecture	$93,400	$10,400		$2,300
Electrical	$14,100	$65,400	$2,900	$3,400
Mechanical	$16,700	$31,500	$7,100	$4,300
Site Enclosure	$51,500			
Site Pavements	$4,400			
Total	**$191,200**	**$135,700**	**$9,900**	**$10,000**
Importance Code A	$14,100	$31,500	$3,000	$3,000
Importance Code B	$102,800	$104,200	$6,900	$7,000
Importance Code C	$74,400			
Total	**$191,200**	**$135,700**	**$9,900**	**$10,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	9%			LIFE	* *	5	$51,800	
Masonry: Brick	90%			LIFE	* *	5	$66,300	
Metal Panel	1%			2053	* *	5-10	$5,100	
Windows								
Aluminum	100%	Now	$10,000	2049	* *	5	$5,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$1,200	
Masonry: Brick	92%			LIFE	* *	5	$4,800	
Pre-Cast Concrete	5%	4+	$1,100	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%			2038	* *	10	$27,100	
Metal Panel	5%			2046	* *	10	$2,600	
Interior								
Floors								
Asphalt Macadam	20%	Now	$22,700	2038	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Stair Landings								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$4,800	
Ceramic Tile	5%	0-2	$12,800	2042	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Kitchen								
Marble Panels	3%			LIFE	* *	5	$1,000	
Vinyl Tile	40%	Now	$25,100	2033	$501,300	3	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	2%	Now	$10,900	2043	* *	3	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Playroom, B1 And B2								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Playroom, B1 And B2								
Wood	25%			2048	* *	5	$20,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$21,900	2042	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Toilets And Stairs								
Masonry: Brick	10%	Now	$75,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Main On Lincoln Street								
Plaster	80%			LIFE	* *	5	$18,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5	$1,700	
Plaster	75%			LIFE	* *	5	$20,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Classrooms Heating Pipe								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$43,600	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Concrete Curb								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Along Lincoln Street								
Iron Picket	25%	Now	$7,900	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : West Side								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Concrete Steps At Rear Of Building								
Masonry: Granite	5%	4+	$500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entry Steps Throughout								
Parking/Driveway								
Asphalt	60%			2036	$178,400			
Cast in Place Concrete	40%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

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
Site Pavements								
Activity Yard								
Asphalt	90%	4+	$3,100	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	10%	Now	$400	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2033	$11,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes								
Fused Disc Sw	25%			2033	$3,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Service Disconnect Switch Rated At 200 Amperes.								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$133,200	2063	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2033	$56,400	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,200	5	$100	
Fused Toggle Switch	2%	2-4	$2,000	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	15%			2049	* *	5	$100	
Molded Case Bkrs	73%			2032	$74,600	5	$600	
Wiring								
Braided Cloth	70%	2-4	$55,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$15,800	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	$100	
Locally Mounted	70%			2031	$51,400	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$27,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$7,300	10		
Egress Lighting								
Emergency, Battery	10%			2038	* *	10	$700	
Emergency, Battery	40%			2028	$20,600	10	$2,900	
Exit, Service	30%			2028	$4,000	1		
Exit, Service	20%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$57,700	1	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$79,200	2043	* *	1-3	$16,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

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
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	$12,300	2033	$24,600			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Pneumatic Control System								
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	90%			2033	$221,400			
Terminal Devices								
Air Handler	20%			2028	$115,600	1	$3,700	
Convector/Radiator	80%			2031	$201,000	1	$7,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$69,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$16,700	
Exhaust Fans								
Interior	20%			2028	$27,200	2	$200	
Roof	80%			2041	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Temporary 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$6,200	4	$600	
Backflow Preventer								
Under Construction	50%							
Generic	50%			2038	* *	1	$900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$21,200	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 97 - BK**
Address : **1855 STILLWELL AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **BOE0410.000 / 15**
Area Sq Ft : **128,459**
Date of Survey : **01-Nov-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **6667** **Lot** : **24**

Agency's Number : **K097**
Yr Built/Renovated : **1921 / 2021**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3177680**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,140,700	$601,800
Interior Architecture	$482,400	
Electrical		$1,590,100
Mechanical	$1,959,000	$7,314,300
Total	**$3,582,100**	**$9,506,200**
Importance Code A	$1,828,600	$601,800
Importance Code B	$1,576,200	$8,904,400
Importance Code C	$177,300	
Total	**$3,582,100**	**$9,506,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,900	$7,600		
Interior Architecture	$125,800	$16,300	$2,900	$10,300
Electrical	$14,300	$12,800	$14,700	$13,000
Mechanical	$166,300	$32,600	$51,800	$32,600
Site Pavements	$49,900			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$382,000**	**$84,200**	**$84,300**	**$70,700**
Importance Code A	$11,200	$20,400	$12,700	$12,700
Importance Code B	$304,900	$63,900	$71,500	$58,000
Importance Code C	$66,000			
Total	**$382,000**	**$84,200**	**$84,300**	**$70,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$105,300	
Cast Stone/Terra Cotta	35%			LIFE	* *	5	$737,000	
Masonry: Brick	58%	4+	$131,800	LIFE	* *	5	$78,200	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Window Wall	2%			2062	* *	5	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Greenhouse								
Explanation : Glass Greenhouse Wall								
Windows								
Aluminum	60%	Now	$336,000	2044	* *	5	$11,500	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Old Wing								
Aluminum	40%			2058	* *	5	$15,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$26,400	
Cast Stone/Terra Cotta	30%			LIFE	* *	5-10	$158,500	
Masonry: Brick Cavity	60%			LIFE	* *	5-10	$76,400	
Metal Panel	2%			2062	* *	5	$1,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,000	
Roof								
IRMA/Protected Membrane	35%			2044	* *	10	$27,300	
Modified Bitumen	60%			2041	* *	10	$46,900	
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sloped Glazing	5%			LIFE	* *	5	$104,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Sloped Glazing Greenhouse Roof								
Soffits								
Metal Panel	100%			2062	* *	5-10	$5,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,700	
Ceramic Tile	5%			2039	* *	5	$5,900	
Marble Panels	5%			LIFE	* *	5	$8,800	
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	65%	4+	$43,200	2041	* *	3	$28,600	
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor Corridor Old Wing								
Vinyl Tile 9" X 9"	5%	Now	$96,200	2046	* *	3	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Wing Stairs And Closets								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Old Wing Stairs And Closets								
Wood	10%	Now	$143,400	2051	* *	5	$11,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Old Wing Classrooms Around Radiators								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Classroom Floors								
Interior Walls								
Ceramic Tile	5%	Now	$26,800	2039	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Old Wing Upper Floor Bathrooms And Stairwells								
Gypsum Board	28%			LIFE	* *	5-10	$90,700	
Masonry: Brick	15%			LIFE	* *	10	$8,600	
Marble Panels	2%			LIFE	* *	10	$1,500	
Plaster	50%	Now	$118,600	LIFE	* *	5	$28,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	30%			2053	* *	5	$32,700	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,600	
Gypsum Board	5%			LIFE	* *	5-10	$18,700	
Plaster	55%			LIFE	* *	5-10	$102,900	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2062	* *			
Iron Picket	40%			2080	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%	4+	$29,000	2045	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 20%								
Location : Side Parking Lot								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Site Pavements								
Activity Yard								
Asphalt	50%	4+	$14,200	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Yard								
Rubber Matting	50%	4+	$6,700	2041	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Explanation : Vegetation At Seams								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$159,800	5	$300	
Fused Disc Sw	40%			2062	* *	5	$200	
Raceway								
Conduit	60%			2036	$149,700	1		
Conduit	40%			2062	* *	1		
Panelboards								
Fused Disc Sw	12%			2035	$36,800	5	$400	
Fused Disc Sw	8%			2058	* *	5	$200	
Fused Toggle Switch	5%			2035	$15,300	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Molded Case Bkrs	45%			2035	$137,900	5	$1,500	
Molded Case Bkrs	30%			2058	* *	5	$1,000	
Wiring								
Braided Cloth	60%			2035	$210,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2062	* *	1		
Motor Controllers								
Locally Mounted	40%			2053	* *	5	$300	
Locally Mounted	60%			2034	$111,500	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor At Water Services Room 161								
Explanation : Water Main Grounded								

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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DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Lighting								
Interior Lighting								
Fluorescent	40%			2036	$784,300	10	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	60%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$15,500	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	30%			2044	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$800	
Alarm								
Security System								
Generic	50%			2044	* *	1	$24,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV Camera System								
Generic	50%			2041	* *	1	$24,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$79,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$305,900	5	$39,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$687,900	2056	* *	1	$114,500	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Distribution								
Steam Piping/Pump	10%	0-2	$21,100	2046	* *			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Malfunctioning, Extent : Moderate, Area Affected : 70%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	90%			2036	$948,000			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	25%			2031	$618,800	1	$19,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	50%			2034	$537,800	1	$20,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%			2031	$815,300	1	$10,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	0-2	$1,271,100	2034	$2,542,200			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2044	* *	1	$23,800	
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : New Addition								
Split Unit	10%			2041	* *			
Window/Wall Unit	50%	0-2	$49,800	2034	$249,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2041	* *	1	$4,200	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	40%			2041	* *	2	$35,800	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$113,400	
Exhaust Fans								
Interior	100%			2031	$583,400	2	$3,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$503,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%	Now	$8,700	2034	$17,500	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$26,300	4	$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Explanation : New Building								
Fire Suppression								
Standpipe								
Generic	100%			2062	* *	1-5	$64,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

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
Fire Suppression								
Sprinkler								
No Component	55%							
Generic	5%			2036	$91,000	1-2	$1,800	
Generic	40%			2062	* *	1-2	$14,400	
Fire Pump								
Generic	100%			2049	* *	1	$24,000	
Chemical System								
Generic	100%			2035	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Explanation : 1 Set Fire Suppression On Hood 5 Feet X 24 Feet Which Equals 120 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 97 - M (BARD H.S. EARLY COLLEGE)**				
Address	: **525 EAST HOUSTON STREET @ FDR DRIVE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M097**
Program / Asset #	: **BOE0055.000 / 1687**			**Yr Built/Renovated**	: **1915 / 2009**
Area Sq Ft	: **71,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **11-Aug-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**				
Block	: **325**	**Lot**	: **25**	**BIN**	: **1004062**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,500	$181,700
Interior Architecture	$199,800	$53,700
Electrical	$289,600	$258,500
Mechanical	$329,600	$2,448,200
Site Pavements	$89,000	
Total	**$1,054,500**	**$2,942,000**
Importance Code A	$146,500	$181,700
Importance Code B	$841,900	$2,760,300
Importance Code C	$66,000	
Total	**$1,054,500**	**$2,942,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,400			
Interior Architecture	$51,900		$9,900	$10,400
Electrical	$13,100	$11,800	$43,800	$13,600
Mechanical	$34,700	$10,200	$15,400	$11,400
Site Pavements	$17,200			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$125,700**	**$29,400**	**$76,500**	**$42,900**
Importance Code A	$8,400	$7,000	$7,200	$7,000
Importance Code B	$107,400	$22,400	$69,300	$35,900
Importance Code C	$9,900			
Total	**$125,700**	**$29,400**	**$76,500**	**$42,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$118,800	
Masonry: Limestone	25%			LIFE	* *	5	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Painted Surface								
Windows								
Aluminum	100%	Now	$146,500	2050	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$400	
Masonry: Brick	65%			LIFE	* *	5	$200	
Masonry: Limestone	5%	4+	$1,000	LIFE	* *	5		
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Coping								
Metal Rail	10%			2047	* *	5-10	$700	
Pre-Cast Concrete	5%			LIFE	* *	5	$100	
Roof								
Modified Bitumen	100%			2042	* *	10	$63,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Interior								
Floors								
Asphalt Poured	5%	Now	$11,600	2054	* *	5	$1,500	
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Stair Landings								
Wrinkling, Extent : Severe, Area Affected : 35%								
Location : Stair Landings								
Cast in Place Concrete	5%	4+	$10,700	LIFE	* *	5	$13,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$6,100	
Marble Panels	5%			LIFE	* *	5	$4,600	
Quarry Tile	2%			2039	* *	5	$3,700	
Sheet Vinyl/Rubber	5%			2039	* *	5	$9,200	
Terrazzo	2%			LIFE	* *	5	$1,900	
Vinyl Tile	68%			2042	* *	3	$41,700	
Wood	3%			2049	* *	5	$6,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$9,900	2037	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Masonry: Brick	5%			LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Room								
Marble Panels	5%			LIFE	* *			
Plaster	75%	Now	$66,000	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair C And D, Restroom 2nd Floor And 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$12,300	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Masonry: Infill Arch	5%			LIFE	* *			
Plaster	70%	Now	$133,800	LIFE	* *	5	$53,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office								
Paint Peeling, Extent : Severe, Area Affected : 2%								
Location : Room 201								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Around Play Yard								
Iron Picket	10%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2044	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$17,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Side Of Baruch Place Along Mangin Street								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$89,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	60%			2034	$88,800	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$9,200	5	$100	
Molded Case Bkrs	75%			2050	* *	5	$1,400	
Molded Case Bkrs	20%			2033	$36,800	5	$400	
Wiring								
Braided Cloth	50%	0-2	$102,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$400	
Locally Mounted	20%			2032	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$21,800	
Generators								
Diesel	100%			2047	* *	1	$27,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Rooftop								
Explanation : One 136 Kilowatts								

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,600	
Fuel Storage								
Main Tank	100%			2069	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fuel Tank Room First Floor								
Explanation : One 5,000 Gallons Tank								
Lighting								
Interior Lighting								
Fluorescent	10%			2034	$108,400	10	$6,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways, And Mechanical Room								
LED	90%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Floors 1,2,3,4								
Explanation : All Classroom And Offices Lightings Are LED								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$8,600	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	15%			2029	$50,900	10		
Incandescent	5%			2029	$19,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Entrance Door Only								
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$136,500	1	$26,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Motion Sensors And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$45,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$70,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	20%			2054	* *	4	$700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Relatively Newer Steam, Condensate Return Piping And Vacuum Pumping System Observed In Boiler Room								
Central Plant Steam Piping/Pmp	80%	0-2	$81,800	2034	$1,635,500	4	$2,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor. Steam Return Piping Leaking								
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Air Handler	5%			2042	* *	1	$2,200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement Fan Room								
Explanation : Serves The Gymnasium								
Air Handler	10%			2034	$136,800	1	$4,400	
Convector/Radiator	80%			2032	$475,600	1	$18,300	
Unit Heater - Steam	5%			2034	$20,700	4	$300	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	$24,800	2029	$247,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout. Eight Units Are Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	20%			2039	* *	2	$400	
Roof	80%			2034	$112,900	2	$1,700	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%			2047	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2032	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$14,600	4	$1,500	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Elevator Is Not Working								
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2044	* *	1-2	$200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 97 - Q**		
Address	: **85-52 85 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q097**
Program / Asset #	: **BOE0748.000 / 1616**	**Yr Built/Renovated**	: **1916 / 2014**
Area Sq Ft	: **90,585**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **8855** **Lot** : **20**	**BIN**	: **4181565**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$222,900	
Interior Architecture	$418,900	$3,851,600
Electrical	$239,000	$637,200
Mechanical	$387,200	$3,706,900
Total	**$1,268,000**	**$8,195,700**
Importance Code A	$222,900	$72,100
Importance Code B	$970,300	$8,123,600
Importance Code C	$74,900	
Total	**$1,268,000**	**$8,195,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,200			
Interior Architecture	$121,600	$40,300	$1,600	$17,300
Electrical	$33,000	$8,800	$10,800	$19,800
Mechanical	$45,700	$16,500	$21,800	$52,300
Site Pavements	$7,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$221,800**	**$72,700**	**$41,400**	**$96,500**
Importance Code A	$15,100	$7,800	$7,800	$8,000
Importance Code B	$174,600	$64,900	$32,000	$88,500
Importance Code C	$32,100		$1,600	
Total	**$221,800**	**$72,700**	**$41,400**	**$96,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Perimeter								
Explanation : Sidewalk Shed, Scaffolding And Netting From Ground To Parapet Level.								
Windows								
Aluminum	78%	Now	$222,900	2051	* *	5	$11,400	
Glazing Clouded, Extent : Severe, Area Affected : 40%								
Location : Throughout 1916 Building								
Aluminum	18%			2051	* *	5	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2005 Building								
Explanation : Windows								
Metal Louvers	3%			2044	* *	10	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1916 And 2005 Building								
Explanation : Metal Louvers								
Wood	1%	Now	$7,200	2060	* *	5	$1,500	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 1916 Building, Staff Bathrooms								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$19,600	2038	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1916 Staff And Student Bathrooms								
Mosaic Tile	3%			2040	* *	5	$10,200	
Terrazzo	5%	2-4	$259,600	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : First, Second Floor Hallway And Steps								
Vinyl Tile	57%	Now	$43,700	2035	$2,186,100	3	$29,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1916 Building								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Computer Room								
Explanation : Repairs In Progress								
Vinyl Tile 9" X 9"	15%	4+	$33,300	2035	$1,665,500	3	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1916 Building								
Wood	5%			2063	* *	5	$12,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$5,900	2038	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1916 Building								
Ceramic Tile	3%			2044	* *	5	$3,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,100	
Gypsum Board	25%			LIFE	* *	5	$15,800	
Marble Panels	5%	Now	$19,100	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : 1916 Lobby At Base								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1916 Lobby								
Plaster	57%	2-4	$74,900	LIFE	* *	5	$18,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Fourth Floor Corridor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Fourth Floor Corridor								
Ceilings								
AcousTile,Adhered	25%			2048	* *	5	$33,900	
AcousTileSusp.Lay-In	25%			2048	* *	5	$33,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,100	
Gypsum Board	5%			LIFE	* *	5	$8,500	
Plaster	40%	Now	$84,400	LIFE	* *	5	$33,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Fourth Floor Corridor, Rooms 404, 409, 458								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Fourth Floor Corridor, Rooms 404, 409, 458								
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Perimeter								
Explanation : Sidewalk Shed								
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2052	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$7,100	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 85th Drive Walkway								
Parking/Driveway								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Site Pavements								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$12,300	5	$100	
Fused Disc Sw	5%			2051	* *	5	$100	
Fused Knife Sw	10%	2-4	$24,500	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	50%			2034	$122,600	5	$1,200	
Molded Case Bkrs	30%			2051	* *	5	$700	
Wiring								
Braided Cloth	80%	2-4	$239,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$110,100	5	$600	
Locally Mounted	10%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$10,900	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Alarm								
Security System								
Generic	100%			2043	* *	1	$33,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Entrance								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$239,300	1-3	$55,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	25%			2045	* *	1		
Interruptible Gas/Dual Fuel	75%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 5,000 Gallon Tank No. 2 Fuel								
Conversion Equipment								
Furnace	25%			2035	$72,100	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 6 Package Units								
Steam Boiler	75%			2040	* *	1	$67,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	75%			2035	$557,100			
No Component	25%							
Terminal Devices								
Air Handler	10%			2030	$174,600	1	$5,600	
Other Observation, Extent : Light, Area Affected : 1%								
Location : Basement								
Explanation : 1 Abandoned Unit Remains								
Convector/Radiator	60%			2033	$455,100	1	$17,600	
No Component	30%							
Controls								
Pneumatic	100%			2033	$1,792,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2035	$389,600	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Units Supply Cold And Hot Forced Air								
Window/Wall Unit	10%	0-2	$10,500	2030	$35,100	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$20,400	LIFE	* *	2-5	$5,100	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Exhaust Fan Dampers, Main Roof								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Broken Duct Causing Water Leaks, Main Roofs								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$45,500	
Exhaust Fans								
Interior	20%			2030	$82,300	2	$600	
Roof	80%	0-2	$72,000	2035	$144,000	2	$1,800	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$236,800	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%	0-2	$58,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Cross Bay								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$5,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

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
Plumbing								
Backflow Preventer								
No Component	75%							
Generic	25%			2035	$10,400	1	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First To Third Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2045	* *	1-5	$11,800	
Sprinkler								
No Component	75%							
Generic	25%			2045	* *	1-2	$6,300	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression Devices 5 Feet X 20 Feet Which Eqauls 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 98 - M**		
Address	: **512 WEST 212 STREET BTWN BROADWAY - 1OTH AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M098**
Program / Asset #	: **BOE0056.000 / 1712**	**Yr Built/Renovated**	: **1924 / 2008**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2229** **Lot** : **12**	**BIN**	: **1064871**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,149,100	$195,400
Interior Architecture	$1,795,400	$3,020,800
Electrical	$557,300	$2,690,100
Mechanical	$409,800	$1,654,900
Site Enclosure	$134,700	
Site Pavements	$106,800	$534,200
Total	**$4,153,000**	**$8,095,400**
Importance Code A	$1,149,100	$195,400
Importance Code B	$2,220,900	$7,301,200
Importance Code C	$783,100	$598,800
Total	**$4,153,000**	**$8,095,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,400			
Interior Architecture	$23,300	$6,400		$12,800
Electrical	$20,200	$16,900	$14,800	$14,800
Mechanical	$63,800	$57,900	$29,500	$20,600
Site Enclosure	$15,500			
Site Pavements	$64,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$268,500**	**$88,600**	**$51,700**	**$55,700**
Importance Code A	$83,400	$9,200	$9,000	$9,000
Importance Code B	$134,700	$79,400	$42,700	$46,700
Importance Code C	$50,400			
Total	**$268,500**	**$88,600**	**$51,700**	**$55,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$59,200	
Masonry: Brick	90%	Now	$1,149,100	LIFE	* *	5	$136,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, South Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads, South Facade, Foundation, Shaft Roof								
Masonry: Granite	5%			LIFE	* *	5	$5,700	
Windows								
Aluminum	100%	0-2	$46,400	2049	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,300	
Masonry: Brick	92%			LIFE	* *	5	$10,300	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Interior Face								
Metal Rail	3%			2046	* *	5-10	$6,100	
Roof								
Built-Up (BUR)	75%	Now	$28,000	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Boys Toilet Room								
Modified Bitumen	25%			2041	* *	10	$15,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout Basement								
Ceramic Tile	5%			2042	* *	5	$6,800	
Quarry Tile	5%			2046	* *	5	$10,200	
Terrazzo	5%	0-2	$65,300	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	75%	Now	$289,200	2033	$2,892,200	3	$38,300	
Adhesion Failure, Extent : Severe, Area Affected : 25%								
Location : Rooms 404, 414 And Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Rooms 404, 414								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Wood	5%			2048	* *	5	$12,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$139,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Storage Area, Gasoline Meter Room In Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Storage Area, Gasoline Meter Room In Basement								
Ceramic Tile	5%			2042	* *	5	$17,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,400	
Gypsum Board	2%			LIFE	* *	5	$4,300	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	60%	Now	$536,500	LIFE	* *	5	$64,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C At First Floor								
SGFT/Glazed Masonry	3%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%	2-4	$10,900	2046	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	13%	Now	$127,500	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gasoline Meter Room, Basement Restroom								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gasoline Meter Room, Basement Restroom								
Gypsum Board	2%			LIFE	* *	5	$3,200	
Plaster	80%	Now	$637,100	LIFE	* *	5	$63,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout, 4th Floor Classroom								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout, 4th Floor Classroom								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$15,500	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Explanation : Gate Hinges Are Broken								
Iron Picket	25%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%	Now	$134,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : North East Corner								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$25,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Steps								
Parking/Driveway								
Asphalt	100%	Now	$106,800	2036	$534,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	85%	Now	$38,000	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	15%			2033	$19,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$2,200	
Wiring								
Thermoplastic	100%			2033	$298,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$28,000	
Generators								
Diesel	100%			2029	$142,000	1	$35,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 100 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,400	
Fuel Storage								
Main Tank	100%			2036	$78,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$1,361,300	10	$81,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	60%			2033	$34,400	1		
Exit, Service	40%			2033	$16,100	1		
Exterior Lighting								
HID	20%			2033	$87,000	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$174,900	1	$34,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallway, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$240,400	1-3	$56,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 6,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$90,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$262,000	2053	* *	4	$4,500	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Corroded Boiler Blowdown Piping And Storage Tank								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump In The Basement.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2033	$350,700	1	$11,300	
Convector/Radiator	80%			2031	$609,600	1	$23,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	25%			2028	$88,300	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$35,500	
No Component	30%							
Exhaust Fans								
Interior	30%			2033	$124,000	2	$800	
Roof	40%			2033	$72,300	2	$1,100	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	* *	1		
Galvanized Steel	30%			2031	$356,900	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Storage Tanks Connected To Instantaneous Gasoline Fired Water Heater								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$18,700	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2033	$48,800	4	$3,600	
Backflow Preventer								
Generic	100%	Now	$41,600	2043	* *	1	$5,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : It Is Not Working								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit Serves Basement To First Floor And One Unit Serves Basement To Fifth Floor								
Explanation : One Hydraulic Passenger Elevator, One Electric Hoist Basement On Mezzanine In The Kitchen								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$45,900	
Sprinkler								
Generic	100%			2043	* *	1-2	$25,500	
Fire Pump								
Generic	100%			2036	$89,000	1	$17,000	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 30 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 98 - M MINISCHOOL**				
Address	: **512 WEST 212 STREET BTWN BROADWAY - 10TH AVE.**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M845**	
Program / Asset #	: **BOE0056.010 / 693**		**Yr Built/Renovated**	: **1985 / 2008**	
Area Sq Ft	: **7,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Nov-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2229**	**Lot** : **12**	**BIN**	: **1064871**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$52,300	
Interior Architecture		$382,500
Electrical	$106,800	$126,600
Mechanical	$211,400	$116,800
Total	**$370,500**	**$625,900**
Importance Code A	$52,300	
Importance Code B	$318,300	$571,500
Importance Code C		$54,400
Total	**$370,500**	**$625,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,900	$3,300	$600	
Interior Architecture	$22,200			$1,500
Electrical	$900	$35,700	$700	$800
Mechanical	$32,200	$500	$1,800	$500
Site Pavements	$24,800			
Total	**$117,000**	**$39,400**	**$3,100**	**$2,700**
Importance Code A	$37,200	$3,700	$1,000	$300
Importance Code B	$55,000	$35,800	$2,100	$2,400
Importance Code C	$24,800			
Total	**$117,000**	**$39,400**	**$3,100**	**$2,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

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
Exterior								
Exterior Walls								
Metal Panel	100%	2-4	$52,300	2043	* *	5	$28,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : North East And North West Corners								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : North East Corner								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : All Facades								
Windows								
Aluminum	100%			2049	* *	5	$1,300	
Roof								
Metal Panel	100%	Now	$36,900	2038	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Classrooms And Corridor								
Soffits								
Metal Panel	100%			2043	* *	5-10	$12,100	
Interior								
Floors								
Ceramic Tile	5%			2036	$35,200	5	$600	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Vestibule								
Vinyl Tile	95%			2033	$328,100	3	$5,800	
Interior Walls								
Ceramic Tile	5%			2036	$54,400	5	$1,000	
Gypsum Board	95%			LIFE	* *	5	$11,000	
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$20,800	2038	* *	5	$6,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Site Pavements								
On-Site Walkways								
Asphalt	80%	Now	$24,800	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$53,300	5		
Molded Case Bkrs	20%			2033	$13,300	5		
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2032	$1,500	5		
Molded Case Bkrs	95%			2032	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$106,800	10	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	50%			2028	$6,000	10	$800	
Exit, Service	50%			2028	$1,500	1		
Exterior Lighting								
HID	20%			2028	$6,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$13,500	1	$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$18,500	1-3	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fed From The Main Fire Alarm Panel At The Main School Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$22,300	1	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit								
Distribution								
Ductwork/Diffusers	100%	0-2	$211,400	LIFE	* *	2-5	$3,900	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 1st Floor Ceiling. Defective Damper Preventing Balanced Heat Circulation.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	$116,800	2	$400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$31,500	LIFE	* *	2-5	$3,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Ceiling. Defective Damper.								
Exhaust Fans								
Interior	100%			2033	$31,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 98 - Q**
Address : **40-20 235 STREET BTWN: 40 AVE., 41 AVE.**
Borough : **QUEENS** **Agency's Number** : **Q098**
Program / Asset # : **BOE0749.000 / 1617** **Yr Built/Renovated** : **1931 / 2002**
Area Sq Ft : **43,056** **Project Type** : **EDUCATION**
Date of Survey : **28-Sep-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Floors 1,2,Att**
Block : **8082** **Lot** : **285** **BIN** : **4168629**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,100	$158,300
Interior Architecture	$1,157,500	
Electrical	$965,700	$273,200
Mechanical	$1,759,200	$497,300
Total	**$3,952,400**	**$928,800**
Importance Code A	$70,100	$158,300
Importance Code B	$3,882,400	$770,400
Total	**$3,952,400**	**$928,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$4,700	$3,000
Interior Architecture	$24,500	$6,200	$800	$2,000
Electrical	$22,200	$4,300	$52,700	$4,900
Mechanical	$138,300	$6,000	$31,600	$6,000
Site Enclosure	$20,200			
Site Pavements	$74,800			
Total	**$280,000**	**$16,500**	**$89,800**	**$15,900**
Importance Code A	$27,100	$4,200	$9,000	$7,200
Importance Code B	$208,900	$7,100	$80,700	$8,700
Importance Code C	$44,000	$5,200		
Total	**$280,000**	**$16,500**	**$89,800**	**$15,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$88,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Limestone	7%			LIFE	* *	5	$5,200	
Granite Panels	3%			LIFE	* *	5	$2,200	
Windows								
Aluminum	30%			2050	* *	5	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Wood	70%			2050	* *	5	$140,100	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$100	
Masonry: Limestone	90%			LIFE	* *	5	$1,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Roof								
Built-Up (BUR)	10%			2039	* *	10	$4,700	
Slate	90%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$14,100	
Ceramic Tile	3%			2043	* *	5	$1,900	
Terrazzo	5%	4+	$6,200	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : First Floor Corridors								
Traffic Topping	20%	Now	$629,800	2044	* *	5	$8,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : All Locations								
Split/Cracked, Extent : Severe, Area Affected : 100%								
Location : All Locations								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : All Locations								
Wrinkling, Extent : Severe, Area Affected : 100%								
Location : All Locations								
Vinyl Tile	25%			2039	* *	3	$8,100	
Vinyl Tile 9" X 9"	10%			2029	$527,700	3	$2,400	
Wood	27%			2062	* *	5	$32,600	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$10,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$4,200	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$43,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$900	
Plaster	90%			LIFE	* *	5	$31,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2069	* *			
Retaining Walls								
Cast in Place Concrete	70%	0-2	$20,200	2069	* *			
Exposed Reinforcement, Extent : Severe, Area Affected : 2%								
Location : Playground Area								
Masonry: Brick	30%			2060	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Repair Evident								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$30,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 235th Street								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : 235th Street								
On-Site Walkways								
Asphalt	25%			2043	* *			
Cast in Place Concrete	65%	4+	$18,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Walkways								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	80%			2043	* *			
Cast in Place Concrete	20%	Now	$25,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Activity Yard								
Asphalt	90%			2043	* *			
Pavers/Stone	8%			2043	* *			
Rubber Matting	2%			2039	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2034	$116,500	5	$100	
Fused Disc Sw	30%			2044	* *	5	$100	
Raceway								
Conduit	85%			2034	$70,500	1		
Conduit	15%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$7,200	5	$100	
Fused Knife Sw	40%	2-4	$57,200	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	5%			2050	* *	5	$100	
Molded Case Bkrs	50%			2033	$71,500	5	$600	
Wiring								
Braided Cloth	75%	2-4	$81,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2039	* *	5	$200	
Locally Mounted	20%			2032	$14,700	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	96%			2029	$630,900	10	$37,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2029	$10,400	10		
LED	2%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$37,000	10	$5,200	
Exit, Battery	50%			2034	$31,200	10	$1,500	
Exterior Lighting								
HID	10%	Now	$20,600	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof And Ground Floor Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Alarm								
Security System								
Generic	100%			2029	$82,800	1	$16,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$113,700	2044	* *	1-3	$24,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 6000 Gallons								
Conversion Equipment								
Radiant Heater	2%	Now	$22,900	2044	* *	2	$300	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room - 2 Electric Unit Heaters								
Steam Boiler	98%			2039	* *	1	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 100 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$353,000			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$165,900	1	$5,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	40%			2032	$144,200	1	$5,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	30%			2029	$327,900	1	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms - Unit Ventilators								
Unit Heater - Steam	5%	Now	$12,500	2044	* *	4	$200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridor And Stair, Sub-basement - Multipurpose Room - 3 Units								
Unit Heater - Steam	5%			2029	$12,500	4	$200	
Controls								
Pneumatic	100%	Now	$85,200	2028	$852,100			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations - Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Assembly Rooms								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2042	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor - Telecom Room								
Window/Wall Unit	78%			2029	$130,300	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Assembly Rooms								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,000	
Exhaust Fans								
Interior	100%			2029	$195,500	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Fan Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$11,300	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 2%								
Location : Boiler Room - Steam Condensate Vacuum Pumps Water Make-up Line, 1 Elbow								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$8,800	4	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - Duplex Set								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Sub-basement Crawlspace Below Multipurpose Room								
Explanation : Additional Temporary Submersible Pump With Hose Outlet To Window For Mitigating Flooding In Crawlspace. Not A Permanent Installation.								
Backflow Preventer								
Generic	100%			2034	$19,700	1	$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$30,500	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 99 - BK**		
Address	: **1120 EAST 10 STREET @ AVENUE K**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K099**
Program / Asset #	: **BOE0411.000 / 1373**	**Yr Built/Renovated**	: **1914 / 2000**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6535** **Lot** : **11**	**BIN**	: **3171478**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$53,400	$253,100
Interior Architecture	$3,693,700	$59,800
Electrical	$460,200	$474,900
Mechanical	$1,563,400	$2,008,800
Total	**$5,770,600**	**$2,796,600**
Importance Code A	$53,400	$253,100
Importance Code B	$5,717,200	$2,543,500
Total	**$5,770,600**	**$2,796,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,200			
Interior Architecture	$37,700	$20,300		$27,200
Electrical	$3,000	$3,000	$3,800	$3,300
Mechanical	$14,700	$11,200	$17,500	$44,300
Site Pavements				
Total	**$80,500**	**$34,500**	**$21,300**	**$74,900**
Importance Code A	$33,100	$7,800	$7,800	$8,000
Importance Code B	$47,400	$17,800	$13,500	$66,900
Importance Code C		$8,800		
Total	**$80,500**	**$34,500**	**$21,300**	**$74,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Masonry: Brick	20%	Now	$53,400	LIFE	* *	5	$31,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 109 And 112								
Masonry: Brick	61%			LIFE	* *	5	$96,600	
Masonry: Brownstone	2%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Base								
Explanation : This Is Actually Bluestone								
Masonry: Limestone	10%			LIFE	* *	5	$11,900	
Metal Panel	2%	Now	$10,800	2045	* *	5	$5,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead E And F								
Windows								
Aluminum	98%	Now	$14,400	2051	* *	5	$2,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2044	* *	10	$800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$300	
Masonry: Brick	85%			LIFE	* *	5	$300	
Metal Rail	5%			2052	* *	5-10	$300	
Roof								
Modified Bitumen	100%			2043	* *	10	$63,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Ceramic Tile	5%			2038	* *	5	$6,100	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Bathrooms								
Marble Panels	5%			LIFE	* *	5	$4,600	
Quarry Tile	5%			2048	* *	5	$9,200	
Sheet Vinyl/Rubber	5%			2040	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : Sheet Vinyl								
Vinyl Tile	25%			2040	* *	3	$11,500	
Vinyl Tile 9" X 9"	35%	Now	$175,900	2030	$3,517,800	3	$16,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout Various Corridors And Classrooms								
Wood	15%			2050	* *	5	$34,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

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
Interior								
Interior Walls								
Ceramic Tile	10%			2038	* *	5	$17,700	
Masonry: Brick	10%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$37,100	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%	Now	$37,700	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement								
Explanation : Corrugated Steel Barrel Vaults								
Metal Panel	2%			LIFE	* *	5	$3,100	
Plaster	78%			LIFE	* *	5	$59,800	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	* *			
Iron Picket	15%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Panel/Paver: Bluestone	10%			LIFE	* *	5		
Parking/Driveway								
Cast in Place Concrete	50%			2040	* *			
Cast in Place Concrete	50%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot								
Explanation : Staging For Elevator Construction								
Activity Yard								
Asphalt	50%			2044	* *			
Cast in Place Concrete	45%			2048	* *			
Rubber Matting	5%			2035	$22,000			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$159,800	5	$300	
Under Construction	20%							
Raceway								
Conduit	80%			2035	$118,400	1		
Under Construction	20%							
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	70%			2034	$128,700	5	$1,500	
Under Construction	20%							
Wiring								
Braided Cloth	60%	2-4	$122,600	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$40,900	1		
Under Construction	20%							
Motor Controllers								
Locally Mounted	20%			2033	$24,500	5	$100	
Under Construction	80%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$72,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$67,900	10	$9,500	
Exit, Service	50%			2035	$17,400	1		
Exterior Lighting								
HID	30%			2030	$113,200	10	$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

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
Alarm								
Security System								
Generic	100%			2030	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Which Is 6,600 Gallons								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$78,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$647,800			
Terminal Devices								
Air Handler	10%			2035	$152,200	1	$4,900	
Convector/Radiator	75%			2033	$496,100	1	$19,100	
Fan Coil Unit/Heat	15%			2035	$300,800	1	$3,800	
Controls								
Pneumatic	100%			2029	$1,563,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2033	$214,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Interior	20%			2035	$71,800	2	$500	
Roof	80%			2035	$125,600	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,200	2035	$16,200	4	$1,700	
Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Explanation : Aged Units								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 150 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$22,400	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 99 - Q**		
Address	: **82-37 KEW GARDENS ROAD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q099**
Program / Asset #	: **BOE0750.000 / 668**	**Yr Built/Renovated**	: **1924 / 2015**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **3360** **Lot** : **1**	**BIN**	: **4080168**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$50,900
Interior Architecture	$175,000	$2,922,200
Electrical	$61,300	$649,400
Mechanical	$1,361,100	$1,902,900
Total	**$1,597,400**	**$5,525,400**
Importance Code A		$604,200
Importance Code B	$1,597,400	$4,921,100
Total	**$1,597,400**	**$5,525,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,300	$18,100		$48,500
Interior Architecture	$101,000	$10,600	$5,900	$11,400
Electrical	$5,800	$6,000	$7,600	$13,500
Mechanical	$130,900	$12,400	$16,900	$140,100
Site Enclosure		$3,100		
Site Pavements	$2,700			
Total	**$281,600**	**$50,300**	**$30,400**	**$213,600**
Importance Code A	$47,400	$24,300	$6,100	$54,800
Importance Code B	$188,700	$22,900	$22,000	$158,800
Importance Code C	$45,500	$3,100	$2,200	
Total	**$281,600**	**$50,300**	**$30,400**	**$213,600**

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

DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,300	
Masonry: Brick	58%			LIFE	* *	5	$50,900	
Graffiti, Extent : Moderate, Area Affected : 20%								
Location : Left Side Of Building								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Left Side Of Building								
Masonry: Brick Cavity	20%			LIFE	* *	5	$17,500	
Masonry: Granite	2%			LIFE	* *	5	$1,300	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Stucco Cement	10%			2048	* *	5	$21,900	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Right Side Of Building								
Windows								
Aluminum	95%			2057	* *	5	$30,800	
Aluminum	5%	0-2	$23,800	2057	* *	5	$800	
Unit Inoperable, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$41,000	
Masonry: Brick	60%			LIFE	* *	5	$9,500	
Metal: Cage/Fence	10%			2048	* *	5-10	$12,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,000	
Roof								
Built-Up (BUR)	50%			2040	* *	10	$34,700	
Cast in Place Concrete	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground Roof								
Explanation : Painted Flooring								
Modified Bitumen	20%			2040	* *	10	$13,900	
Soffits								
Cast in Place Concrete	100%	2-4	$2,100	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Portico To Rooftop Playground								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$25,800	
Ceramic Tile	5%			2038	* *	5	$7,400	
Quarry Tile	2%			2040	* *	5	$4,400	
Terrazzo	10%	4+	$70,600	LIFE	* *	5	$11,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vinyl Tile	20%			2035	$834,900	3	$11,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1974 Building								
Explanation : Vinyl Tile								
Vinyl Tile	50%	Now	$104,400	2035	$2,087,300	3	$27,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors And Classrooms In 1924 Building								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : Corridors At First Floor								
Wood	5%			2063	* *	5	$13,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasuim, Replaced 2019								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$4,500	
Concrete Masonry Unit	10%	Now	$42,900	LIFE	* *	5	$3,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room And At Exit 14								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Near Exit 14								
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$16,000	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	$17,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$12,200	2048	* *	5	$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Space Near Gymnasium Entrance And Exit 14								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Space Near Gymnasium Entrance								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Space Near Gymnasium Entrance								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Space Near Gymnasium Entrance								
Exposed Struc: Concrete	30%			LIFE	* *	5	$6,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : 1924 Building Mechanical Rooms								
Explanation : Insulation Over Concrete Slab								
Metal Panel	10%			LIFE	* *	5	$18,400	
Plaster	50%	Now	$46,000	LIFE	* *	5	$46,100	
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Exit 14								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Exit 14								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	* *	5-10	$5,200	
Chain Link	85%			2055	* *			
Iron Picket	10%			2070	* *			
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%			2040	* *			
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Left Side Of Property								
Explanation : Repair In Progress								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$2,700	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Steps And Exit Walkways								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Fourth Grade Dismissal Exit Steps And Walkway								
Cast in Place Concrete	50%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Roof Playground								
Explanation : Painted Flooring								

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	80%			2035	$118,400	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Fused Disc Sw	10%			2051	* *	5	$100	
Molded Case Bkrs	75%			2034	$137,900	5	$1,200	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	30%	2-4	$61,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2045	* *	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	90%			2033	$110,100	5	$400	
Locally Mounted	10%			2048	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$7,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$163,800	1-3	$38,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$19,200	
Conversion Equipment								
Steam Boiler	100%			2033	$553,400	1	$61,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$25,400	2035	$508,400			
Steam Traps Faulty, Extent : Moderate, Area Affected : 75%								
Location : Various Locations								
Terminal Devices								
Air Handler	50%	0-2	$29,900	2030	$597,400	1	$17,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Convector/Radiator	40%			2033	$207,700	1	$8,000	
Fan Coil Unit/Heat	10%			2030	$157,400	1	$2,000	
Controls								
Electrical	100%			2030	$352,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2035	$140,500	1	$4,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Refrigeration Room								
Window/Wall Unit	10%	0-2	$4,800	2030	$24,100	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 5 Units Are Not Working								
On Extended Life, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
No Component	75%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2045	* *	4	$500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	$4,600	2030	$46,200	1	$5,200	
Damaged, Extent : Severe, Area Affected : 5%								
Location : The Coil, Basement Fan Room								
No Component	85%							
Heat Rejection								
Water Cooling Tower	15%			2036	$12,000	2	$9,400	
No Component	85%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	90%			2030	$253,400	2	$1,700	
Roof	10%	0-2	$12,300	2045	* *	2	$200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$405,200	1		
HW Heat Exchanger								
Steam Fired	50%	0-2	$46,000	2065	* *	4	$3,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Inefficient Unit								
Steam Fired	50%			2065	* *	4	$3,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$12,700	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2030	$33,200	4	$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$87,800	1-2	$1,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 163 - BK P.S. 370**		
Address	: **109 BAY 14 STREET BTWN BATH AVE. - BENSON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K807**
Program / Asset #	: **BOE1123.000 / 14657**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **105,375**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **6399** **Lot** : **26**	**BIN**	: **3392297**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$74,400	$205,400
Interior Architecture	$182,100	$235,300
Mechanical		$59,500
Total	**$256,500**	**$500,200**
Importance Code A	$74,400	$205,400
Importance Code B	$131,500	$188,900
Importance Code C	$50,600	$105,900
Total	**$256,500**	**$500,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,200	$42,800		$2,400
Interior Architecture	$21,700	$2,400		$17,200
Electrical	$21,600	$21,200	$20,500	$17,200
Mechanical	$15,800	$16,600	$23,400	$19,800
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$164,600**	**$105,300**	**$66,300**	**$78,900**
Importance Code A	$88,400	$48,300	$5,200	$7,600
Importance Code B	$76,200	$57,000	$61,000	$67,900
Importance Code C				$3,400
Total	**$164,600**	**$105,300**	**$66,300**	**$78,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	4%			LIFE	* *	5	$15,200	
Glass Block	1%			LIFE	* *	5	$800	
Masonry: Brick	5%	Now	$74,400	LIFE	* *	5	$6,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Windows Along 17th Avenue								
Masonry: Brick	80%			LIFE	* *	5	$97,400	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$22,800	
Windows								
Aluminum	99%	Now	$44,300	2055	* *	5	$9,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Bay Window								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bay Windows Along 17th Avenue								
Metal Louvers	1%			2046	* *	10	$1,100	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$101,900	
Cast Stone/Terra Cotta	9%			LIFE	* *	5	$15,300	
Masonry: Brick	45%			LIFE	* *	5	$9,900	
Metal Rail	1%			2050	* *	5-10	$4,000	
Roof								
IRMA/Protected Membrane	5%	4+	$8,600	2038	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
IRMA/Protected Membrane	75%			2038	* *	10	$42,800	
Traffic Topping	20%	Now	$30,200	2041	* *			
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Playground								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Playground								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Playground								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Playground								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Play Area Into Auditorium								
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Interior								
Floors								
Carpet	3%			2034	$85,700	3	$7,100	
Cast in Place Concrete	7%	Now	$19,200	LIFE	* *	5	$24,200	
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Staircase C Bulkhead*								
Ceramic Tile	5%			2046	* *	5	$7,900	
Terrazzo	5%			LIFE	* *	5	$6,200	
Traffic Topping	5%			2041	* *	5	$9,900	
Vinyl Tile	70%	Now	$62,500	2041	* *	3	$41,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Stairs*								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Stairs*								
Wood	5%			2061	* *	5	$14,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2046	* *	5	$69,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,500	
Folding Partition	1%			2055	* *	5	$6,900	
Gypsum Board	64%	Now	$50,600	LIFE	* *	5	$105,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Auditorium*								
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Auditorium*								
Ceilings								
AcousTileConcealSpLn	80%			2050	* *	5	$138,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2041	* *			
Gypsum Board	5%	Now	$2,500	LIFE	* *	5	$8,600	
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Auditorium*								
Wood	5%			LIFE	* *	5	$60,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	55%			2059	* *			
Chain Link	35%			2059	* *			
Masonry: Brick	10%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Parking/Driveway								
Asphalt	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Site Pavements								
Activity Yard								
Rubber Matting	50%			2038	* *			
Traffic Topping	50%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$400	
Molded Case Bkrs	85%			2049	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$32,400	
Generators								
Diesel	100%			2042	* *	1	$40,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$3,600	
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								
Security System								
Generic	100%			2038	* *	1	$39,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$64,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Heating								
Conversion Equipment								
Furnace	80%			2038	* *	1	$41,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2055	* *	4	$1,600	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$6,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2038	* *	2	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units, R410a Refrigerant								
Split Unit	10%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 10 Units On Roof								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	* *	1	$3,400	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$7,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,800	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

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
Plumbing								
Water Heater With Tanks								
Electric	5%			2031	$2,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Equipment Room								
Explanation : One 5 Gallon Unit								
Gas Fired	95%			2031	$33,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Equipment Room								
Explanation : 1 Tankless Unit With One 150 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Basement To 5th Floor								
Explanation : 2 Units. Controller Of No.2 Unit Is Under Repair								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement To 1st Floor								
Explanation : 1 Unit. Under Repair								
Fire Suppression								
Sprinkler								
Generic	100%			2059	* *	1-2	$29,500	
Fire Pump								
Generic	100%			2042	* *	1	$19,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet In Kitchen								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 189 - BX**				
Address	: **3441 STEENWICK AVENUE @REEDS MILL LA.**				
Borough	: **BRONX**			**Agency's Number**	: **X189**
Program / Asset #	: **BOE1051.000 / 14264**			**Yr Built/Renovated**	: **2007 /**
Area Sq Ft	: **119,403**			**Project Type**	: **EDUCATION**
Date of Survey	: **09-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,3,4**				
Block	: **5263**	**Lot**	: **115**	**BIN**	: **2115403**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$143,500	$3,046,500
Interior Architecture	$573,500	$8,067,200
Electrical		$2,670,300
Mechanical	$100,700	$3,637,300
Site Enclosure	$67,600	
Site Pavements		$467,000
Total	**$885,200**	**$17,888,400**
Importance Code A	$143,500	$3,046,500
Importance Code B	$741,700	$11,195,300
Importance Code C		$3,646,600
Total	**$885,200**	**$17,888,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$114,000	$42,400		
Interior Architecture	$57,600	$19,100	$66,500	$15,600
Electrical	$26,400	$21,200	$19,400	$21,700
Mechanical	$15,700	$15,900	$65,200	$15,900
Site Enclosure	$6,200			
Site Pavements	$5,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$239,800**	**$113,000**	**$165,600**	**$67,600**
Importance Code A	$118,700	$49,600	$4,700	$6,900
Importance Code B	$101,300	$63,400	$160,900	$60,700
Importance Code C	$19,800			
Total	**$239,800**	**$113,000**	**$165,600**	**$67,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$7,900	
Masonry: Brick	65%			LIFE	* *	5	$82,000	
Metal Panel	15%			2043	* *	5-10	$130,100	
Window Wall	10%	Now	$39,200	2043	* *	5	$23,700	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : First And Third Floor, Wind Driven Rain, 3rd Floor Corridor								
Windows								
Aluminum	80%			2041	* *	5	$20,700	
Fiberglass Panel	20%			2041	* *	5	$19,400	
Parapets								
Masonry: Brick	43%			LIFE	* *	5	$7,300	
Metal Rail	15%	0-2	$35,000	2038	* *	5	$18,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Pitch Pockets, Galvanic Action								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,300	
Stucco Cement	37%	Now	$39,700	2038	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Interior Parapet Bases Throughout								
Explanation : Base Trim Corroding								
Roof								
IRMA/Protected Membrane	100%	Now	$143,500	2033	$2,869,900			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Soffits								
Cast in Place Concrete	20%			LIFE	* *	5	$4,600	
Metal Panel	80%			2043	* *	5-10	$25,500	
Interior								
Floors								
Carpet	2%			2029	$64,700	3	$5,400	
Cast in Place Concrete	5%	4+	$15,600	LIFE	* *	5	$19,500	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Stair A								
Ceramic Tile	5%			2036	$515,900	5	$8,900	
Poured Epoxy/Resin	5%			2028	$512,600			
Quarry Tile	5%			2038	* *	5	$13,400	
Sheet Vinyl/Rubber	3%			2033	$359,200	5	$8,000	
Vinyl Tile	70%			2033	$3,538,800	3	$62,500	
Wood	5%			2048	* *	5	$16,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Interior								
Interior Walls								
Ceramic Tile	20%			2036	$3,489,600	5	$61,900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Concrete Masonry Unit	30%			LIFE	* *	5	$37,200	
Fiberglass Panel	5%	Now	$14,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Auditorium, Handrails Not Attached To Wall								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Tectum Panels								
Folding Partition	3%			2041	* *	5	$23,200	
Gypsum Board	40%			LIFE	* *	5	$74,300	
Metal Panel	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%	Now	$60,900	2038	* *	5	$35,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	$89,400	
Metal Panel	10%	Now	$12,100	LIFE	* *	5	$22,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Iron Picket	75%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Play Yard								
Explanation : Location Noted								

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

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	75%	Now	$67,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Play Yard								
Concrete Masonry Unit	25%	0-2	$6,200	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : West Property Line								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Adjacent Main Entrance								
Explanation : Recent Repair Evident								
On-Site Walkways								
Asphalt	40%	0-2	$1,700	2036	$82,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Gate To Rear Play Yard								
Cast in Place Concrete	60%	Now	$3,900	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : North Play Yard, Missing Handrail								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	65%			2036	$281,900			
Cast in Place Concrete	15%			2038	* *			
Rubber Matting	20%			2033	$102,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,600 Amperes 480 Volt								
Transformers								
Dry Type	100%			2038	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Two 15 Kilovolt-ampere And One 45 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$500	
Raceway								
Conduit	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$300	
Molded Case Bkrs	90%			2041	* *	5	$2,800	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	40%			2038	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof								
Explanation : Rooftop Units								
Locally Mounted	60%			2038	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$36,700	
Generators								
Diesel	100%			2036	$142,000	1	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Enclosure								
Explanation : 450 Kilovolt-ampere								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,400	
Fuel Storage								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Underground								
Explanation : Underground Fuel Tank								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$1,822,600	10	$109,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Service	50%			2033	$37,700	1		
Exit, LED	50%			2048	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Lighting								
Exterior Lighting								
Fluorescent	1%			2033	$4,900	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Canopy								
HID	9%			2033	$51,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2033	$229,500	1	$44,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Cameras, Intrusion Alarms And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$315,400	1-3	$75,800	

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
Heating								
Energy Source								
Electricity	20%			2053	* *	1		
Natural Gas	80%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$47,200	
Radiant Heater	20%			2038	* *	2	$11,100	
Controls								
Digital	100%			2031	$3,511,500			
Repairs In Progress, Extent : N/A, Area Affected : 20%								
Location : Software Upgrade								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%	Now	$100,700	2038	* *	2	$5,700	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Packaged Rooftop Unit 7 Which Serves The Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 9 Units Total.								
Split Unit	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Elevator Machine Room And Main Distribution Frame Room 113. Intermediate distribution Frame Rooms 216, 314 And 414								
Explanation : Outdoor Units Located On The Roof . Indoor Units For Main Distribution Frame, Intermediate distribution Frame And Elevator Machine Room.								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$155,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,600	
Exhaust Fans								
Roof	99%			2038	* *	2	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 12 Units								
Wall Unit	1%			2038	* *	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2053	* *	1		
Galvanized Steel	40%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room 110e								
Explanation : 2 Backflow Preventers. One For Domestic Water, One For Sprinkler System.								
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : One 600 Gallon Tank. Quantity 2								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$33,500	
Fire Pump								
Generic	100%			2042	* *	1	$22,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Kitchen								
Explanation : Hood Is 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY**
Address : **501-503 WEST 152ND STREET**
Borough : **MANHATTAN**
Agency's Number : **M093**
Program / Asset # : **BOE1054.000 / 14324**
Yr Built/Renovated : **2007 /**
Area Sq Ft : **73,767**
Project Type : **EDUCATION**
Date of Survey : **28-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **2084** **Lot** : **29** **BIN** : **1087824**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$85,200	$129,300
Mechanical	$603,500	$419,900
Total	**$688,600**	**$549,200**
Importance Code A	$85,200	$129,300
Importance Code B	$603,500	$419,900
Total	**$688,600**	**$549,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$122,000		$72,700	
Interior Architecture	$114,600	$14,700		$11,200
Electrical	$34,200	$15,900	$19,100	$14,400
Mechanical	$85,800	$9,400	$59,600	$10,800
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$371,600**	**$54,900**	**$166,300**	**$51,200**
Importance Code A	$126,200	$3,100	$77,000	$3,100
Importance Code B	$230,300	$39,800	$89,300	$48,100
Importance Code C	$15,200	$12,000		
Total	**$371,600**	**$54,900**	**$166,300**	**$51,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY

Asset # : 14324

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%	4+	$85,200	LIFE	* *	5	$48,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								
Metal Panel	20%			2054	* *	5-10	$177,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$42,000	
Window Wall	10%			2054	* *	5	$48,500	
Windows								
Aluminum	100%	Now	$46,100	2050	* *	5	$9,400	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Classroom Windows At 3rd And 4th Floor								
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	$8,100	
Metal Rail	5%			2047	* *	5-10	$21,600	
Metal: Cage/Fence	20%			2047	* *	5-10	$37,000	
Pre-Cast Concrete	10%	0-2	$4,000	LIFE	* *	5	$15,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Upper Roof Area								
Stucco Cement	35%			2047	* *	5	$21,600	
Roof								
IRMA/Protected Membrane	50%	Now	$12,700	2039	* *			
Gravel/Stone Ballast, Extent : Light, Area Affected : 95%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Stair A								
Plaza Roof: Stone Panels	50%	Now	$13,800	2054	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Play Area Roof								
Explanation : Broken Pavers								
Interior								
Floors								
Carpet	1%	Now	$20,000	2036	$20,000	3	$1,700	
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Library								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Library, Principals Office Room 103a								
Cast in Place Concrete	5%			LIFE	* *	5	$12,100	
Ceramic Tile	5%			2043	* *	5	$5,500	
Quarry Tile	5%			2047	* *	5	$8,300	
Sheet Vinyl/Rubber	5%	Now	$18,500	2039	* *	5	$4,100	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Vinyl Tile	77%			2039	* *	3	$42,500	
Wood	2%			2062	* *	5	$4,100	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY

Asset # : 14324

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
Interior								
Interior Walls								
Ceramic Tile	25%			2043	* *	5	$23,900	
Concrete Masonry Unit	5%	Now	$9,200	LIFE	* *	5	$1,900	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Basement Chair Room, Street Gasoline Meter Cage								
Glass: Single Pane	5%	Now	$5,900	LIFE	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Lobby Looking Into Gymnasium, 4th Floor Corridor								
Gypsum Board	65%			LIFE	* *	5	$37,300	
Ceilings								
AcousTileSusp.Lay-In	80%			2047	* *	5	$88,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$13,800	
Metal Panel	5%			LIFE	* *	5	$6,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Northeast Side Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 4,000 Amperes And Two 1,600 Amperes Main Disconnect Switches For The Building, Mechanical Equipment And Emergency Power Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	100%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY

Asset # : 14324

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$1,700	
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : Science Laboratory								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Laboratory Equipment Trip Circuit Breakers And Receptacles Are Damaged.								
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$22,700	
Generators								
Diesel	100%			2043	* *	1	$28,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 125 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,700	
Fuel Storage								
Day Tank	30%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Roof								
Explanation : One 50 Gallon Capacity								
Main Tank	70%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%	Now	$20,300	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Ballast Are Not Working								
Fluorescent	10%			2039	* *	10	$6,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY
Asset # : 14324

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Play Yard And Perimeter Of The Building								
Explanation : LED Observed Controlled Via Photocell								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$500	
Alarm								
Security System								
Generic	100%			2039	* *	1	$27,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors, Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$46,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detector, Manual Pull Stations, Strobe Lights, Horns, Fire Alarm Panel And Alarm Bells								

Mechanical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	85%			2039	* *	1	$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units								
Radiant Heater	15%			2039	* *	2	$5,100	
Distribution								
Hot Wtr Piping/Pump	10%	Now	$3,300	2050	* *	4	$400	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : One Circulating Pump For Hot Water Is Not Working								
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : All Floors								
Explanation : See Air Conditioning Distribution.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY

Asset # : 14324

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
Heating								
Terminal Devices								
Convector/Radiator	10%			2047	* *	1	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance And Hallways								
Explanation : Electric Air Curtain And Electric Baseboard Radiators								
Fan Coil Unit/Heat	2%			2039	* *	1	$500	
Not in Service, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Exit No. 3, Gasoline Meter Room								
No Component	88%							
Controls								
Electrical	100%	0-2	$84,000	2032	$419,900			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Management System Malfunctioning								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	$228,400	2039	* *	2	$3,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Rooftop Units								
Explanation : Balancing Issues. Building Management System Manually Operated.								
Split Unit	10%			2039	* *			
Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2	$86,400	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Toilet, Kitchen, Laboratories And Purge Exhaust								
Explanation : Exhaust Ductwork								
No Component	90%							
Exhaust Fans								
Roof	100%			2039	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$291,000	2054	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Broken Booster Pump At Basement								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 210 - M TWENTY-FIRST CENTURY ACADEMY

Asset # : 14324

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	$47,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen. Leaking Kitchen Sink								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,300	
Sewage Ejector(s)								
Electric	100%	2-4	$4,000	2034	$39,500	4	$2,900	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Pump Seal In Basement								
Backflow Preventer								
Generic	100%	2-4	$6,700	2039	* *	1	$4,100	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Domestic Water System In Basement								
Explanation : Leak Evident								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 5th Floor, One Unit From Basement To Roof								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$38,600	
Sprinkler								
Generic	100%			2054	* *	1-2	$20,700	
Fire Pump								
Generic	100%	2-4	$14,400	2037	* *	1	$12,400	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Corrosion Occurring. Basement								
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 90 Square Feet (6x15)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 295 - Q**		
Address	: **222-14 JAMAICA AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q263**
Program / Asset #	: **BOE1050.000 / 14263**	**Yr Built/Renovated**	: **2007 /**
Area Sq Ft	: **99,418**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **10813** **Lot** : **5**	**BIN**	: **4854268**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$265,000	$192,800
Interior Architecture	$103,700	$132,400
Electrical	$83,900	
Mechanical		$59,500
Total	**$452,500**	**$384,700**
Importance Code A	$265,000	$192,800
Importance Code B	$83,900	$115,700
Importance Code C	$103,700	$76,200
Total	**$452,500**	**$384,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,100	$23,100		
Interior Architecture	$107,400	$7,000	$11,900	$2,700
Electrical	$20,500	$16,800	$19,300	$16,200
Mechanical	$18,600	$31,300	$21,100	$13,800
Site Pavements	$5,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$208,900**	**$92,600**	**$66,700**	**$47,100**
Importance Code A	$47,400	$28,500	$4,700	$5,100
Importance Code B	$103,600	$64,100	$62,000	$39,200
Importance Code C	$58,000			$2,700
Total	**$208,900**	**$92,600**	**$66,700**	**$47,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

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
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	$104,000	LIFE	* *	5	$61,700	
Efflorescence, Extent : Light, Area Affected : 40%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Into Rooms 212, 29 And 225								
Metal Panel	10%			2053	* *	5-10	$84,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$40,100	
Window Wall	30%			2053	* *	5	$138,800	
Windows								
Aluminum	100%	0-2	$42,100	2049	* *	5	$21,600	
Hardware Missing, Extent : Light, Area Affected : 2%								
Location : Throughout								
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$5,600	
Pre-Cast Concrete	45%			LIFE	* *	5	$31,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,500	
Roof								
IRMA/Protected Membrane	100%	Now	$91,500	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Equipment Curbs And Stairwells								
Soffits								
Cement - Fiber Panel	100%			2038	* *	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,600	
Ceramic Tile	15%			2042	* *	5	$22,300	
Quarry Tile	2%			2046	* *	5	$4,500	
Sheet Vinyl/Rubber	1%			2041	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratory								
Explanation : Chemical Floors								
Traffic Topping	3%			2041	* *	5	$5,600	
Vinyl Tile	64%			2038	* *	3	$35,700	
Wood	5%			2068	* *	5	$14,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	20%			2042	* *	5	$43,100	
Concrete Masonry Unit	10%	Now	$103,700	LIFE	* *	5	$8,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkhead								
Folding Partition	1%			2055	* *	5	$5,400	
Gypsum Board	59%	Now	$36,400	LIFE	* *	5	$76,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : B14								
Ceilings								
AcousTileSusp.Lay-In	78%	Now	$38,200	2046	* *	5	$56,200	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Classrooms								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$18,000	
Metal Panel	2%			LIFE	* *	5	$3,600	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2050	* *			
Pavers/Stone	50%			2042	* *			
Activity Yard								
Asphalt	75%	2-4	$5,800	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Pavers/Stone	15%			2046	* *			
Rubber Matting	10%			2033	$45,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

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
Under 600 Volts								
Transformers								
Dry Type	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,000 Kilovolt Amperes, 480/277 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$300	
Molded Case Bkrs	85%			2049	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$30,600	
Generators								
Diesel	100%			2042	* *	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Yard								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,700	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Yard								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	87%			2038	* *	10	$79,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : T-5 Lamps								
HID	3%			2038	* *	10	$100	
LED	5%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$37,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$61,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	5%			2053	* *	1		
Natural Gas	95%			2053	* *	1		
Conversion Equipment								
Furnace	90%			2038	* *	1	$44,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Furnace	5%	0-2	$800	2038	* *	1	$2,200	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : No.7 Unit, Roof								
Radiant Heater	5%			2038	* *	2	$2,300	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Staircases								
Explanation : Electrical Radiant								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$6,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 7 Package Units On Roof								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,400	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit With One 300 Gallon Tank								
Sanitary Piping								
Cast Iron	3%	Now	$3,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Water Backs Up, Basement And Gymnasium								
Cast Iron	97%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	Now	$900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Room B14								
Cast Iron	95%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$6,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$27,900	
Fire Pump								
Generic	100%			2042	* *	1	$18,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Ansul 102 Wet, Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. / I. S. 30 - BK MARY WHITE OVINGTON**
Address : **7002 4TH AVENUE**
Borough : **BROOKLYN**
Agency's Number : **K331**
Program / Asset # : **BOE1134.000 / 14880**
Yr Built/Renovated :
Area Sq Ft : **97,815**
Project Type : **EDUCATION**
Date of Survey : **12-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3,4**
Block : **5891** **Lot** : **48** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$197,500
Interior Architecture		$106,800
Electrical	$80,700	
Mechanical		$59,500
Total	**$80,700**	**$363,800**
Importance Code A		$197,500
Importance Code B	$80,700	$59,500
Importance Code C		$106,800
Total	**$80,700**	**$363,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,200	$2,600	$39,400
Interior Architecture		$8,300	$11,000	$16,000
Electrical	$20,300	$16,400	$19,000	$15,900
Mechanical	$20,200	$46,900	$25,900	$18,600
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$55,300**	**$93,700**	**$73,500**	**$104,800**
Importance Code A	$4,800	$12,300	$7,500	$44,200
Importance Code B	$50,400	$81,400	$66,000	$60,600
Importance Code C				
Total	**$55,300**	**$93,700**	**$73,500**	**$104,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$47,500	
Concrete Masonry Unit	40%			LIFE	* *	5	$30,400	
Masonry: Brick Cavity	55%			LIFE	* *	5	$66,800	
Windows								
Aluminum	100%			2055	* *	5	$25,000	
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	$75,800	
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$18,900	
Metal Rail	20%			2050	* *	5-10	$44,200	
Roof								
Copper/Terne	5%			2068	* *	10	$7,200	
IRMA/Protected Membrane	95%			2041	* *	10	$54,900	
Soffits								
Metal Panel	100%			2059	* *	5-10	$3,600	
Interior								
Floors								
Carpet	2%			2034	$53,000	3	$4,400	
Cast in Place Concrete	10%			LIFE	* *	5	$32,000	
Ceramic Tile	5%			2046	* *	5	$7,300	
Quarry Tile	10%			2050	* *	5	$22,000	
Sheet Vinyl/Rubber	5%			2041	* *	5	$11,000	
Terrazzo	3%			LIFE	* *	5	$3,400	
Vinyl Tile	60%			2041	* *	3	$32,900	
Wood	5%			2068	* *	5	$13,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	24%			2046	* *	5	$85,500	
Concrete Masonry Unit	15%			LIFE	* *	5	$21,400	
Gypsum Board	50%			LIFE	* *	5	$106,800	
Wood	1%			LIFE	* *	5	$14,200	
Ceilings								
AcousTileConcealSpLn	2%			2050	* *	5	$3,400	
AcousTileSusp.Lay-In	5%			2050	* *	5	$6,800	
Embossed Metal	13%			LIFE	* *	5	$7,900	
Fiber Board	70%			2041	* *			
Gypsum Board	10%			LIFE	* *	5	$16,900	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2059	* *			
Iron Picket	15%			2077	* *			
Free Standing Walls								
Masonry: Brick	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Pavers/Stone	50%			2046	* *			
Activity Yard								
Asphalt	80%			2046	* *			
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$30,100	
Generators								
Diesel	100%			2042	* *	1	$37,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 276 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

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
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$80,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	20%			2038	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								
Security System								
Generic	100%			2038	* *	1	$36,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Front Of The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$60,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$38,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2049	* *	4	$1,000	
No Component	80%							

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

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
Heating								
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$6,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2038	* *	2	$5,700	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Roof								
Split Unit	5%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2038	* *	1	$1,600	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2038	* *	2	$3,400	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,500	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$3,100	4	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Sets								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,000	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Passengers								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$49,300	
Sprinkler								
Generic	100%			2053	* *	1-2	$27,400	
Fire Pump								
Generic	100%			2042	* *	1	$18,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 100 Square Feet In Kitchen.								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 314 - Q**		
Address	: **88-08 164TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q314**
Program / Asset #	: **BOE1180.000 / 14926**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **121,377**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **9813** **Lot** : **33**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$172,900	$366,000
Interior Architecture	$74,900	$367,800
Electrical		$106,900
Mechanical	$132,100	$59,500
Total	**$379,800**	**$900,100**
Importance Code A	$304,900	$366,000
Importance Code B	$74,900	$241,300
Importance Code C		$292,900
Total	**$379,800**	**$900,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,500		$28,200	$19,300
Interior Architecture	$11,100		$20,000	$15,700
Electrical	$19,800	$25,200	$22,100	$21,500
Mechanical	$144,200	$45,200	$62,400	$29,300
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$190,900**	**$84,800**	**$147,100**	**$100,300**
Importance Code A	$1,500	$6,200	$34,200	$25,300
Importance Code B	$189,400	$78,500	$112,800	$59,300
Importance Code C				$15,700
Total	**$190,900**	**$84,800**	**$147,100**	**$100,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 314 - Q

Asset # : 14926

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	$83,000	
Metal Panel	25%			2059	* *	5-10	$237,700	
Granite Panels	5%			LIFE	* *	5	$5,200	
Window Wall	10%			2059	* *	5	$51,900	
Windows								
Aluminum	100%			2055	* *	5	$38,700	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	$218,200	
Metal Panel	5%			2059	* *	5	$4,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,400	
Roof								
Plaza Roof: Stone Panels	98%			2059	* *			
Single Ply Membrane	2%	4+	$700	2041	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Soffits								
Metal Panel	100%	4+	$800	2059	* *	5	$2,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Entrance Canopy								
Interior								
Floors								
Carpet	2%			2032	$65,800	3	$5,500	
Ceramic Tile	8%			2046	* *	5	$14,500	
Terrazzo	5%			LIFE	* *	5	$7,100	
Vinyl Tile	80%			2041	* *	3	$54,500	
Wood	5%	4+	$11,100	2068	* *	5	$8,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : From Roof								
Interior Walls								
Ceramic Tile	70%			2046	* *	5	$292,900	
Concrete Masonry Unit	15%			LIFE	* *	5	$25,100	
Folding Partition	3%			2055	* *	5	$31,400	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	$25,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2050	* *	5	$149,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$6,200	
Metal Panel	2%			LIFE	* *	5	$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2059	* *			
Iron Picket	95%			2077	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 314 - Q

Asset # : 14926

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	10%			2046	* *			
Cast in Place Concrete	90%			2050	* *			
Activity Yard								
Asphalt	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2063	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere And One 3,000 Ampere Main Disconnect Switch For Service A And B								
Fused Disc Sw	10%			2059	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch For The Fire Pump And Emergency								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2055	* *	5	$300	
Molded Case Bkrs	90%			2055	* *	5	$2,900	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	50%			2050	* *	5	$400	
Variable Frequency Drive	50%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$37,300	
Generators								
Diesel	100%			2046	* *	1	$47,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 350 Kilowatts								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 314 - Q

Asset # : 14926

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,500	
Fuel Storage								
Main Tank	100%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$106,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	4%			2041	* *	10	$200	
Egress Lighting								
Emergency, Service	60%			2041	* *	1		
Exit, Service	40%			2041	* *	1		
Exterior Lighting								
Fluorescent	10%			2041	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Roof								
LED	20%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$900	
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2041	* *	1	$22,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$74,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Box, Smoke Detector And Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 314 - Q

Asset # : 14926

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	$132,100	2046	* *	1	$54,000	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. No. 4 Boiler Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units								
Distribution								
Hot Wtr Piping/Pump	100%	2-4	$27,200	2058	* *	4	$6,000	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Building Management System Is Not Working								
Terminal Devices								
Air Handler	20%	0-2	$46,800	2043	* *	1	$13,500	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Two Blowers Are Not Working								
Convector/Radiator	80%			2053	* *	1	$31,400	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2041	* *	1	$11,300	
Ext Pkg Unit - Heating/Cooling	60%			2043	* *	2	$4,500	
Split Unit	20%			2038	* *			
Terminal Devices								
Air Handler/Cool/Ht	100%			2043	* *	1	$75,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2043	* *	2	$84,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,700	
Exhaust Fans								
Roof	100%	0-2	$24,100	2038	* *	2	$3,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : One Exhaust Fan Is Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 314 - Q

Asset # : 14926

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$400	2027	$3,800	4	$2,600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : One Pump Is Not Working								
Sewage Ejector(s)								
Compressed Air	100%			2053	* *	4	$1,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$7,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$61,200	
Sprinkler								
Generic	100%			2053	* *	1-2	$34,000	
Fire Pump								
Generic	100%			2048	* *	1	$22,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Water Leaking On Sump Pump Panel								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)**		
Address	: **713 CATON AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K437**
Program / Asset #	: **BOE1176.000 / 14922**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **107,506**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **5321** **Lot** : **64**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$50,700	$535,800
Interior Architecture	$113,100	$294,500
Electrical		$96,600
Mechanical		$55,600
Total	**$163,800**	**$982,400**
Importance Code A	$50,700	$535,800
Importance Code B		$235,300
Importance Code C	$113,100	$211,400
Total	**$163,800**	**$982,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,100		$51,000	$7,900
Interior Architecture	$38,300	$11,600	$12,100	
Electrical	$14,200	$19,100	$16,700	$15,800
Mechanical	$47,000	$47,500	$58,200	$49,600
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$182,900**	**$100,400**	**$160,300**	**$95,600**
Importance Code A	$69,700	$5,300	$56,600	$13,200
Importance Code B	$107,100	$95,100	$103,700	$82,400
Importance Code C	$6,100			
Total	**$182,900**	**$100,400**	**$160,300**	**$95,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2059	* *	10	$2,800	
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$422,100	
Glass Block	10%			LIFE	* *	5	$11,300	
Masonry: Brick Cavity	35%			LIFE	* *	5	$63,000	
Masonry: Granite	5%			LIFE	* *	5	$6,800	
Window Wall	15%			2059	* *	5	$101,300	
Windows								
Aluminum	100%	Now	$35,400	2055	* *	5	$18,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 420a								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$12,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Membrane								
Metal Panel	10%			2059	* *	5	$5,600	
Metal Rail	5%			2050	* *	5-10	$13,000	
Roof								
IRMA/Protected Membrane	78%	Now	$25,600	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Exhaust Pipe Penetrations								
Plaza Roof: Stone Panels	20%			2059	* *			
Skylight, Metal/Glass	2%			2059	* *	10	$4,500	
Soffits								
Metal Panel	100%			2059	* *	5-10	$56,200	
Interior								
Floors								
Carpet	5%			2034	$145,700	3	$12,100	
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Ceramic Tile	10%			2046	* *	5	$16,100	
Panel/Paver: Bluestone	5%			LIFE	* *	5	$6,000	
Quarry Tile	5%	4+	$12,100	2050	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Traffic Topping	5%			2041	* *	5	$10,100	
Vinyl Tile	60%			2041	* *	3	$36,200	
Wood	5%			2068	* *	5	$15,100	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	1%			LIFE	* *			
Ceramic Tile	29%			2046	* *	5	$115,700	
Ceramic Tile	1%	4+	$6,100	2046	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 1st Floor Fire Panel								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,000	
Folding Partition	2%	Now	$113,100	2055	* *	5	$10,000	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium								
Explanation : Wood Finish Panel Adhesion Failure								
Glass: Single Pane	10%			LIFE	* *	5	$29,900	
Gypsum Board	40%			LIFE	* *	5	$95,700	
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%	Now	$20,100	2050	* *	5	$29,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Cafeteria								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	45%			LIFE	* *	5	$83,100	
Metal Panel	5%			LIFE	* *	5	$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2059	* *			
Iron Picket	30%			2077	* *			
Retaining Walls								
Masonry: Brick	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2050	* *			
Pavers/Stone	5%			2046	* *			
On-Site Walkways								
Asphalt	90%			2046	* *			
Cast in Place Concrete	10%			2050	* *			
Activity Yard								
Asphalt	70%			2046	* *			
Rubber Matting	30%			2041	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$500	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2055	* *	5	$200	
Molded Case Bkrs	90%			2055	* *	5	$2,500	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	60%			2050	* *	5	$400	
Variable Frequency Drive	40%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Generators								
Diesel	100%			2046	* *	1	$41,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 350 Kilowatts. Not In Service								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,000	
Fuel Storage								
Day Tank	50%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2068	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Lighting								
Interior Lighting								
Fluorescent	93%			2041	* *	10	$91,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2041	* *	10	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
Fluorescent	30%			2041	* *	10	$3,000	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$700	
Alarm								
Security System								
Generic	100%			2041	* *	1	$40,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$66,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Heating								
Conversion Equipment								
Hot Water Boiler	97%			2046	* *	1	$51,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 6 Units								
Hot Water Boiler	3%	0-2	$3,500	2046	* *	1	$1,400	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Explanation : Units No.1, 4 And 6 Have Mechanical Defects.								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$4,800	2055	* *	4	$5,300	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : The Building Management System.								
Terminal Devices								
Air Handler	70%			2038	* *	1	$46,500	
Convector/Radiator	30%			2046	* *	1	$10,400	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$49,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit, R-407c Refrigerant								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2059	* *	4	$7,900	
Terminal Devices								
Air Handler/Cool/Ht	3%	0-2	$1,300	2038	* *	1	$1,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Clycol Leaks From Unit No.1 On Roof.								
Air Handler/Cool/Ht	97%			2038	* *	1	$64,500	
Heat Rejection								
Dry Cooler	100%			2038	* *	2	$74,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK (PARKSIDE COMMUNITY COMPLEX)

Asset # : 14922

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$900	2031	$17,500	2		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : The Storage Tank.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One Tankless Unit With One 432 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,300	
Backflow Preventer								
Generic	20%	0-2	$500	2041	* *	1	$1,200	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Explanation : Leaking								
Generic	80%			2041	* *	1	$5,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$54,200	
Sprinkler								
Generic	100%			2053	* *	1-2	$30,100	
Fire Pump								
Generic	100%			2042	* *	1	$20,100	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 40 Square Feet In Kitchen.								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / I. S. 48 - SI**				
Address	: **1050 TARGEE STREET @ VENICE AVE.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **R071**
Program / Asset #	: **BOE1127.000 / 14796**			**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **109,224**			**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jan-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**				
Block	: **3168**	**Lot**	: **4**	**BIN**	: **5046367**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$77,000	$96,100
Interior Architecture	$62,400	$185,700
Electrical		$1,502,300
Mechanical	$621,800	$681,300
Total	**$761,200**	**$2,465,300**
Importance Code A	$77,000	$96,100
Importance Code B	$684,200	$2,246,000
Importance Code C		$123,200
Total	**$761,200**	**$2,465,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,500	$43,600		$2,100
Interior Architecture		$29,300	$44,200	$2,500
Electrical	$17,800	$20,700	$22,300	$18,300
Mechanical	$41,600	$42,900	$47,300	$51,800
Site Pavements	$13,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$122,800**	**$150,900**	**$128,300**	**$89,000**
Importance Code A	$40,900	$49,000	$5,400	$7,800
Importance Code B	$82,000	$101,900	$82,800	$81,300
Importance Code C			$40,100	
Total	**$122,800**	**$150,900**	**$128,300**	**$89,000**

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$28,300	
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$35,300	
Masonry: Brick	85%			LIFE	* *	5	$96,100	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$10,600	
Metal Panel	1%			2055	* *	5-10	$7,800	
Windows								
Aluminum	95%	Now	$35,500	2051	* *	5	$18,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Various Classrooms								
Metal Louvers	5%			2044	* *	10	$11,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,900	
Masonry: Brick	90%			LIFE	* *	5	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet Wall								
Explanation : Waterprook Membrane Installed Interior Parapet Walls								
Roof								
IRMA/Protected Membrane	80%			2040	* *	10	$77,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roofs								
Explanation : Paver Panels								
Metal Panel	20%			2048	* *	10	$35,300	
Soffits								
Stucco Cement	100%			2048	* *	5	$16,700	
Interior								
Floors								
Carpet	1%			2034	$29,600	3	$2,500	
Cast in Place Concrete	5%			LIFE	* *	5	$17,900	
Ceramic Tile	5%			2044	* *	5	$8,200	
Quarry Tile	7%			2048	* *	5	$17,200	
Sheet Vinyl/Rubber	2%			2040	* *	5	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Laboratories								
Explanation : Chemical Floor								
Terrazzo	15%			LIFE	* *	5	$19,200	
Vinyl Tile	60%			2040	* *	3	$36,800	
Wood	5%			2063	* *	5	$15,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2044	* *	5	$80,200	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,400	
Folding Partition	1%			2051	* *	5	$8,000	
Gypsum Board	64%			LIFE	* *	5	$123,200	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2048	* *	5	$124,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$19,500	
Metal Panel	5%			LIFE	* *	5	$9,800	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2055	* *			
Iron Picket	30%			2070	* *			
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	60%			2070	* *			
Masonry: Brick	40%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	4+	$13,600	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of School								
Pavers/Stone	25%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Asphalt	75%			2044	* *			
Rubber Matting	25%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switches Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$300	
Molded Case Bkrs	90%			2051	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2055	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2048	* *	5	$700	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$33,600	
Generators								
Diesel	100%			2044	* *	1	$42,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 375 Kilovolt Amperes, 300 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,000	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	65%			2035	$1,083,700	10	$65,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	$166,700	10	$10,000	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Corridors								
Fluorescent	10%			2035	$166,700	10	$10,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby, Corridors And Gymnasium								
LED	15%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,000	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Alarm								
Security System								
Generic	100%			2040	* *	1	$40,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$67,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detector								

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
Heating								
Energy Source								
Natural Gas	100%			2065	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	* *	1	$54,000	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Basement. Actuator Replacement In Progress								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Modular Hot Water Boilers.								
Distribution								
Hot Wtr Piping/Pump	100%			2051	* *	4	$8,100	
Terminal Devices								
Air Handler	60%			2045	* *	1	$40,500	
Convector/Radiator	10%			2048	* *	1	$3,500	
Fan Coil Unit/Heat	30%			2040	* *	1	$10,600	
Controls								
Electrical	100%	0-2	$621,800	2035	$621,800			
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout. Building Management System Upgrade In Progress								
Air Conditioning								
Energy Source								
Electricity	100%			2060	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	95%			2044	* *	1	$112,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : 1 Packaged Air Cooled Chiller.								
Split Unit	5%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Distribution Frame Room On Each Floor, Elevator Machine Room, Kitchen Room								
Explanation : 5 Direct Expansion Split Systems.								
Terminal Devices								
Air Handler/Cool/Ht	60%			2040	* *	1	$40,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof, Throughout The Building								
Explanation : 5 Rooftop Units Are In Working Condition; Building Management System Is Defective Causing Central Air System To Improperly Heat And Cool Building Areas.								
Fan Coil - 4 Pipe	40%			2040	* *	1	$14,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,900	
Exhaust Fans								
Interior	20%			2040	* *	2	$700	
Roof	80%			2040	* *	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$6,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump, Sprinkler, Water In Service Room C18. Pump In Water Service Room C20								
Explanation : 3 Water Mains.								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Fourth Floor								
Explanation : 2 Elevators.								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$55,100	
Sprinkler								
Generic	100%			2055	* *	1-2	$30,600	
Fire Pump								
Generic	100%			2044	* *	1	$20,400	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 20 Feet Which Equals 100 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. / I. S. 499 - Q**
Address : **148-20 REEVES AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1047.000 / 14260**
Area Sq Ft : **116,214**
Date of Survey : **06-Nov-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,Ph**
Block : **6507** **Lot** : **150**

Agency's Number : **Q499**
Yr Built/Renovated : **2004 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4467571**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,813,000	$191,100
Interior Architecture	$526,900	$4,003,800
Electrical		$1,954,600
Mechanical	$526,700	$4,745,500
Site Pavements		$1,223,300
Total	**$2,866,700**	**$12,118,300**
Importance Code A	$1,813,000	$191,100
Importance Code B	$873,600	$11,859,700
Importance Code C	$180,000	$67,500
Total	**$2,866,700**	**$12,118,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,700		$25,700	
Interior Architecture	$155,000		$157,500	$21,700
Electrical	$43,400	$18,900	$22,600	$18,900
Mechanical	$127,200	$67,200	$55,300	$58,200
Site Enclosure	$7,500			
Site Pavements	$40,800			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$452,400**	**$101,000**	**$276,000**	**$113,800**
Importance Code A	$75,200	$11,500	$37,200	$11,500
Importance Code B	$264,200	$89,500	$238,800	$102,300
Importance Code C	$113,000			
Total	**$452,400**	**$101,000**	**$276,000**	**$113,800**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$101,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Of Building								
Glass Block	5%	Now	$13,500	LIFE	* *	5	$4,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Rear Yard Glass Block Wall								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Rear Of Building								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : South Wall At Rear Courtyard								
Masonry: Brick Cavity	60%	0-2	$346,000	LIFE	* *	5	$77,600	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Various Locations On South Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 220, 214 And 230								
Metal, Corrugated	2%			2046	* *	1		
Metal Panel	5%			2046	* *	5-10	$44,500	
Pre-Cast Concrete	15%			LIFE	* *	5	$126,100	
Window Wall	3%			2046	* *	5	$14,500	
Windows								
Aluminum	60%	Now	$166,300	2044	* *	5	$8,500	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : North Facing Windows								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Tops Of Windows								
Aluminum w/ Guards	30%			2044	* *	5	$8,500	
Metal Louvers	10%			2039	* *	10	$17,700	
Parapets								
Concrete Masonry Unit	15%			LIFE	* *	5-10	$13,900	
Masonry: Brick Cavity	58%	Now	$302,500	LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Interior Face Of Parapet								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	2%			2049	* *	5-10	$6,100	
Pre-Cast Concrete	25%	0-2	$35,200	LIFE	* *	5	$26,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Exterior								
Roof								
Built-Up (BUR)	100%	Now	$884,700	2046	* *			1
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Various Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Auditorium And 4th Floor Corridors								
Soffits								
Metal Panel	5%			2046	* *	5-10		
Pre-Cast Concrete	95%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%			2029	$157,500	3	$17,400	
Cast in Place Concrete	5%			LIFE	* *	5	$38,100	
Mosaic Tile	3%			2041	* *	5	$13,000	
Quarry Tile	2%			2041	* *	5	$5,200	
Vinyl Tile	80%			2036	$3,936,300	3	$69,600	
Wood	5%			2051	* *	5	$16,300	
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *	10	$56,200	
Concrete Masonry Unit	35%			LIFE	* *	5	$90,000	
Glass: Single Pane	3%			LIFE	* *	5	$14,500	
Gypsum Board	35%			LIFE	* *	5-10	$191,200	
SGFT/Glazed Masonry	20%			LIFE	* *	10	$32,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2041	* *	5	$43,500	
Exposed Struc: Concrete	65%	Now	$347,000	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Library, Auditorium								
Gypsum Board	5%			LIFE	* *	5-10	$29,900	
Metal Panel	5%			LIFE	* *	5	$21,700	
Site Enclosure								
Fence/Gates								
Chain Link	93%			2046	* *			
Iron Picket	2%			2056	* *			
Metal Panel	5%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	95%			2056	* *			
Masonry: Granite	5%			LIFE	* *	5	$14,900	
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$12,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Reeves Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$26,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Entrance Walkway								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Against Building Adjacent To Cafeteria								
Explanation : Deteriorated Joint								
Parking/Driveway								
Asphalt	100%	4+	$2,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Driveway								
Activity Yard								
Rubber Matting	100%			2036	$1,223,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 4,000 Ampere Main Building Disconnect And One 600 Ampere Fire Pump Disconnect								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	15%			2044	* *	5	$400	
Molded Case Bkrs	85%			2044	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B01								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$35,800	
Generators								
Diesel	100%			2039	* *	1	$45,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 450 Kilowatts Rated Emergency Generator								
Batteries								
Lead/Acid	100%			2031	$2,500	5	$4,300	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 60 Gallon Rated Capacity								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 500 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$1,685,200	10	$101,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2036	$53,200	10	$3,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallway								
HID	2%			2036	$28,200	10	$100	
Egress Lighting								
Emergency, Service	50%			2036	$36,700	1		
Exit, LED	50%	Now	$1,500	2051	* *	1		
Not Functioning, Extent : Severe, Area Affected : 10%								
Location : Basement And Penthouse								
Exterior Lighting								
HID	4%	Now	$6,700	2036	$22,200			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Roof								
LED	6%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$800	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Alarm								
Security System								
Generic	50%	Now	$5,600	2036	$111,700	1	$19,500	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Alleyway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building And Exterior								
Explanation : CCTV Surveillance Camera								
Generic	50%	Now	$11,200	2044	* *	1	$19,500	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$71,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 0ne 7,500 And One 500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$115,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	70%			2044	* *	4	$6,000	
Steam Piping/Pump	30%			2046	* *			
Terminal Devices								
Air Handler	70%			2036	$1,567,600	1	$50,300	
Convector/Radiator	28%			2034	$272,500	1	$10,500	
On Extended Life, Extent : Light, Area Affected : 50%								
Location : 70 Percent Of All Radiators Are Original With The Building								
Unit Heater - Steam	2%			2036	$13,500	4	$300	
Controls								
Pneumatic	100%			2034	$2,299,800			
Air Conditioning								
Energy Source								
Electricity	100%			2058	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	$526,700	2041	* *	1	$48,500	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : All Three Chillers								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Chiller Sets, Penthouse								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$8,600	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$46,200	2041	* *	1	$64,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : All Pneumatic Actuators Within The Air Handling Units Are Broken And Operating Manually.								
Heat Rejection								
Dry Cooler	100%			2036	$546,100	2	$80,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$102,600	
Exhaust Fans								
Interior	90%			2041	* *	2	$3,200	
Roof	10%			2041	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
HW Heat Exchanger								
Steam Fired	70%			2056	* *	4	$12,100	
No Component	30%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$4,600	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

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
Fire Suppression								
Standpipe								
Generic	100%			2062	* *	1-5	$58,600	
Sprinkler								
Generic	100%			2056	* *	1-2	$32,600	
Fire Pump								
Generic	100%			2045	* *	1	$21,700	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 88 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. / I. S. 78 - Q**
Address : **46-08 5TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1156.000 / 14902**
Area Sq Ft : **98,118**
Date of Survey : **09-Feb-2022**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6,Ph**
Block : **21** **Lot** : **30**

Agency's Number : **Q312**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$196,900
Interior Architecture		$390,700
Electrical	$90,000	
Mechanical		$59,500
Total	**$90,000**	**$647,100**
Importance Code A		$196,900
Importance Code B	$90,000	$124,500
Importance Code C		$325,700
Total	**$90,000**	**$647,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,100		$47,700	$42,300
Interior Architecture	$14,000	$15,200	$18,000	$53,800
Electrical	$20,300	$16,500	$19,100	$16,000
Mechanical	$18,100	$28,700	$25,700	$15,900
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$90,800**	**$75,800**	**$125,800**	**$143,400**
Importance Code A	$27,900	$5,100	$52,500	$47,200
Importance Code B	$59,600	$70,700	$63,600	$96,200
Importance Code C	$3,300		$9,700	
Total	**$90,800**	**$75,800**	**$125,800**	**$143,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$64,600	
Masonry: Brick Cavity	80%			LIFE	* *	5	$132,300	
Metal Panel	2%			2059	* *	5-10	$22,700	
Metal: Cage/Fence	5%			2050	* *	5	$36,200	
Granite Panels	3%			LIFE	* *	5	$3,700	
Window Wall	5%			2059	* *	5	$31,000	
Windows								
Aluminum	98%			2055	* *	5	$27,200	
Metal Louvers	2%			2046	* *	10	$3,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$3,800	
Masonry: Brick Cavity	75%			LIFE	* *	5	$7,300	
Metal Panel	10%			2059	* *	5	$3,800	
Metal Rail	10%			2050	* *	5-10	$17,600	
Roof								
IRMA/Protected Membrane	85%	Now	$23,100	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 1% *Location : Into Gymnasium Office 530b*								
Metal, Corrugated	10%			2050	* *	1		
Modified Bitumen	5%			2041	* *	10	$2,800	
Soffits								
Exposed Struc: Steel	40%			LIFE	* *	5	$5,700	
Metal Panel	60%			2059	* *	5-10	$18,900	
Interior								
Floors								
Carpet	2%			2034	$53,200	3	$4,400	
Cast in Place Concrete	5%			LIFE	* *	5	$16,100	
Ceramic Tile	5%			2046	* *	5	$7,300	
Quarry Tile	5%			2050	* *	5	$11,000	
Sheet Vinyl/Rubber	8%			2041	* *	5	$17,600	
Terrazzo	10%			LIFE	* *	5	$11,500	
Traffic Topping	10%			2041	* *	5	$18,400	
Vinyl Tile	45%			2041	* *	3	$24,800	
Wood	10%			2068	* *	5	$27,500	
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$155,100	
Concrete Masonry Unit	13%			LIFE	* *	5	$20,200	
Folding Partition	2%			2049	* *	5	$19,400	
Gypsum Board	3%	Now	$3,300	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : 530b*								
Gypsum Board	37%			LIFE	* *	5	$86,100	
Wood	5%			LIFE	* *	5	$77,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2050	* *	5	$96,600	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%	Now	$10,600	LIFE	* *	5	$37,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 530b								
Metal Panel	5%			LIFE	* *	5	$9,300	
Wood	5%			LIFE	* *	5	$65,000	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2059	* *			
Iron Picket	60%			2077	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : This Is Actually Galvanized Steel Cage Fencing								
Masonry: Brick	5%			2059	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	40%			2046	* *			
Pavers/Stone	30%			2042	* *			
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$2,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$300	
Motor Control Center	10%			2046	* *	5	$300	
Variable Frequency Drive	40%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$30,200	
Generators								
Diesel	100%			2042	* *	1	$38,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,600	
Fuel Storage								
Day Tank	20%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$85,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
No Component	80%							
Lightning Protection								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								
Security System								
Generic	100%			2038	* *	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$60,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	5%	0-2	$2,200	2049	* *	4	$200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Building Management System								
Hot Wtr Piping/Pump	15%			2049	* *	4	$700	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$6,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$6,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Roof								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,700	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Tankless Unit With One 400 Gallons Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$6,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$49,500	
Sprinkler								
Generic	100%			2053	* *	1-2	$27,500	
Fire Pump								
Generic	100%			2042	* *	1	$18,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 45 Square Feet In Kitchen								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. / M. S. 20 - BX MINISCHOOL**		
Address	: **3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY - E. 202 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X931**
Program / Asset #	: **BOE0995.010 / 14639**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **13,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **3330** **Lot** : **1**	**BIN**	: **2086851**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$58,500	
Interior Architecture	$85,500	$427,600
Electrical	$49,600	$148,800
Mechanical	$356,900	
Total	**$550,500**	**$576,400**
Importance Code A	$58,500	
Importance Code B	$492,000	$576,400
Total	**$550,500**	**$576,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,800			
Interior Architecture	$35,200			$47,500
Electrical	$1,300	$1,200	$1,500	$31,400
Mechanical	$300	$100	$1,100	$48,500
Site Pavements	$18,300			
Total	**$56,900**	**$1,300**	**$2,600**	**$127,400**
Importance Code A	$1,800			
Importance Code B	$27,900	$1,300	$2,600	$127,400
Importance Code C	$27,200			
Total	**$56,900**	**$1,300**	**$2,600**	**$127,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / M. S. 20 - BX MINISCHOOL
Asset # : 14639

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Metal Panel	95%	0-2	$58,500	2045	* *	5	$32,300	1
Deformed/Dented, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$1,800	2043	* *	5	$900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Room 4								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 4								
Roof								
Not Accessible	100%							
Interior								
Floors								
Poured Epoxy/Resin	5%			2030	$45,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Location Noted								
Vinyl Tile	95%	Now	$85,500	2035	$427,600	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Control Joints Throughout								
Interior Walls								
Fiberglass Panel	5%			LIFE	* *			
Gypsum Board	95%	Now	$8,900	LIFE	* *	5	$14,900	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Toilet Room								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$26,300	2040	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Toilet Room								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. / M. S. 20 - BX MINISCHOOL
Asset # : 14639

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
Site Pavements								
On-Site Walkways								
Asphalt	80%	Now	$18,300	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : West Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : West Area								
Ponding, Extent : Moderate, Area Affected : 2%								
Location : Near Main Entrance								
Cast in Place Concrete	20%			2048	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	$300	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$300	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2052	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2035	$148,800	10	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	25%			2030	$49,600	10	$3,000	
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,600	
Exit, Battery	50%			2040	* *	10	$400	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. / M. S. 20 - BX MINISCHOOL
Asset # : 14639

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
Alarm								
Security System								
Generic	100%			2030	$25,000	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$34,300	1-3	$8,000	

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
Heating								
Energy Source								
Electricity	100%			2045	* *	1		
Terminal Devices								
Fan Coil Unit/Heat	20%			2030	$66,000	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Ceiling Mounted Electric Cabinet Heaters.								
No Component	80%							
Controls								
Electrical	100%			2030	$74,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2029	$216,900	2	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Each Classroom								
Explanation : Provides Electric Heat During Heating Season								
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$5,800	
No Component	20%							
Exhaust Fans								
Roof	100%			2035	$25,800	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Above Ceiling In Most Restrooms								
Explanation : 10 Gallons Each Approximately 10 Units Total								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. / M. S. 20 - BX MINISCHOOL

Asset # : 14639

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of The Building								
Explanation : Cast Iron Leaders And Gutter								
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 1 - BX**		
Address	: **335 EAST 152 STREET @ COURTLANDT AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X001**
Program / Asset #	: **BOE0155.000 / 522**	**Yr Built/Renovated**	: **1961 / 2010**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2411** **Lot** : **119**	**BIN**	: **2001881**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$99,300	$2,115,800
Interior Architecture	$421,600	
Electrical	$661,400	$2,560,800
Mechanical	$503,300	$4,646,600
Total	**$1,685,600**	**$9,323,200**
Importance Code A	$185,000	$2,115,800
Importance Code B	$1,500,600	$7,207,500
Total	**$1,685,600**	**$9,323,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,800	$43,000		$52,400
Interior Architecture	$49,200	$5,100		$26,700
Electrical	$3,600	$9,400	$10,100	$28,400
Mechanical	$41,000	$13,800	$20,300	$28,700
Site Enclosure	$6,500			
Site Pavements	$2,300			
Total	**$110,300**	**$71,400**	**$30,400**	**$136,200**
Importance Code A	$7,800	$52,500	$9,500	$62,100
Importance Code B	$96,000	$18,800	$20,900	$74,100
Importance Code C	$6,500			
Total	**$110,300**	**$71,400**	**$30,400**	**$136,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

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
Exterior								
Exterior Walls								
Ceramic Tile	3%	2-4	$7,800	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : At Columns On North Facade								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Columns On North Facade								
Masonry: Brick	95%			LIFE	* *	5	$129,800	
Metal Panel	2%			2055	* *	5-10	$18,800	
Windows								
Aluminum	100%			2051	* *	5	$22,500	
Parapets								
Masonry: Limestone	10%			LIFE	* *	5	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Coping								
Explanation : Painted With An Epoxy								
Metal Rail	20%			2048	* *	5-10	$70,900	
Metal Security Bars	10%			2050	* *			
Stucco Cement	60%			2040	* *	5	$30,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Painted With An Epoxy								
Roof								
IRMA/Protected Membrane	100%	4+	$99,300	2035	$1,986,000			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Main And Lower Roofs								
Soffits								
Cement - Fiber Panel	100%			2040	* *	10	$32,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,200	
Ceramic Tile	5%			2038	* *	5	$7,400	
Terrazzo	5%			LIFE	* *	5	$5,700	
Vinyl Tile 9" X 9"	70%	Now	$421,600	2045	* *	3	$38,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Severe, Area Affected : 15%								
Location : Corridors And Cafeteria								
Wood	10%			2050	* *	5	$27,600	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$22,100	
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	5%			LIFE	* *	5	$26,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

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
Interior								
Ceilings								
AcousTile,Adhered	25%	4+	$24,200	2040	* *	5	$18,400	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Corridor At Steps To First Floor								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
AcousTileSusp.Lay-In	2%			2048	* *	5	$2,900	
Exposed Struc: Concrete	43%			LIFE	* *	5	$9,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,200	
Metal Panel	5%	Now	$24,900	LIFE	* *	5	$9,200	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Plaster	15%			LIFE	* *	5	$13,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$6,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Fence On East 152nd And East 153rd Street								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2040	* *			
Pavers/Stone	10%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	75%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Playground								
Rubber Matting	25%	4+	$2,300	2040	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Three Missing Edge Piece								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch No Available Nameplate Rating Capacity.								
Switchgear / Switchboard								
Fused Disc Sw	20%			2045	* *	5	$100	
Molded Case Bkrs	80%			2035	$186,400	5	$2,000	
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	3%			2043	* *	5	$100	
Fused Disc Sw	7%			2034	$17,200	5	$200	
Molded Case Bkrs	85%			2034	$208,500	5	$2,100	
Molded Case Bkrs	5%			2043	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$239,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2035	$44,800	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	$1,406,700	10	$84,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$29,300	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Auditorium								
Explanation : Compact Fluorescent Lights								
LED	2%			2035	$54,500			
Egress Lighting								
Emergency, Battery	25%			2030	$41,300	10	$5,800	
Emergency, Battery	25%			2035	$41,300	10	$5,800	
Exit, Service	25%			2030	$10,600	1		
Exit, Service	25%			2035	$10,600	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

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
Lighting								
Exterior Lighting								
Fluorescent	15%	Now	$58,800	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	15%			2030	$68,800	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$184,500	1	$35,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$253,600	2045	* *	1-3	$53,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$228,600	5	$29,700	
Conversion Equipment								
Steam Boiler	100%	0-2	$85,700	2040	* *	1	$85,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	70%			2055	* *	4	$5,000	
Central Plant Steam Piping/Pmp	30%	0-2	$82,900	2055	* *	4	$1,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Oil. Low Water Cutoff Defective								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Terminal Devices								
Air Handler	40%	0-2	$74,000	2035	$739,900	1	$21,400	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Gymnasium Blower Not Working								
Convector/Radiator	60%			2040	* *	1	$18,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

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
Heating								
Controls								
Pneumatic	100%			2036	$1,899,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	30%			2035	$700,300			
Window/Wall Unit	70%	0-2	$13,000	2030	$260,700	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : About 10 Percent Of Window Air Conditioners Are Not Working In Various Locations.								
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$42,800	
No Component	20%							
Exhaust Fans								
Interior	30%			2035	$130,800	2	$900	
Roof	50%	0-2	$9,500	2035	$95,400	2	$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Two Roof Exhaust Fans Are Not Working								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : There Is No Air Ventilation For Gasoline Room, Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$376,500	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$475,300	4	$14,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$9,800	2035	$19,700	4	$2,000	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Defective Floats								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$40,800	1-2	$800	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Sprinklers Provide In Closet Only								
Explanation : Sprinklers Provded In Closet Only								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 1 - BX
Asset # : 522

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 100 - BK**		
Address	: **2951 WEST 3 STREET @W. BRIGHTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K100**
Program / Asset #	: **BOE0412.000 / 1374**	**Yr Built/Renovated**	: **1924 / 2011**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **7281** **Lot** : **1**	**BIN**	: **3196595**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$307,000
Interior Architecture	$199,800	$57,500
Electrical		$1,372,300
Mechanical	$774,900	$3,992,500
Total	**$974,800**	**$5,729,300**
Importance Code A		$1,003,200
Importance Code B	$974,800	$4,726,200
Total	**$974,800**	**$5,729,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$900			$14,800
Interior Architecture	$118,400	$19,000		$14,000
Electrical	$7,300	$8,000	$9,700	$19,700
Mechanical	$24,000	$29,700	$16,900	$39,200
Site Enclosure	$28,800			
Total	**$179,300**	**$56,600**	**$26,600**	**$87,700**
Importance Code A	$14,800	$7,700	$7,700	$22,700
Importance Code B	$105,200	$48,900	$18,900	$64,900
Importance Code C	$59,400			
Total	**$179,300**	**$56,600**	**$26,600**	**$87,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$123,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$126,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Of Building								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Masonry: Granite	5%			LIFE	* *	5	$5,900	
Metal Panel	5%			2055	* *	5-10	$54,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Roof Bulkhead								
Windows								
Aluminum	95%			2051	* *	5	$5,700	
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Throughout								
Metal Louvers	5%	Now	$900	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Louvers								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$300	
Masonry: Brick	90%			LIFE	* *	5	$300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Parapets								
Roof								
Built-Up (BUR)	90%			2045	* *	10	$56,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible Due To Construction								
Cast in Place Concrete	5%			LIFE	* *			
Modified Bitumen	5%			2035	$35,200	10	$3,100	
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Over Boiler Room								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$21,400	LIFE	* *	5	$26,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Storage								
Ceramic Tile	7%	Now	$49,600	2038	* *	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor Bathrooms, Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor Bathrooms, Throughout								
Quarry Tile	3%			2048	* *	5	$5,500	
Terrazzo	5%	2-4	$11,800	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
Traffic Topping	3%			2040	* *	5	$4,600	
Vinyl Tile	61%			2040	* *	3	$28,100	
Vinyl Tile 9" X 9"	1%	Now	$5,000	2045	* *	3	$500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 60%								
Location : Auditorium Stairs								
Wood	10%			2050	* *	5	$23,000	
Interior Walls								
Ceramic Tile	5%	Now	$9,900	2044	* *	5	$4,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms, Throughout								
Glass: Single Pane	3%			LIFE	* *	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs								
Explanation : Safety Wire Glass								
Masonry: Brick	7%			LIFE	* *			
Masonry: Brick	3%	Now	$20,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room Over Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Room Over Roof								
Marble Panels	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	$39,700	
Wood	2%			LIFE	* *	5	$14,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stage								
Explanation : Decorative Paneling								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2048	* *	5	$7,700	
AcousTileSusp.Lay-In	5%			2048	* *	5	$6,100	
Exposed Struc: Concrete	15%	Now	$56,500	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Roof Penthouse								
Plaster	75%	Now	$143,300	LIFE	* *	5	$57,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 5th Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$28,800	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : North Side								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Fence Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Onsite Walkways								
Explanation : Sidewalk Shed In Use								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Under 600 Volts								
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	1%			2034	$1,800	5		
Fused Knife Sw	1%			2034	$1,800	5		
Molded Case Bkrs	90%			2034	$165,500	5	$1,800	
Molded Case Bkrs	8%			2043	* *	5	$200	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Connected To The Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	50%			2035	$595,300	10	$35,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$9,400	
Exit, Battery	50%			2040	* *	10	$2,600	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	$700	
Alarm								
Security System								
Generic	100%			2035	$149,900	1	$29,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$206,000	1-3	$48,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Smoke Detection, Manual Pull Station, Strobe Lights And Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$185,700	5	$24,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Oil Tanks								
Conversion Equipment								
Steam Boiler	90%			2033	$626,500	1	$69,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Oil-fired Steam Boilers								
Steam Boiler	10%	Now	$7,000	2033	$69,600	1	$6,900	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Burner No.1 In Boiler Room								
Distribution								
Steam Piping/Pump	100%			2035	$639,600			
Terminal Devices								
Air Handler	10%	Now	$150,300	2045	* *	1	$4,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 3 Condemn Units Remain In Place For Years.								
Air Handler	5%	4+	$3,800	2030	$75,200	1	$2,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2033	$522,500	1	$20,200	
Fan Coil Unit/Heat	5%			2035	$99,000	1	$1,300	
Controls								
Pneumatic	100%			2033	$1,543,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$226,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Interior	90%			2030	$318,800	2	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And Penthouse								
Roof	10%			2040	* *	2	$200	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	0-2	$6,100	2033	$305,900	1		
Booster Pump w/Tank, Extent : Severe, Area Affected : 20%								
Location : Deteriorating Booster System Located In Compressor Room Within Boiler Room								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 30 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2035	$41,800	4	$4,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$22,100	1-2	$400	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 100 - BX**				
Address	: **800 TAYLOR AVENUE @LAFAYETTE AVE.**				
Borough	: **BRONX**		**Agency's Number**	: **X100**	
Program / Asset #	: **BOE0240.000 / 431**		**Yr Built/Renovated**	: **1961 / 2007**	
Area Sq Ft	: **81,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **14-Aug-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1**				
Block	: **3641**	**Lot** : **1**	**BIN**	: **2022550**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$422,100	$194,700
Interior Architecture	$580,500	$278,100
Electrical	$226,300	$975,800
Mechanical	$219,900	$3,467,700
Total	**$1,448,800**	**$4,916,300**
Importance Code A	$422,100	$917,600
Importance Code B	$1,026,700	$3,998,600
Total	**$1,448,800**	**$4,916,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$6,800		$74,600
Interior Architecture	$57,800	$3,300	$1,200	$23,900
Electrical	$18,700	$9,400	$8,300	$8,500
Mechanical	$39,300	$11,400	$18,200	$24,000
Site Pavements	$29,500			
Total	**$145,400**	**$31,000**	**$27,700**	**$131,000**
Importance Code A	$8,000	$14,800	$8,000	$82,800
Importance Code B	$78,300	$14,100	$19,700	$48,200
Importance Code C	$59,000	$2,100		
Total	**$145,400**	**$31,000**	**$27,700**	**$131,000**

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

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$10,700	
Glass Block	2%			LIFE	* *	5	$1,300	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Cafeteria								
Glazed Ceramic Panel	10%			LIFE	* *	5	$50,300	
Masonry: Brick	75%			LIFE	* *	5	$80,500	
Metal Panel	5%			2045	* *	5-10	$36,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$10,500	
Window Wall	3%	Now	$100,100	2065	* *	5	$6,000	
Air Infiltration, Extent : Severe, Area Affected : 10%								
Location : North Elevation								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : North Facade								
Not Insulated, Extent : Severe, Area Affected : 100%								
Location : North Elevation								
Windows								
Aluminum	87%	4+	$154,200	2043	* *	5	$15,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1st Floor								
Metal Louvers	3%			2038	* *	10	$6,800	
Steel	10%	Now	$167,700	2060	* *	5	$22,700	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Stairs, Basement								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Stairs, Basement, Kitchen, Lunchroom								
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$1,600	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Rail	5%			2040	* *	5-10	$7,400	
Metal: Cage/Fence	70%			2040	* *	5-10	$44,700	
Roof								
Copper/Terne	5%			2063	* *	10	$3,900	
Modified Bitumen	95%			2040	* *	10	$29,900	
Soffits								
Cast in Place Concrete	80%			LIFE	* *	5	$63,900	
Stucco Cement	20%			2040	* *	5	$8,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$18,800	
Ceramic Tile	2%			2038	* *	5	$2,500	
Mosaic Tile	1%	Now	$70,900	2055	* *	5	$1,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Patching Evident, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%	Now	$82,300	2040	* *	5	$1,800	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Classrooms 121								
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	8%			2035	$278,100	3	$3,700	
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : 2nd Floor And Cafeteria								
Vinyl Tile 9" X 9"	70%	Now	$352,300	2045	* *	3	$32,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Corridors, Staircase Landings								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Corridors All Floors								
Wood	5%	2-4	$75,100	2050	* *	5	$5,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium, Stage								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$4,200	
Ceramic Tile	1%	Now	$47,400	2050	* *	5	$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Glazed Ceramic Panel	2%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	62%			LIFE	* *	5	$26,100	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$18,600	
AcousTileConcealSpLn	5%			2040	* *	5	$7,700	
Exposed Struc: Concrete	60%			LIFE	* *	5	$11,600	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	0-2	$10,500	LIFE	* *	5	$7,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$7,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	95%	Now	$11,700	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Stair Cheek Wall								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Side Walkway Near Exit 4								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	95%	2-4	$17,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2035	$11,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 650 And Two Approximately 200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	30%			2055	* *	5	$100	
Molded Case Bkrs	70%			2035	$163,100	5	$1,500	

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

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Under 600 Volts								
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	10%			2055	* *	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Fused Toggle Switch	1%			2034	$2,500	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	70%			2034	$171,700	5	$1,500	
Molded Case Bkrs	19%			2051	* *	5	$400	
Wiring								
Braided Cloth	60%			2034	$179,200	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$59,700	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$70,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%	Now	$11,100	2035	$55,700			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2035	$58,800	10	$2,700	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$155,700	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$49,900	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$192,900	5	$25,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 75,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2033	$722,900	1	$80,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$13,300	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Fan Room								
Terminal Devices								
Air Handler	20%			2035	$312,200	1	$10,000	
Convector/Radiator	80%			2040	* *	1	$20,900	
Controls								
Pneumatic	100%			2033	$1,603,000			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	20%			2040	* *			
Window/Wall Unit	70%			2030	$219,900	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,200	
Exhaust Fans								
Interior	40%			2035	$147,100	2	$1,000	
Roof	55%			2035	$88,500	2	$1,400	
Under Construction	5%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2035	$401,100	4	$12,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$16,600	4	$2,600	
Sewage Ejector(s)								
Electric	100%			2035	$43,400	4	$4,800	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%	Now	$7,900	2035	$15,800	1	$2,400	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Boiler Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$500	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 100 - Q**		
Address	: **111-11 118 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q100**
Program / Asset #	: **BOE0751.000 / 1618**	**Yr Built/Renovated**	: **1930 / 2013**
Area Sq Ft	: **130,439**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **11623** **Lot** : **1**	**BIN**	: **4250416**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$331,100	$56,400
Interior Architecture	$981,400	$607,200
Electrical	$713,100	$545,600
Mechanical	$1,315,200	$1,300,600
Total	**$3,340,800**	**$2,509,800**
Importance Code A	$331,100	$56,400
Importance Code B	$3,009,700	$2,453,400
Total	**$3,340,800**	**$2,509,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,000	$1,500		
Interior Architecture	$92,500	$6,100	$9,800	$2,400
Electrical	$22,000	$97,400	$24,600	$21,200
Mechanical	$55,100	$34,300	$50,400	$29,200
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$262,000**	**$153,800**	**$99,100**	**$67,300**
Importance Code A	$90,900	$14,700	$12,900	$12,900
Importance Code B	$139,700	$139,000	$86,200	$54,400
Importance Code C	$31,400			
Total	**$262,000**	**$153,800**	**$99,100**	**$67,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	$73,500	LIFE	* *	5	$56,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%			LIFE	* *	5	$45,100	
Masonry: Brick Cavity	32%	Now	$257,600	LIFE	* *	5	$28,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Exit 5, Exit 11, Elevator Lobby, 4th Floor Elevator Shaft, Connection Of 1930 And 2013 Addition								
Masonry: Granite	5%			LIFE	* *	5	$3,400	
Masonry: Limestone	2%			LIFE	* *	5	$1,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$8,800	
Windows								
Aluminum	100%	Now	$44,000	2049	* *	5	$22,500	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Stairwell								
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,100	
Copper/Terne	20%	0-2	$16,900	2053	* *	5	$2,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Coping Of 1930 Wing								
Masonry: Brick	10%			LIFE	* *	5	$500	
Masonry: Brick Cavity	65%			LIFE	* *	5	$3,500	
Roof								
Built-Up (BUR)	93%	Now	$17,100	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Drain Above Exit 11								
Metal Panel	5%			2046	* *	10	$7,100	
Modified Bitumen	2%			2038	* *	10	$1,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$42,500	LIFE	* *	5	$21,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Mosaic Tile	2%			2038	* *	5	$9,800	
Quarry Tile	5%			2046	* *	5	$14,600	
Terrazzo	3%			LIFE	* *	5	$4,600	
Vinyl Tile	40%			2038	* *	3	$29,300	
Vinyl Tile	10%	4+	$110,500	2033	$552,300	3	$7,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%			2028	$799,400	3	$3,700	
Wood	30%	Now	$71,500	2048	* *	5	$54,900	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	20%			LIFE	* *	5	$11,200	
Glass: Single Pane	3%			LIFE	* *	5	$3,100	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	45%	0-2	$31,400	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Auditorium Windows Openings								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Stairwell E								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	27%			2046	* *	5	$52,700	
AcousTileSusp.Lay-In	28%	4+	$18,600	2046	* *	5	$27,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,100	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$36,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Site Pavements								
On-Site Walkways								
Asphalt	78%			2042	* *			
Cast in Place Concrete	20%			2046	* *			
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Asphalt	95%			2042	* *			
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	40%			2033	$119,800	5	$200	
Fused Disc Sw	60%			2053	* *	5	$300	
Raceway								
Conduit	70%			2033	$207,000	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Fused Disc Sw	5%			2049	* *	5	$200	
Molded Case Bkrs	50%			2049	* *	5	$1,700	
Molded Case Bkrs	35%			2032	$107,300	5	$1,200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2046	* *	5	$400	
Locally Mounted	60%			2031	$111,500	5	$500	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,000	
Generic	50%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$40,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$29,100	
Fuel Storage								
Day Tank	10%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 32 Gallons Rated Capacity								
Main Tank	90%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$113,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	35%			2038	* *	1		
Emergency, Battery	15%			2028	$33,600	10	$4,700	
Exit, Service	15%			2038	* *	1		
Exit, Service	35%			2028	$20,200	1		
Exterior Lighting								
HID	10%			2028	$62,300	10		
HID	20%			2041	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$250,700	1	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Exit Doors								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$80,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$129,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$10,700	2043	* *			
Corroded, Extent : Severe, Area Affected : 5%								
Location : And Leaking, Condensate Tank In Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Compressor Of Pneumatic System, Boiler Room								
Steam Piping/Pump	60%			2033	$641,700			
Steam Piping/Pump	30%			2053	* *			
Terminal Devices								
Air Handler	6%	0-2	$3,000	2028	$150,800	1	$4,400	
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : No. 4 Air Handler								
Air Handler	34%			2038	* *	1	$27,400	
Convector/Radiator	35%			2031	$382,300	1	$14,700	
Convector/Radiator	10%			2046	* *	1	$4,200	
Fan Coil Unit/Heat	15%			2028	$496,700	1	$6,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$18,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Window/Wall Unit	50%			2028	$253,000	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2038	* *	1	$24,200	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2033	$147,100	2	$27,300	
No Component	70%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$21,800	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$50,900	
Exhaust Fans								
Interior	70%			2028	$414,700	2	$2,800	
Roof	30%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	3%	Now	$1,000	2043	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Above Boiler No. 1								
Brass/Copper	97%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And New Wing Penthouse								
Explanation : Two 100 Gallon Units								
Sanitary Piping								
Cast Iron	3%	Now	$5,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Basement Bathroom And 1st Floor Bathrooms								
Cast Iron	67%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$26,700	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2033	$69,900	4	$5,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$8,000	
Fixtures								
Generic	70%							
Generic	30%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

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
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$19,700	
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$11,000	
Fire Pump								
No Component	70%							
Generic	30%	Now	$1,900	2036	$38,300	1	$6,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Fire Pump Room In Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 101 - BK**		
Address	: **8696 24TH AVENUE @ 24TH AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K101**
Program / Asset #	: **BOE0413.000 / 14**	**Yr Built/Renovated**	: **1927 / 2014**
Area Sq Ft	: **127,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **6875** **Lot** : **32**	**BIN**	: **3185973**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$480,000	$1,109,600
Interior Architecture	$160,900	$1,587,200
Electrical		$694,600
Mechanical	$149,400	$4,023,500
Total	**$790,200**	**$7,414,900**
Importance Code A	$480,000	$1,109,600
Importance Code B	$234,200	$6,305,300
Importance Code C	$76,100	
Total	**$790,200**	**$7,414,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$127,300	$10,900	$5,100	
Interior Architecture	$201,400	$1,900	$66,600	$12,300
Electrical	$28,400	$21,700	$23,500	$23,900
Mechanical	$53,700	$32,900	$35,800	$29,000
Site Enclosure	$14,900			
Site Pavements	$41,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$481,500**	**$81,800**	**$145,300**	**$79,700**
Importance Code A	$137,600	$20,900	$15,100	$10,100
Importance Code B	$232,200	$60,900	$130,200	$59,700
Importance Code C	$111,800			$9,900
Total	**$481,500**	**$81,800**	**$145,300**	**$79,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Exterior								
Exterior Walls								
Masonry: Brick	88%	2-4	$255,400	LIFE	* *	5	$151,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Bulkhead								
Masonry: Limestone	5%			LIFE	* *	5	$12,900	
Granite Panels	2%			LIFE	* *	5	$5,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$55,900	
Windows								
Aluminum	35%	Now	$82,500	2044	* *	5	$8,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout Original Building								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Throughout Old Building								
Aluminum	45%			2058	* *	5	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Addition								
Aluminum w/ Guards	20%	Now	$63,400	2044	* *	5	$4,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout Original Building								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Throughout Old Building								
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$92,700	
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$31,800	
Masonry: Brick	60%			LIFE	* *	5-10	$92,100	
Masonry: Limestone	5%			LIFE	* *	5-10	$13,700	
Metal Panel	5%			2046	* *	5	$4,300	
Metal: Cage/Fence	5%			2049	* *	5-10	$8,700	
Roof								
Copper/Terne	5%			2051	* *	10	$8,800	
Fluid Applied Roofing	20%			2064	* *			
IRMA/Protected Membrane	15%			2036	$255,900	10	$10,600	
IRMA/Protected Membrane	25%	Now	$8,500	2036	$426,500			
Broken Paver Blocks, Extent : Light, Area Affected : 1%								
Location : Building Addition Roof								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Play Area On 2nd And 4th Floors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Precast Concrete Paver Overburden								
Modified Bitumen	35%			2036	$275,800	10	$24,600	
Soffits								
Stucco Cement	100%			2049	* *	5		

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Interior								
Floors								
Carpet	2%			2037	* *	3	$5,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library Room 304								
Cast in Place Concrete	10%	0-2	$33,800	LIFE	* *	5	$42,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%			2039	* *	5	$9,700	
Quarry Tile	2%			2049	* *	5	$5,800	
Sheet Vinyl/Rubber	1%			2044	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studio Room 405								
Explanation : Recent Installation								
Terrazzo	3%	2-4	$27,800	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	57%			2041	* *	3	$41,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Addition								
Vinyl Tile 9" X 9"	10%			2031	$1,587,200	3	$9,700	
Wood	10%			2051	* *	5	$36,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$49,400	
Ceramic Tile	10%			2045	* *	5	$19,800	
Concrete Masonry Unit	3%			LIFE	* *	5	$4,700	
Gypsum Board	35%			LIFE	* *	5-10	$117,600	
Marble Panels	2%			LIFE	* *	10	$1,600	
Plaster	40%			LIFE	* *	5-10	$67,200	
Ceilings								
AcousTileSusp.Lay-In	45%			2049	* *	5	$87,200	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$24,200	
Exposed Struc: Steel	5%			LIFE	* *	10	$19,400	
Plaster	40%			LIFE	* *	5-10	$133,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%	Now	$14,900	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Bay 35th Street Side								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	Now	$41,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Pavers/Stone	25%			2045	* *			
On-Site Walkways								
Asphalt	5%			2045	* *			
Cast in Place Concrete	40%			2041	* *			
Cast in Place Concrete	50%			2049	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	85%			2045	* *			
Rubber Matting	15%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Play Yard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2062	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Switch Room 143								
Explanation : One 4000 Ampere Main Disconnect Switch								
Fused Disc Sw	5%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Fire Pump Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$159,800	5	$300	
Fused Disc Sw	40%			2062	* *	5	$200	
Raceway								
Conduit	50%			2036	$124,800	1		
Conduit	5%			2046	* *	1		
Conduit	45%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$15,300	5	$100	
Molded Case Bkrs	40%			2035	$122,600	5	$1,300	
Molded Case Bkrs	55%			2058	* *	5	$1,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Under 600 Volts								
Wiring								
Braided Cloth	40%			2035	$140,000	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	50%			2062	* *	1		
Motor Controllers								
Locally Mounted	48%			2034	$89,200	5	$400	
Locally Mounted	20%			2053	* *	5	$200	
Variable Frequency Drive	12%			2049	* *			
Variable Frequency Drive	20%			2053	* *			
Ground								
Grounding Devices								
Generic	60%			LIFE	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Old Electrical Room								
Explanation : Location Noted								
Generic	40%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Sprinkler Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$39,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 110								
Explanation : Location Noted								
Generators								
Diesel	100%			2045	* *	1	$49,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Located In Rear Yard								
Explanation : 350kw Rated Generator								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$4,700	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator Enclosure In Rear Yard								
Explanation : 275 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2041	* *	10	$58,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	50%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Lighting								
Egress Lighting								
Emergency, Service	40%			2041	* *	1		
Emergency, Battery	10%			2031	$21,800	10	$3,100	
Exit, Service	25%			2031	$14,000	1		
Exit, Battery	25%			2044	* *	10	$2,100	
Exterior Lighting								
HID	5%			2031	$30,300	10		
LED	5%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	60%			2064	* *	5	$400	
Generic	40%			2071	* *	5	$300	
Alarm								
Security System								
Generic	50%			2044	* *	1	$23,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$23,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside The Building								
Explanation : Cctv System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$78,300	

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
Heating								
Energy Source								
Natural Gas	40%			2056	* *	1		
Interruptible Gas/Dual Fuel	60%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	40%			2049	* *	1	$25,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Of New Wing								
Explanation : For New Wing								
Steam Boiler	60%			2041	* *	1	$75,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement								
Explanation : Location Noted								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$3,800	
Steam Piping/Pump	60%			2036	$624,800			

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Heating								
Terminal Devices								
Convector/Radiator	60%			2041	* *	1	$24,600	
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : New Wing								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	40%	Now	$149,400	2034	$1,494,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : New Wing								
Pneumatic	60%			2034	$1,508,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2045	* *	1	$55,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Upper Roof								
Explanation : Location Noted								
Split Unit	30%			2041	* *			
Window/Wall Unit	30%			2031	$147,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	$3,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2041	* *	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Upper Roof								
Explanation : Location Noted								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$67,300	
Ductwork Stainless Steel	40%			LIFE	* *			
Exhaust Fans								
Roof	100%			2041	* *	2	$3,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$26,000	4	$4,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

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
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And Basement								
Explanation : New Wing Unit Is On 1st Floor; Old Wing Has One In The Boiler Room And One In Classroom 131								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	40%			2034	$39,800	2	$1,600	
Gas Fired	60%			2031	$59,700	2	$2,400	
Hot Water Storage Tank								
Generic	40%			2041	* *	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								
Generic	60%			2036	$9,500	1	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Former Heat Exchanger Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 4th Floor In New Wing								
Explanation : Two Passenger Elevators								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2056	* *	1-5	$25,600	
Sprinkler								
No Component	55%							
Generic	5%			2036	$89,900	1-2	$1,800	
Generic	40%			2056	* *	1-2	$14,200	
Fire Pump								
No Component	60%							
Generic	40%			2045	* *	1	$9,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 101 - M**
Address : **141 EAST 111 STREET @ LEXINGTON AVE.**
Borough : **MANHATTAN**
Agency's Number : **M101**
Program / Asset # : **BOE0058.000 / 1714**
Yr Built/Renovated : **1910 / 2014**
Area Sq Ft : **119,000**
Project Type : **EDUCATION**
Date of Survey : **10-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,5**
Block : **1639** **Lot** : **1** **BIN** : **1081346**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$836,600	$1,358,700
Interior Architecture	$877,200	$7,638,900
Electrical	$460,300	$659,400
Mechanical	$1,421,800	$5,422,100
Site Pavements		$398,600
Total	**$3,595,800**	**$15,477,700**
Importance Code A	$836,600	$1,358,700
Importance Code B	$2,534,500	$13,480,900
Importance Code C	$224,700	$638,200
Total	**$3,595,800**	**$15,477,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$1,800		
Interior Architecture	$37,000	$31,000	$192,000	$17,300
Electrical	$12,400	$11,700	$13,800	$11,100
Mechanical	$75,900	$17,100	$25,800	$17,100
Site Enclosure	$4,000			
Site Pavements	$28,600			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$165,300**	**$69,000**	**$239,000**	**$53,000**
Importance Code A	$11,800	$13,800	$11,800	$11,800
Importance Code B	$128,200	$55,200	$227,200	$41,200
Importance Code C	$25,400			
Total	**$165,300**	**$69,000**	**$239,000**	**$53,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$77,400	
Masonry: Brick	80%	Now	$668,700	LIFE	* *	5	$158,600	
Water Penetration, Extent : Severe, Area Affected : 2% *Location : Outside Room 508*								
Masonry: Granite	5%			LIFE	* *	5	$7,400	
Masonry: Limestone	10%			LIFE	* *	5	$14,900	
Windows								
Aluminum	90%			2041	* *	5	$36,800	
Wood	10%	Now	$167,900	2058	* *	5	$20,400	
Air Infiltration, Extent : Moderate, Area Affected : 100% *Location : Basement*								
Broken/Missing Elements, Extent : Moderate, Area Affected : 30% *Location : Basement*								
Thermally Inefficient, Extent : Moderate, Area Affected : 100% *Location : Basement*								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$15,400	
Metal Panel	5%			2043	* *	5	$3,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$11,400	
Roof								
Built-Up (BUR)	100%			2033	$1,035,900	10	$86,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Interior								
Floors								
Carpet	5%			2029	$186,900	3	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Newly Identified Component								
Cast in Place Concrete	5%	4+	$18,000	LIFE	* *	5	$22,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	8%	4+	$19,100	2036	$953,200	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$3,200	
Traffic Topping	3%	Now	$302,500	2043	* *	5	$3,900	
Wrinkling, Extent : Severe, Area Affected : 80%								
Location : Stair Landings Throughout								
Vinyl Tile	47%	4+	$54,900	2033	$2,743,700	3	$36,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	4+	$169,000	2033	$3,380,000	3	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Wood	10%	4+	$126,000	2048	* *	5	$19,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Gymnasium								
Interior Walls								
Ceramic Tile	5%			2036	$491,100	5	$8,700	
Masonry: Brick	10%	Now	$170,000	LIFE	* *			
Loose/Delam Surface, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Marble Panels	2%			LIFE	* *			
Plaster	63%	Now	$54,700	LIFE	* *	5	$33,000	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Room 508								
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2038	* *	5	$61,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Metal Panel	5%			LIFE	* *	5	$12,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Newly Identified Component								
Plaster	55%			LIFE	* *	5	$70,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Multipurpose Space								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2043	* *			
Iron Picket	15%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$4,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Central Play Yard At Ramp And Stairs								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$10,700	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs At 111th Street								
Parking/Driveway								
Asphalt	90%	0-2	$14,700	2036	$147,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%			2038	* *			
Activity Yard								
Asphalt	20%			2036	$72,300			
Rubber Matting	15%	Now	$3,200	2033	$64,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Traffic Topping	65%			2033	$115,200			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes.								
Fused Disc Sw	20%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2059	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Vertical Sections								
Molded Case Bkrs	20%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Molded Case Bkrs	15%			2049	* *	5	$500	
Molded Case Bkrs	75%			2032	$183,900	5	$2,400	
Wiring								
Braided Cloth	85%	2-4	$297,500	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$600	
Locally Mounted	20%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Grounding Was Replaced Two Years Ago.								
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$105,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	$102,300	10	$14,400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$56,900	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$44,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$73,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$117,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$48,800	2033	$975,800			
Leak Evident, Extent : Severe, Area Affected : 90%								
Location : Basement Condensate Return Piping And At Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2028	$458,600	1	$14,700	
Convector/Radiator	75%			2031	$747,300	1	$28,800	
Fan Coil Unit/Heat	5%			2028	$151,100	1	$1,900	
Controls								
Digital	100%	Now	$350,000	2031	$3,499,600			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Facility Has No Access To Controls, Equipment Run Manually								
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2031	$96,400	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Unit In 2 Sections In Adjacent Rooms								
Split Unit	25%			2038	* *			
Window/Wall Unit	65%			2028	$300,000	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,400	
Exhaust Fans								
Interior	30%			2028	$162,100	2	$1,100	
Roof	70%			2038	* *	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%	0-2	$9,300	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Meter Area								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,200	2038	* *	4	$2,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$50,600	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 101 - Q**		
Address	: **2 RUSSELL PLACE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q101**
Program / Asset #	: **BOE0752.000 / 1592**	**Yr Built/Renovated**	: **1927 / 2008**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3270** **Lot** : **1**	**BIN**	: **4078312**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$595,000	$58,400
Interior Architecture	$298,500	$1,209,100
Electrical		$1,539,800
Mechanical		$1,725,900
Total	**$893,400**	**$4,533,200**
Importance Code A	$595,000	$58,400
Importance Code B	$50,600	$4,474,800
Importance Code C	$247,800	
Total	**$893,400**	**$4,533,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,800			
Interior Architecture	$75,600			$6,100
Electrical	$12,900	$5,100	$5,400	$6,800
Mechanical	$53,400	$8,300	$10,800	$7,800
Site Enclosure	$39,700			
Site Pavements	$67,800			
Total	**$271,300**	**$13,500**	**$16,200**	**$20,600**
Importance Code A	$27,200	$5,400	$5,400	$5,400
Importance Code B	$195,500	$8,000	$10,700	$15,200
Importance Code C	$48,500			
Total	**$271,300**	**$13,500**	**$16,200**	**$20,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$116,800	
Masonry: Limestone	10%			LIFE	* *	5	$10,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$22,300	
Windows								
Aluminum	100%	Now	$321,400	2052	* *	5	$8,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Roof								
Cast in Place Concrete	5%			LIFE	* *	10	$4,100	
Clay Tile	90%	0-2	$215,200	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout Especially At Rear East Side								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout Espacially At Rear East Side								
Explanation : Damaged Metal Gutters								
Copper/Terne	5%			2051	* *	10	$6,200	
Soffits								
Cast Stone/Terra Cotta	100%	2-4	$1,300	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Under Exterior Stair Russell Place								
Interior								
Floors								
Cast in Place Concrete	28%			LIFE	* *	5	$87,300	
Ceramic Tile	2%			2045	* *	5	$1,400	
Slate	2%			LIFE	* *	5	$3,000	
Vinyl Tile	60%			2036	$1,209,100	3	$21,400	
Wood	8%			2051	* *	5	$10,700	
Interior Walls								
Cast in Place Concrete	5%	Now	$136,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : At Basement								
Concrete Masonry Unit	5%	Now	$56,300	LIFE	* *	5	$2,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : At Basement								
Masonry: Brick	5%			LIFE	* *	10	$1,800	
Plaster	85%			LIFE	* *	5-10	$84,600	
Ceilings								
AcousTile,Adhered	5%			2041	* *	5	$3,600	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$26,700	
Plaster	65%			LIFE	* *	5-10	$79,600	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

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
Site Enclosure								
Fence/Gates								
Chain Link	95%	4+	$39,700	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 10%								
Location : East Side Fence								
Explanation : Gate Needs Repair At Rear, Vegetation Growth								
Iron Picket	5%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$20,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : West Sidewalk								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Sidewalk								
Explanation : Pebble Washout Finish								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$7,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : At Playground								
Activity Yard								
Asphalt	100%	2-4	$39,800	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$18,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Fused Disc Sw	30%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

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
Under 600 Volts								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	10%			2044	* *	5	$100	
Molded Case Bkrs	80%			2035	$114,400	5	$1,200	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	15%			2041	* *	5	$100	
Locally Mounted	85%			2034	$62,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	70%			2036	$587,700	10	$35,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	30%			2041	* *			
Egress Lighting								
Emergency, Battery	5%			2041	* *	10	$700	
Emergency, Battery	45%			2031	$42,500	10	$6,000	
Exit, Service	15%			2041	* *	1		
Exit, Service	35%			2031	$8,500	1		
Exterior Lighting								
HID	5%			2041	* *	10		
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$105,700	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Exit Doors And Offices								
Explanation : Intrusion Alarm Only. Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$145,300	1-3	$34,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	90%			2036	$405,900			
Steam Piping/Pump	10%	0-2	$4,500	2062	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Chemical Fleeder, Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Air Handler	15%	4+	$7,900	2031	$159,000	1	$4,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Blowers Are Beyond Their Useful Life Cycle Limit								
Convector/Radiator	60%	4+	$13,800	2034	$276,300	1	$9,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Radiators Are Beyond Their Useful Life Cycle Limit								
Fan Coil Unit/Heat	25%			2031	$349,100	1	$4,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classroom Unit Ventilators Are Beyond Their Useful Life Cycle Limit								
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2031	$192,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$29,100	
No Component	40%							
Exhaust Fans								
Interior	80%	4+	$10,000	2031	$199,800	2	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit								
Wall Unit	10%			2036	$2,400	2	$200	
No Component	10%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$143,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$11,300	4	$1,700	
Fixtures								
Generic	70%							
Generic	30%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 100 Gallon Units								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 102 - BK**		
Address	: **211 72 STREET BTWN: 3 AVE., RIDGE BLVD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K102**
Program / Asset #	: **BOE0414.000 / 1375**	**Yr Built/Renovated**	: **1900 / 2010**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5890** **Lot** : **1**	**BIN**	: **3146491**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$428,600	$187,300
Interior Architecture	$625,500	$118,600
Electrical	$309,600	$1,030,300
Mechanical	$1,002,200	$1,860,900
Total	**$2,365,800**	**$3,197,100**
Importance Code A	$428,600	$187,300
Importance Code B	$1,832,200	$3,009,800
Importance Code C	$105,100	
Total	**$2,365,800**	**$3,197,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$119,000		$47,700	$2,500
Electrical	$9,100	$10,100	$22,100	$9,200
Mechanical	$39,700	$13,600	$50,600	$14,700
Site Enclosure	$5,000			
Site Pavements	$54,700			
Total	**$227,400**	**$23,800**	**$120,400**	**$26,500**
Importance Code A	$9,600	$9,600	$9,800	$9,600
Importance Code B	$156,100	$14,200	$110,600	$16,800
Importance Code C	$61,700			
Total	**$227,400**	**$23,800**	**$120,400**	**$26,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$111,300	
Masonry: Brick	80%			LIFE	* *	5	$76,000	
Masonry: Limestone	5%			LIFE	* *	5	$3,600	
Windows								
Aluminum	100%	Now	$428,600	2050	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor And Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,600	
Masonry: Brick	75%			LIFE	* *	5	$13,200	
Metal Cornice	15%			2062	* *	10	$8,500	
Roof								
Copper/Terne	5%			2062	* *	10	$7,500	
Modified Bitumen	75%			2042	* *	10	$44,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Slate	20%			LIFE	* *			
Interior								
Floors								
Carpet	1%			2035	$24,600	3	$2,000	
Cast in Place Concrete	20%			LIFE	* *	5	$59,300	
Ceramic Tile	3%	Now	$23,500	2037	* *	5	$2,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Third Floor Toilet								
Quarry Tile	2%			2051	* *	5	$4,100	
Sheet Vinyl/Rubber	5%			2042	* *	5	$10,200	
Terrazzo	2%			LIFE	* *	5	$2,100	
Vinyl Tile	15%	0-2	$28,800	2044	* *	3	$7,600	
Adhesion Failure, Extent : Moderate, Area Affected : 100%								
Location : Second Floor								
Wood	15%	4+	$372,600	2049	* *	5	$19,100	
Uneven Surface, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	37%			2049	* *	5	$94,100	

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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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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	$41,100	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	3%			2037	* *	5	$3,200	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%	Now	$19,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Plaster	80%	0-2	$105,100	LIFE	* *	5	$25,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2051	* *	5	$8,500	
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,200	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Metal Panel	5%			LIFE	* *	5	$8,500	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Kitchen								
Plaster	70%	Now	$147,800	LIFE	* *	5	$59,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Iron Picket	60%			2069	* *			
Retaining Walls								
Masonry: Fieldstone	100%	2-4	$5,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$37,600	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	85%	2-4	$17,100	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	10%			2039	* *			
Traffic Topping	5%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 102 - BK
Asset # : 1375

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	85%			2034	$175,600	1		
Conduit	15%			2054	* *	1		
Panelboards								
Fused Disc Sw	1%			2033	$2,500	5		
Fused Knife Sw	3%			2033	$7,400	5	$100	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	15%			2050	* *	5	$400	
Molded Case Bkrs	80%			2033	$196,200	5	$2,000	
Wiring								
Braided Cloth	80%			2033	$239,000	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$53,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd And 4th Floor								
LED	40%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st, 3rd Floor								
Explanation : Lighting Fixtures Replaced With LED Fixtures Four Years Ago.								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2039	* *	10	$10,500	
Exit, Service	48%			2034	$20,600	1		
Exit, Battery	2%			2034	$2,800	10	$100	
Exterior Lighting								
HID	9%			2034	$41,700	10		
LED	1%			2042	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

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
Alarm								
Security System								
Generic	100%			2034	$186,500	1	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$256,200	1-3	$59,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$96,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	25%			2034	$467,300	1	$15,000	
Convector/Radiator	45%			2039	* *	1	$14,100	
Fan Coil Unit/Heat	30%			2029	$738,800	1	$9,400	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$117,900			
Window/Wall Unit	70%			2029	$263,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Interior	85%			2039	* *	2	$2,500	
Roof	15%			2029	$28,900	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,500	2034	$1,275,700	1		
Damaged, Extent : Severe, Area Affected : 5%								
Location : Water Main Valves Old Building								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$19,900	4	$2,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,400	

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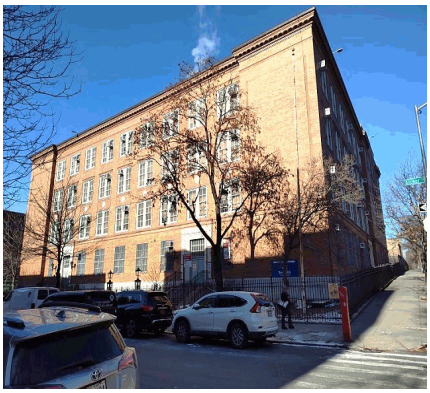
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 102 - BX**		
Address	: **1827 ARCHER STREET @TAYLOR AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X102**
Program / Asset #	: **BOE0242.000 / 145**	**Yr Built/Renovated**	: **1931 / 2011**
Area Sq Ft	: **136,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,Ph**		
Block	: **3921** **Lot** : **30**	**BIN**	: **2028640**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,061,200	$1,436,500
Interior Architecture	$535,200	$4,991,100
Electrical		$736,600
Mechanical		$7,210,600
Total	**$2,596,400**	**$14,374,700**
Importance Code A	$2,061,200	$1,478,600
Importance Code B	$248,100	$12,896,200
Importance Code C	$287,000	
Total	**$2,596,400**	**$14,374,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$131,700			
Interior Architecture	$169,400		$39,000	$18,300
Electrical	$42,600	$24,700	$25,800	$22,800
Mechanical	$189,500	$36,700	$81,400	$33,800
Site Enclosure	$2,900			
Site Pavements	$41,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$585,000**	**$68,600**	**$153,500**	**$82,100**
Importance Code A	$156,000	$13,500	$13,500	$13,500
Importance Code B	$334,500	$55,100	$136,500	$68,600
Importance Code C	$94,600		$3,500	
Total	**$585,000**	**$68,600**	**$153,500**	**$82,100**



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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$21,200	LIFE	* *	5	$81,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Building Corner By Exit 2								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Exit 14								
Glass Block	5%			LIFE	* *	5	$13,000	
Masonry: Brick	80%			LIFE	* *	5	$332,700	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Chimney								
Masonry: Granite	5%			LIFE	* *	5	$15,600	
Metal Panel	5%			2046	* *	5-10	$71,500	
Windows								
Aluminum	75%	Now	$1,308,200	2052	* *	5	$22,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Aluminum w/ Guards	25%	Now	$586,700	2052	* *	5	$7,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$53,500	
Concrete Masonry Unit	20%			LIFE	* *	5-10	$20,700	
Copper/Terne	5%			2056	* *	5	$4,600	
Masonry: Brick	35%			LIFE	* *	5-10	$45,100	
Metal Cornice	8%			2051	* *	10	$4,900	
Metal Security Bars	5%			2051	* *			
Pre-Cast Concrete	2%			LIFE	* *	5	$4,700	
Stucco Cement	15%			2041	* *	5	$7,300	
Roof								
Built-Up (BUR)	65%			2036	$750,000	10	$62,800	
Blisters, Extent : Light, Area Affected : 2%								
Location : Middle Of Roof On Taylor Avenue								
Copper/Terne	5%			2051	* *	10	$12,100	
Modified Bitumen	30%			2036	$324,200	10	$29,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$20,600	LIFE	* *	5	$25,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Penthouse And Basement								
Ceramic Tile	5%			2039	* *	5	$11,800	
Quarry Tile	3%	0-2	$10,700	2041	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Terrazzo	5%	4+	$22,700	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium Lobby								
Vinyl Tile	62%			2036	$4,151,800	3	$73,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors And Auditorium								
Wood	20%	Now	$144,600	2051	* *	5	$44,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Room 443								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$180,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement At Column And West Of Fan Area								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Boiler Room 1947 Building And 1996 Building								
Ceramic Tile	3%			2039	* *	5	$7,000	
Concrete Masonry Unit	30%			LIFE	* *	5	$55,600	
Gypsum Board	5%	Now	$3,300	LIFE	* *	5	$7,000	
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Library Room 114								
Masonry: Brick	5%			LIFE	* *	10	$3,500	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	2%			LIFE	* *	10	$1,900	
Plaster	25%	Now	$28,900	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Auditorium Window Perimeter								
SGFT/Glazed Masonry	25%	0-2	$106,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$23,700	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileConcealSpLn	20%			2034	$780,100	5	$59,200	
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2041	* *	5	$47,300	
Exposed Struc: Steel	5%			LIFE	* *	10	$23,700	
Metal Panel	5%	0-2	$8,000	LIFE	* *	5	$14,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Plaster	40%			LIFE	* *	5-10	$162,700	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2046	* *			
Iron Picket	15%	Now	$2,900	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,400	2041	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Taylor Avenue								
On-Site Walkways								
Asphalt	85%	Now	$26,400	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Behind 1996 Building								
Cast in Place Concrete	10%			2041	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	95%			2049	* *			
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$42,100	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two 1,600 Ampere, One 1,200 Ampere And One 800 Ampere Main Disconnect Switches For Services A, B, C, And Existing Service								
Fused Disc Sw	20%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect For Transformer T5								
Transformers								
Dry Type	100%			2041	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Rooms								
Explanation : Two 500 Kilovolt Ampere, One 300 Kilovolt Ampere, Two 75 Kilovolt Ampere And One 30 Kilovolt Ampere Rated Units								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$600	
Raceway								
Conduit	40%			2046	* *	1		
Conduit	60%			2036	$177,500	1		
Panelboards								
Fused Disc Sw	4%			2044	* *	5	$100	
Fused Disc Sw	6%			2035	$18,400	5	$200	
Molded Case Bkrs	60%			2044	* *	5	$2,100	
Molded Case Bkrs	30%			2035	$92,000	5	$1,100	
Wiring								
Braided Cloth	40%			2035	$163,700	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Original Building								
Thermoplastic	60%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$100	
Motor Control Center	90%			2041	* *	5	$3,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Outside Main Oil Tank Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$41,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Stand-by Power								
Generators								
Diesel	95%			2039	* *	1	$50,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B01a								
Explanation : One 300 Kilowatts Rated Unit								
Diesel	5%	Now	$3,600	2039	* *	1	$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room B01a								
Explanation : Louver Inoperable								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$30,300	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B01a								
Explanation : One 50 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Addition Oil Tank Room								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
LED	98%			2041	* *			
LED	2%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Emergency, Battery	5%			2044	* *	10	$1,600	
Exit, LED	45%			2071	* *	1		
Exterior Lighting								
HID	1%			2031	$6,500	10		
LED	9%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$261,400	1	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$83,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detector, Pull Box And Fire Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$24,300	2041	* *	1	$121,200	
Damaged, Extent : Moderate, Area Affected : 2%								
Location : Louver At Boiler Room Does Not Work Automatically.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2035	$121,800	4	$4,000	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Explanation : Back Up System								
Steam Piping/Pump	60%	Now	$13,400	2046	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : 2 Of 4 Vacuum Pumps In Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump								
Terminal Devices								
Air Handler	40%			2036	$1,048,300	1	$33,600	
Convector/Radiator	40%			2041	* *	1	$17,600	
Fan Coil Unit/Heat	20%			2036	$690,500	1	$8,800	
Controls								
Pneumatic	100%			2034	$2,691,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	Now	$30,800	2031	$616,300	1	$17,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Motor On Chiller 1								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Penthouse								
Window/Wall Unit	50%			2031	$263,800	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2046	* *	4	$2,000	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	$648,500	1	$25,200	
No Component	70%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2031	$96,800	2	$28,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$120,100	
Exhaust Fans								
Interior	90%			2036	$555,900	2	$3,700	
Roof	10%			2036	$27,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$355,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$49,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 20%								
Location : Area Near Room 114								
Sump Pump(s)								
Non-Submersible	100%			2036	$27,900	4	$4,300	
Backflow Preventer								
Generic	100%			2036	$62,200	1	$8,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Units								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit Which Is Broken Due To Flooded Basement								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$68,600	
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 102 - M**		
Address	: **315 EAST 113 STREET @SECOND AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M102**
Program / Asset #	: **BOE0444.000 / 1345**	**Yr Built/Renovated**	: **1914 / 2011**
Area Sq Ft	: **69,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1684** **Lot** : **101**	**BIN**	: **1081366**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$131,000	$128,500
Interior Architecture	$618,400	
Electrical		$1,248,400
Mechanical	$1,200	$4,572,600
Total	**$750,500**	**$5,949,500**
Importance Code A	$131,000	$128,500
Importance Code B	$619,600	$5,821,000
Total	**$750,500**	**$5,949,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$84,300	$10,800		
Interior Architecture	$120,900		$11,200	$3,700
Electrical	$8,800	$6,400	$7,500	$7,800
Mechanical	$85,900	$4,400	$10,100	$7,800
Total	**$299,900**	**$21,700**	**$28,800**	**$19,400**
Importance Code A	$84,300	$10,800		
Importance Code B	$154,000	$10,900	$28,800	$19,400
Importance Code C	$61,500			
Total	**$299,900**	**$21,700**	**$28,800**	**$19,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$69,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Masonry: Brick	85%			LIFE	* *	5	$151,100	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Wall At Second Avenue								
Explanation : Murals On Wall								
Masonry: Brick	3%	Now	$45,000	LIFE	* *	5	$2,700	
Efflorescence, Extent : Severe, Area Affected : 40%								
Location : Exit 5								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Exit 5 And Exterior Stair								
Masonry: Granite	2%			LIFE	* *	5	$2,700	
Masonry: Limestone	5%			LIFE	* *	5	$6,700	
Windows								
Aluminum	100%			2058	* *	5	$21,600	
Parapets								
Masonry: Brick	100%			LIFE	* *	5-10	$64,900	
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Upper Roof Level								
Explanation : Diagonal Steel Bracing With Pitch Pockets								
Roof								
Modified Bitumen	100%			2044	* *	10	$50,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Of Roof								
Explanation : Snow Covered								
Interior								
Floors								
Ceramic Tile	10%			2049	* *	5	$10,000	
Vinyl Tile	15%	Now	$21,200	2041	* *	3	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : 5th Floor Hallway And Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 60%								
Location : 5th Floor Hallway And Classrooms								
Vinyl Tile	50%			2041	* *	3	$18,700	
Vinyl Tile 9" X 9"	15%	Now	$245,000	2041	* *	3	$5,600	
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Classrooms								
Wood	10%			2071	* *	5	$18,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$6,600	2045	* *	5	$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Near Stair D								
Glass: Single Pane	3%	Now	$4,300	LIFE	* *	5	$2,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stairways								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Stairways								
Masonry: Brick	10%			LIFE	* *	10	$3,500	
Marble Panels	5%			LIFE	* *	10	$2,300	
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Next To General Office								
Plaster	52%	Now	$30,200	LIFE	* *	5	$18,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Near Stair D								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$14,600	
Ceilings								
Exposed Struc: Concrete	35%			LIFE	* *	5-10	$43,600	
Exposed Struc: Steel	8%	0-2	$196,300	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 40%								
Location : Basement								
Plaster	57%	Now	$177,000	LIFE	* *	5	$35,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Near Stair D								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Rubber Matting	100%			2041	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Disc Sw	3%			2044	* *	5		
Molded Case Bkrs	90%			2044	* *	5	$1,600	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	50%			2036	$526,600	10	$31,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	50%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$59,300	10	$8,300	
Exit, Service	50%			2036	$15,200	1		
Exterior Lighting								
HID	10%			2031	$33,000	10		
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Alarm								
Security System								
Generic	20%			2044	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Door Only								
Explanation : CCTV Surveillance Camera								
Generic	80%			2031	$106,100	1	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors, Hallways And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$182,200	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Smoke Detectors , Manual Pull Stations, Horns								

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Exterior								
Explanation : Temporary Boiler								
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	100%	Now	$11,300	2036	$565,800			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Terminal Devices								
Air Handler	20%			2031	$265,900	1	$8,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	80%			2034	$462,200	1	$17,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2035	$2,029,200			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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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DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%			2031	$133,800	1		
Window/Wall Unit	10%	Now	$26,800	2036	$26,800	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Rooms 504, 506, 508 And Other Locations								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium, Multipurpose Room								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,900	
Exhaust Fans								
Interior	20%			2031	$62,700	2	$400	
Roof	80%	Now	$2,200	2041	* *	2	$1,400	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof								
Heat Recovery Ventilator								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$725,900	1		
Galvanized Steel	20%	Now	$18,000	2034	$180,400	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria. Water Main Closet, Basement Mechanical Room - Crawlspace								
Water Heater With Tanks								
Electric	99%			2035	$119,900	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units, 4.5kwt 119 Gallons Each								
Electric	1%			2029	$1,200	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$6,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Crawlspace								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2031	$2,200	4	$2,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

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
Plumbing								
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$48,900	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 102 - Q**		
Address	: **55-24 VAN HORN STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q102**
Program / Asset #	: **BOE0753.000 / 1583**	**Yr Built/Renovated**	: **1923 / 2010**
Area Sq Ft	: **123,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2879** **Lot** : **31**	**BIN**	: **4437597**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,100	$210,700
Interior Architecture	$3,074,700	$129,000
Electrical		$2,827,500
Mechanical	$95,400	$3,058,500
Site Enclosure	$74,500	
Site Pavements		$101,000
Total	**$3,315,700**	**$6,326,700**
Importance Code A	$71,100	$219,700
Importance Code B	$3,170,100	$6,037,000
Importance Code C	$74,500	$70,000
Total	**$3,315,700**	**$6,326,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,200	$6,900		$95,100
Interior Architecture	$85,700	$17,000	$17,900	$14,700
Electrical	$20,000	$26,100	$22,700	$50,600
Mechanical	$49,700	$19,100	$28,500	$35,300
Site Pavements	$25,900			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$219,200**	**$90,600**	**$90,700**	**$217,400**
Importance Code A	$53,400	$14,800	$7,900	$103,300
Importance Code B	$120,300	$75,900	$67,600	$114,100
Importance Code C	$45,500		$15,200	
Total	**$219,200**	**$90,600**	**$90,700**	**$217,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,000	
Glass Block	4%			LIFE	* *	5	$4,000	
Masonry: Brick	18%			LIFE	* *	5	$29,000	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Upper Portion Of Right Side Facade								
Masonry: Brick Cavity	55%			LIFE	* *	5	$88,700	
Masonry: Limestone	3%			LIFE	* *	5	$3,600	
Metal Panel	5%			2055	* *	5-10	$55,400	
Stucco Cement	2%			2040	* *	5	$8,100	
Window Wall	8%			2055	* *	5	$48,400	
Windows								
Aluminum	85%			2051	* *	5	$37,600	
Aluminum	15%			2051	* *	5	$6,600	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Above Entry At Connector								
Explanation : Curtain Wall								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$59,000	
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$5,300	
Masonry: Brick	25%			LIFE	* *	5	$5,700	
Masonry: Brick Cavity	30%			LIFE	* *	5	$6,900	
Metal Panel	7%			2055	* *	5	$6,200	
Metal Rail	10%			2052	* *	5-10	$41,300	
Roof								
IRMA/Protected Membrane	57%			2040	* *	10	$71,100	
Metal Panel	3%			2048	* *	10	$6,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Connector Entry Way								
Explanation : Metal Panel Roof								
Modified Bitumen	39%			2040	* *	10	$48,700	
Skylight, Metal/Glass	1%			2055	* *	10	$4,200	
Soffits								
Metal Panel	100%			2055	* *	5-10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$5,400	
Terrazzo	3%			LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Old Wing Second Floor Hallway								
Vinyl Tile	5%	Now	$102,700	2043	* *	3	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, Especially Old Wing								
Vinyl Tile	60%			2040	* *	3	$40,800	
Vinyl Tile 9" X 9"	20%	Now	$2,972,000	2045	* *	3	$13,600	
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Corridors 1923 Wing								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors 1923 Wing								
Wood	2%			2063	* *	5	$6,800	
Wood	2%			2050	* *	5	$6,800	
Interior Walls								
Ceramic Tile	13%			2044	* *	5	$30,300	
Concrete Masonry Unit	7%			LIFE	* *	5	$6,500	
Folding Partition	2%			2051	* *	5	$11,700	
Glass: Single Pane	3%			LIFE	* *	5	$5,300	
Gypsum Board	50%			LIFE	* *	5	$70,000	
Masonry: Brick	5%	Now	$45,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	20%			LIFE	* *	5	$14,000	
Ceilings								
AcousTileConcealSpLn	5%			2040	* *	5	$11,300	
AcousTileSusp.Lay-In	65%	4+	$40,200	2048	* *	5	$59,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Custodian's Office								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Hallway Near Room 403								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,400	
Gypsum Board	5%			LIFE	* *	5	$11,300	
Plaster	20%			LIFE	* *	5	$22,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	$74,500	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Right Side Rear And Left Side Of Property								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Right Side And Left Side Of Property								
Explanation : Vegetation Growth								
Iron Picket	30%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	35%			2038	* *			
Cast in Place Concrete	65%			2040	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Asphalt	70%	2-4	$23,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Playground								
Pavers/Stone	5%			2038	* *			
Rubber Matting	25%	Now	$2,000	2035	$101,000			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Playground								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Rear Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	17%			2035	$8,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	83%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Under 600 Volts								
Raceway								
Conduit	30%			2035	$74,900	1		
Conduit	70%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$15,300	5	$100	
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	70%			2043	* *	5	$2,300	
Molded Case Bkrs	20%			2034	$61,300	5	$600	
Wiring								
Thermoplastic	70%			2045	* *	1		
Thermoplastic	30%			2035	$105,000	1		
Motor Controllers								
Locally Mounted	80%			2040	* *	5	$700	
Locally Mounted	20%			2033	$37,200	5	$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$900	
Generic	50%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$37,800	
Generators								
Diesel	100%			2038	* *	1	$47,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,600	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,783,600	10	$107,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2040	* *	10	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	40%			2035	$31,000	1		
Emergency, Battery	10%			2030	$21,100	10	$3,000	
Exit, LED	50%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Lighting								
Exterior Lighting								
HID	15%			2035	$88,200	10	$100	
LED	15%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$236,400	1	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$324,900	1-3	$75,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	70%			2055	* *	1		
Interruptible Gas/Dual Fuel	30%			2055	* *	1		
Conversion Equipment								
Furnace	70%			2040	* *	1	$42,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 5 Rooftop Units.								
Steam Boiler	30%	0-2	$32,900	2040	* *	1	$32,900	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. No.2 Boiler Leaking. Waiting To Be Retubed								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	30%			2045	* *	4	$1,800	
No Component	70%							
Terminal Devices								
Air Handler	10%			2035	$237,000	1	$7,600	
Convector/Radiator	20%			2033	$206,000	1	$7,900	
Fan Coil Unit/Heat	10%			2040	* *	1	$4,000	
No Component	60%							
Controls								
Pneumatic	100%			2033	$2,434,100			

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2040	* *	2	$4,500	
Other Observation, Extent : Light, Area Affected : 100% *Location : New Wing Roof* *Explanation : 5 Rooftop Package Units. R-407 Refrigerant*								
Split Unit	10%			2040	* *			
Window/Wall Unit	20%			2030	$95,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$20,600	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$48,000	
Exhaust Fans								
Interior	10%			2035	$55,900	2	$400	
Roof	70%			2040	* *	2	$2,600	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2055	* *	1		
Brass/Copper	30%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Sanitary Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2035	$65,900	4	$7,300	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% *Location : 2 Units From Basement To Fourth Floor, 1 Condemn Unit From Basement To First Floor. One Elevator For The Kitchen Is Not Working* *Explanation : 3 Units*								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

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
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2055	* *	1-2	$24,100	
Fire Pump								
No Component	30%							
Generic	70%			2044	* *	1	$16,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	

Other Observation, Extent : Light, Area Affected : 20%

Location : Kitchen

Explanation : 1 Set Kitchen Fire Suppression System 5 Feet X 20 Feet Which Equals 100 Square Feet

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 103 - BX**		
Address	: **4125 CARPENTER AVENUE @E. 229 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X103**
Program / Asset #	: **BOE0243.000 / 433**	**Yr Built/Renovated**	: **1932 / 2007**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,4**		
Block	: **4823** **Lot** : **1**	**BIN**	: **2062883**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$924,000	$1,610,900
Interior Architecture	$4,640,900	$833,200
Electrical	$321,600	$2,139,400
Mechanical	$3,026,300	$2,579,000
Total	**$8,912,800**	**$7,162,500**
Importance Code A	$924,000	$1,610,900
Importance Code B	$7,896,900	$5,551,600
Importance Code C	$92,000	
Total	**$8,912,800**	**$7,162,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,600	$7,900		
Interior Architecture	$69,900	$1,400	$3,400	$38,700
Electrical	$20,300	$10,400	$8,900	$8,300
Mechanical	$366,900	$60,000	$19,000	$52,300
Site Enclosure	$4,700			
Site Pavements	$89,700			
Total	**$567,100**	**$79,800**	**$31,400**	**$99,200**
Importance Code A	$24,200	$16,400	$8,500	$8,700
Importance Code B	$475,900	$63,300	$22,800	$90,000
Importance Code C	$67,000			$500
Total	**$567,100**	**$79,800**	**$31,400**	**$99,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$71,200	
Masonry: Fieldstone	10%			LIFE	* *	5	$7,100	
Masonry: Granite	3%			LIFE	* *	5	$2,100	
Masonry: Limestone	12%	0-2	$137,800	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	65%	Now	$15,600	2034	$782,400	5	$95,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	35%			2034	$610,900	5	$102,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Window								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$14,900	
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Metal: Cage/Fence	10%			2048	* *	5-10	$13,600	
Roof								
Built-Up (BUR)	95%			2030	$678,100	10	$56,700	
Copper/Terne	5%			2063	* *	10	$7,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Mosaic Tile	4%	Now	$208,400	2048	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilet Room And Kitchen								
Mosaic Tile	1%			2055	* *	5	$3,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Two New Toilet Rooms								
Sheet Vinyl/Rubber	5%			2040	* *	5	$10,200	
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	20%			2035	$767,100	3	$10,200	
Vinyl Tile 9" X 9"	35%	Now	$388,600	2030	$3,886,100	3	$17,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st, 2nd And 4th Floor Corridors And Classrooms								
Wood	20%			2050	* *	5	$50,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Interior								
Interior Walls								
Ceramic Tile	4%	Now	$47,500	2038	* *	5	$2,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms And Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms And Kitchen								
Ceramic Tile	1%			2050	* *	5	$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Two New Toilet Rooms								
Marble Panels	5%			LIFE	* *			
Plaster	70%	Now	$92,000	LIFE	* *	5	$22,100	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$22,300	2048	* *	5	$3,400	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Basement								
AcousTileSusp.Lay-In	2%			2048	* *	5	$2,700	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,200	
Plaster	78%	4+	$65,900	LIFE	* *	5	$66,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 4th Floor Staircase								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$4,700	2045	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Carpenter Avenue								
Explanation : Gates Broken								
Iron Picket	50%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$33,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bronx Boulevard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 229th Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$13,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Entrance Along E 229 Street								
Masonry: Granite	5%	4+	$1,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Steps At Exit 1								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Driveway Curb Cut At Bronx Boulevard								
Explanation : Location Noted								
Activity Yard								
Asphalt	90%	Now	$41,800	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Schoolyard								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	10%			2035	$25,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$116,500	5	$200	
Fused Disc Sw	50%			2061	* *	5	$200	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Toggle Switch	5%	2-4	$12,300	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	80%			2034	$196,200	5	$1,800	
Molded Case Bkrs	15%			2043	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	4+	$239,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$73,400	5	$300	
Motor Control Center	40%			2033	$121,000	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,286,500	10	$77,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2035	$48,800			
Egress Lighting								
Emergency, Service	20%			2035	$10,800	1		
Emergency, Battery	40%			2043	* *	10	$8,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	40%			2043	* *	10	$2,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls - Building Perimeter								
Explanation : LED Lights								
No Component	90%							
Alarm								
Security System								
Generic	50%			2035	$82,700	1	$16,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$82,700	1	$16,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : No.2 Fuel, One Tank, 10000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$85,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$14,100	2035	$705,200			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Boiler Room - Steam Condensate Return Vacuum Pump System								
Terminal Devices								
Air Handler	30%			2030	$497,200	1	$16,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Convector/Radiator	50%			2033	$360,000	1	$13,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2030	$436,700	1	$5,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%	Now	$340,400	2029	$1,701,900			
Leaking, Extent : Moderate, Area Affected : 100%								
Location : Various Locaitons Throughout								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Air Conditioning								
Energy Source								
Electricity	70%			2043	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%			2030	$20,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	69%			2034	$230,200	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,000	
Exhaust Fans								
Interior	100%			2030	$390,600	2	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$1,131,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	70%			2034	$152,600	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - 2 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Approximately 120 Gallons Each								
Gas Fired	30%			2028	$47,200	2		
Not in Service, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 600mbh Input- 500 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2030	$17,600	4	$1,800	
Backflow Preventer								
No Component	70%							
Generic	30%			2035	$11,800	1	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Sprinkler Main								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 104 - BK**		
Address	: **9115 5TH AVENUE @92 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K104**
Program / Asset #	: **BOE0415.000 / 1376**	**Yr Built/Renovated**	: **1907 / 2008**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4**		
Block	: **6088** **Lot** : **1**	**BIN**	: **3154775**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$876,800	$146,700
Interior Architecture	$719,300	$2,998,500
Electrical	$422,700	$786,900
Mechanical	$2,984,000	$1,026,300
Site Pavements	$79,500	
Total	**$5,082,300**	**$4,958,400**
Importance Code A	$1,742,500	$146,700
Importance Code B	$3,256,800	$4,320,200
Importance Code C	$83,000	$491,600
Total	**$5,082,300**	**$4,958,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,500			
Interior Architecture	$139,500		$8,100	$5,800
Electrical	$32,100	$2,800	$2,700	$3,600
Mechanical	$106,200	$13,200	$21,300	$13,200
Site Enclosure	$23,100			
Site Pavements	$16,600			
Total	**$333,000**	**$16,100**	**$32,100**	**$22,700**
Importance Code A	$25,300	$9,600	$9,600	$9,600
Importance Code B	$234,800	$6,500	$22,500	$13,000
Importance Code C	$73,000			
Total	**$333,000**	**$16,100**	**$32,100**	**$22,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE			5	$146,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Exterior Walls									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Of Building									
Explanation : Scaffolding Installed Throughout Exterior									
Masonry: Limestone	5%			LIFE			5	$5,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Exterior Walls									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Of Building									
Explanation : Scaffolding Installed Throughout Exterior									
Windows									
Aluminum	100%	Now	$876,800	2040			5	$22,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	7%			LIFE			5	$11,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Parapet									
Masonry: Brick	85%			LIFE			5	$17,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Pre-Cast Concrete	8%			LIFE			5	$10,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Parapet									

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Exterior								
Roof								
Asphalt Shingle	30%			2047	* *	10	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
Built-Up (BUR)	30%			2042	* *	10	$18,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
Copper/Terne	8%			2047	* *	10	$12,400	
Modified Bitumen	30%			2042	* *	10	$18,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
Skylight, Metal/Glass	2%			2062	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Ceramic Tile	3%			2035	$279,100	5	$4,800	
Terrazzo	5%	2-4	$15,400	LIFE	* *	5	$6,300	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Entry Lobby								
Vinyl Tile	7%	Now	$6,400	2032	$319,100	3	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Vinyl Tile	40%			2032	$1,823,200	3	$24,200	
Vinyl Tile 9" X 9"	10%	Now	$66,000	2042	* *	3	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Office And 1st Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Office And 1st Floor Classrooms								
Wood	15%	Now	$295,200	2047	* *	5	$22,700	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Wood	15%			2047	* *	5	$45,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$49,200	2035	$491,600	5	$4,400	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	15%	Now	$32,600	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Basement								
Plaster	58%	Now	$50,400	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Classroom								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	5%	Now	$61,800	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Metal Panel	2%	4+	$2,200	LIFE	* *	5	$4,000	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Metal Panel	8%	Now	$43,700	LIFE	* *	5	$16,100	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Basement								
Explanation : Barrel Vault Corrugated Metal								
Plaster	85%	4+	$213,300	LIFE	* *	5	$85,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : In Rooms 201,205,206, 328, 326, 324, 322 And 320								
Site Enclosure								
Fence/Gates								
Chain Link	32%			2052	* *			
Iron Picket	68%	0-2	$20,500	2067	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Concrete Base Of Fence								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Various								

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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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$2,600	2076	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 92nd St And Rear Of School								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$79,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$3,400	2049	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : Walkways								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : Scaffolding Installed								
Activity Yard								
Asphalt	95%	4+	$13,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2032	$186,400	5	$300	
Fused Disc Sw	20%			2052	* *	5	$100	
Raceway								
Conduit	80%			2032	$165,300	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	$24,500	5	$200	
Molded Case Bkrs	80%			2031	$196,200	5	$2,000	
Molded Case Bkrs	10%			2048	* *	5	$300	

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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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Under 600 Volts								
Wiring								
Thermoplastic	20%			2052	* *	1		
Thermoplastic	80%			2032	$239,000	1		
Motor Controllers								
Locally Mounted	100%			2030	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$84,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2037	* *			
Egress Lighting								
Emergency, Service	50%			2027	$30,600	1		
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	15%	Now	$69,500	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	15%			2027	$69,500	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	* *	1	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	$76,900	2042	* *	1-3	$16,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2032	$231,000	5	$30,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2030	$865,700	1	$96,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units.								
Distribution								
Steam Piping/Pump	100%			2032	$795,400			
Terminal Devices								
Air Handler	4%	Now	$1,500	2027	$74,800	1	$2,200	
Broken, Extent : Severe, Area Affected : 3%								
Location : The Belts Of 2 Units Out Of 3. Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Air Handler	16%			2027	$299,100	1	$9,600	
Convector/Radiator	50%			2030	$406,100	1	$15,700	
Fan Coil Unit/Heat	25%			2027	$615,700	1	$7,800	
Unit Heater - Steam	5%			2027	$28,200	4	$700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2027	$282,200	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Interior	30%	Now	$6,600	2027	$132,200	2	$700	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Bathroom Exhaust Fans.								
Explanation : Defective Units								
Interior	70%			2027	$308,400	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%	0-2	$15,300	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Boiler Room								
Brass/Copper	40%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

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
Plumbing								
Sanitary Piping								
Cast Iron	60%	Now	$15,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement Bathroom								
Broken, Extent : Severe, Area Affected : 5%								
Location : Basement								
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,000	2042	* *	4	$2,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Has Scheduled To Replace								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 15%								
Location : The Sinks, Various Locations.								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2032	$27,500	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 104 - Q**		
Address	: **26-01 MOTT AVENUE @BAY 28 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q104**
Program / Asset #	: **BOE0754.000 / 1585**	**Yr Built/Renovated**	: **1937 / 2013**
Area Sq Ft	: **69,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **15693** **Lot** : **1**	**BIN**	: **4442313**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$279,400	$800,200
Interior Architecture	$2,009,200	
Electrical	$275,700	$1,478,800
Mechanical	$1,614,200	$1,706,800
Total	**$4,178,600**	**$3,985,800**
Importance Code A	$279,400	$800,200
Importance Code B	$3,792,700	$3,185,600
Importance Code C	$106,400	
Total	**$4,178,600**	**$3,985,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,700			
Interior Architecture	$43,300	$6,400	$1,500	$4,100
Electrical	$18,300	$8,000	$7,300	$23,200
Mechanical	$29,300	$10,800	$15,800	$10,800
Site Enclosure	$13,200			
Site Pavements	$19,900			
Total	**$132,700**	**$25,200**	**$24,600**	**$38,200**
Importance Code A	$15,500	$6,800	$6,800	$7,000
Importance Code B	$92,700	$18,400	$17,800	$31,200
Importance Code C	$24,400			
Total	**$132,700**	**$25,200**	**$24,600**	**$38,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	$153,900	LIFE	* *	5	$91,300	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : All Building Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Chimneys At Roof								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Left Side Of Building								
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Granite Panels	10%			LIFE	* *	5	$8,100	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Left Side Of Building								
Explanation : Vegetation Growth								
Windows								
Aluminum	100%			2051	* *	5	$26,000	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Left Side Of Building								
Explanation : Vegetation Growth								
Parapets								
Masonry: Brick	85%	2-4	$125,500	LIFE	* *	5	$19,400	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Various Spots, Especially At Corners								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Near Access Door								
Masonry: Limestone	15%	4+	$8,700	LIFE	* *	5	$4,300	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Coping Stones								
Roof								
Built-Up (BUR)	100%			2035	$654,200	10	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Multi Level Roofs								
Soffits								
Masonry: Granite	100%			LIFE	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrances								
Explanation : Entrance Lintels								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$89,700	LIFE	* *	5	$11,300	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$3,100	
Terrazzo	2%			LIFE	* *	5	$1,600	
Vinyl Tile	50%			2040	* *	3	$19,300	
Vinyl Tile 9" X 9"	20%			2030	$1,687,300	3	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mostly Corridors								
Explanation : Good Condition								
Wood	20%	Now	$125,800	2063	* *	5	$19,300	
Deteriorated Finish, Extent : Severe, Area Affected : 75%								
Location : Classrooms Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,900	
Folding Partition	2%	2-4	$5,400	2043	* *	5	$2,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Door Hardware								
Unit Inoperable, Extent : Light, Area Affected : 2%								
Location : End Door Panel								
Glass: Single Pane	5%	Now	$5,900	LIFE	* *	5	$3,600	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
Location : Stairwells								
Masonry: Brick	8%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 1%								
Location : Above Room 122								
Explanation : Patching Evident								
Plaster	40%			LIFE	* *	5	$11,400	
Plaster	15%	Now	$106,400	LIFE	* *	5	$4,300	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement, Boiler Room								
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$10,200	2048	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Teachers Lounge								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Teachers Lounge								
AcousTileSusp.Lay-In	3%			2040	* *	5	$3,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	68%			LIFE	* *	5	$43,800	
Plaster	2%	Now	$19,200	LIFE	* *	5	$1,300	
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Room 313								
Site Enclosure								
Fence/Gates								
Chain Link	40%	2-4	$5,000	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Poles And Frame								
Iron Picket	60%	2-4	$8,200	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Various Spots Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Front And Left Of Property								
Explanation : Recent Construction Evident								
Cast in Place Concrete	10%	Now	$19,900	2052	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Of Property, Concrete Curb Missing								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Front Of Property								

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

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2048	* *			
Masonry: Granite	7%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Steps								
Explanation : Main Building								
Panel/Paver: Cer/Brk	2%			2051	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garden								
Explanation : Brick Pavers								
Panel/Paver: Bluestone	1%			LIFE	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garden								
Explanation : Pavers								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Dumpster Area								
Explanation : Stained From Dumpsters								
Activity Yard								
Asphalt	90%			2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Rear Yard								
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Molded Case Bkrs	85%			2034	$156,300	5	$1,500	
Molded Case Bkrs	10%			2051	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$143,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,000,600	10	$60,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$21,100	10	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Crawlspace								
Explanation : Compact Fluorescent Lights								
LED	3%			2035	$58,700			
Egress Lighting								
Emergency, Battery	40%			2035	$47,400	10	$6,700	
Emergency, Battery	10%	Now	$11,900	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exit, Service	50%			2035	$15,200	1		
Exterior Lighting								
HID	5%			2030	$16,500	10		
LED	25%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$68,300	
Distribution								
Steam Piping/Pump	100%	0-2	$11,300	2055	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Steam At Two Locations								
Terminal Devices								
Air Handler	30%			2030	$398,900	1	$12,800	
Convector/Radiator	50%			2033	$288,900	1	$11,100	
Fan Coil Unit/Heat	20%			2030	$350,400	1	$4,500	
Controls								
Pneumatic	100%			2036	$1,365,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$3,200	2030	$160,600	1		
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : 1 Unit Is Not Working								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	
Exhaust Fans								
Interior	80%			2030	$250,700	2	$1,700	
Roof	20%			2040	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$453,700	2045	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Domestic Water Piping Riser About To Fail At Cross Base.								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 200 Gallons								
Sanitary Piping								
Cast Iron	20%	0-2	$3,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : First Floor Boys Bathroom Leaks To Basement								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

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
Plumbing								
Backflow Preventer								
Generic	100%			2043	* *	1	$4,200	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$48,900	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 105 - BK**
Address : **1031 59TH STREET @ FT. HAMILTON PKWY.**
Borough : **BROOKLYN**
Agency's Number : **K105**
Program / Asset # : **BOE0416.000 / 2850**
Yr Built/Renovated : **1926 / 2000**
Area Sq Ft : **109,000**
Project Type : **EDUCATION**
Date of Survey : **31-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **5702** **Lot** : **1** **BIN** : **3140612**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$745,500	$770,500
Interior Architecture	$4,858,500	$78,900
Electrical	$154,000	$3,107,300
Mechanical	$4,418,900	$1,737,900
Site Pavements	$79,500	
Total	**$10,256,400**	**$5,694,500**
Importance Code A	$745,500	$796,800
Importance Code B	$9,070,700	$4,897,700
Importance Code C	$440,300	
Total	**$10,256,400**	**$5,694,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,500	$3,700		
Interior Architecture	$5,600	$14,400		$17,200
Electrical	$3,900	$4,300	$6,200	$60,400
Mechanical	$19,700	$16,200	$24,100	$16,200
Site Enclosure	$3,900			$8,700
Site Pavements	$9,800			
Total	**$77,400**	**$38,700**	**$30,300**	**$102,500**
Importance Code A	$45,300	$14,500	$10,800	$11,000
Importance Code B	$28,100	$19,000	$19,600	$82,800
Importance Code C	$3,900	$5,200		$8,700
Total	**$77,400**	**$38,700**	**$30,300**	**$102,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$92,800	LIFE	* *	5	$37,900	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$59,200	
Glass Block	1%			LIFE	* *	5	$900	
Masonry: Brick	89%	Now	$227,300	LIFE	* *	5	$134,800	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Along 5th Floor Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout West Wing								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Roof Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Along 59th Street Throughout And Stairs								
Windows								
Aluminum	98%	Now	$425,400	2051	* *	5	$14,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 35%								
Location : South Facade								
Metal Louvers	2%			2038	* *	10	$3,700	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$5,700	LIFE	* *	5	$11,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	80%			LIFE	* *	5	$12,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,700	
Roof								
Built-Up (BUR)	100%	Now	$28,800	2035	$576,500			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Classrooms								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$5,200	
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,700	
Ceramic Tile	3%	0-2	$5,600	2038	* *	5	$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Marble Panels	2%			LIFE	* *	5	$2,400	
Vinyl Tile	55%	Now	$125,800	2040	* *	3	$33,400	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	30%	Now	$397,400	2030	$3,974,500	3	$18,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Wood	5%			2063	* *	5	$15,200	
Interior Walls								
Cast in Place Concrete	8%	Now	$216,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement Wall. South Elevation Along 59th Street								
Ceramic Tile	6%			2038	* *	5	$10,400	
Glass: Single Pane	3%			LIFE	* *	5	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell Dividing Walls And Transom Windows								
Explanation : Safety Glass								
Masonry: Brick	8%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	67%	Now	$144,700	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 5th Floor Along 59th Street								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 5th Floor Along 59th Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2048	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Library Ceiling Acoustical Tile Lay In								
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,100	
Plaster	75%			LIFE	* *	5	$75,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Along 59th Street								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Classrooms								
Plaster	3%			LIFE	* *	5	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Plaster								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2040	* *	5-10	$14,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	25%	Now	$3,900	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot Gate								
Iron Picket	60%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$79,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Activity Yard								
Asphalt	50%			2038	* *			
Cast in Place Concrete	30%	0-2	$9,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Central Courtyard								
Rubber Matting	20%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Fuse Main Disconnect Switch								
Fused Disc Sw	50%			2055	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	75%			2035	$199,700	5	$400	
Fused Disc Sw	25%			2055	* *	5	$100	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	2%			2034	$4,900	5	$100	
Molded Case Bkrs	90%			2034	$220,700	5	$2,600	
Molded Case Bkrs	8%			2043	* *	5	$200	
Wiring								
Braided Cloth	70%			2034	$245,000	1		
Thermoplastic	20%			2035	$70,000	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2035	$1,564,000	10	$94,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2035	$33,300	10	$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	4%			2040	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium At 3rd And 5th Floor And Library								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	10%			2035	$18,700	10	$2,600	
Emergency, Battery	40%			2030	$74,900	10	$10,500	
Exit, Battery	50%			2030	$79,100	10	$3,700	
Exterior Lighting								
HID	20%			2035	$104,200	10	$100	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	$41,900	1	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2035	$143,900	1-3	$33,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers.								
Distribution								
Steam Piping/Pump	100%			2035	$893,800			
Terminal Devices								
Air Handler	15%			2030	$315,100	1	$10,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	45%			2033	$410,700	1	$15,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	40%			2030	$1,106,900	1	$14,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Unit Ventilators In All Classrooms								
Controls								
Pneumatic	100%			2029	$2,157,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$317,100	1		
No Component	25%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	95%			2030	$470,300	2	$3,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	5%			2035	$10,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2045	* *	1		
Galvanized Steel	25%			2033	$356,200	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2030	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 215 Gallon Unit								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	Now	$2,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	$22,300	4	$3,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$6,700	
Fixtures								
Generic	70%							
Generic	30%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$77,200	1-2	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 105 - BX**		
Address	: **725 BRADY AVENUE @CRUGER AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X105**
Program / Asset #	: **BOE0245.000 / 2688**	**Yr Built/Renovated**	: **1930 / 2001**
Area Sq Ft	: **94,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **4288** **Lot** : **1**	**BIN**	: **2048794**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$64,300	$429,800
Interior Architecture		$781,600
Electrical		$1,131,500
Mechanical		$1,871,000
Site Enclosure	$209,300	
Total	**$273,600**	**$4,213,800**
Importance Code A	$64,300	$429,800
Importance Code B	$209,300	$3,784,100
Total	**$273,600**	**$4,213,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$90,200			
Interior Architecture	$203,500		$1,200	$1,500
Electrical	$21,100	$7,300	$9,100	$8,000
Mechanical	$100,000	$16,400	$24,200	$16,400
Site Enclosure	$19,700			
Site Pavements	$11,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$453,300**	**$30,800**	**$41,600**	**$33,000**
Importance Code A	$99,600	$9,300	$9,300	$9,300
Importance Code B	$234,800	$21,500	$31,100	$23,700
Importance Code C	$118,900		$1,200	
Total	**$453,300**	**$30,800**	**$41,600**	**$33,000**

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$30,700	
Masonry: Brick	85%			LIFE	* *	5	$33,400	
Efflorescence, Extent : Moderate, Area Affected : 1%								
Location : Chimney								
Masonry: Granite	5%			LIFE	* *	5	$1,500	
Windows								
Aluminum	75%	Now	$64,300	2044	* *	5	$2,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Aluminum w/ Guards	25%	Now	$28,900	2044	* *	5	$700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	Now	$1,000	LIFE	* *	5	$2,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Main Roof								
Explanation : Wire Netting Installed To Stabilize Bricks In Place								
Copper/Terne	10%			2056	* *	5	$2,700	
Masonry: Brick	83%			LIFE	* *	5-10	$31,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,400	
Roof								
Built-Up (BUR)	90%			2036	$429,800	10	$36,000	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Gymnasium Roof								
Copper/Terne	5%			2051	* *	10	$5,000	
Modified Bitumen	5%			2036	$22,400	10	$2,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$18,500	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Auditorium								
Ceramic Tile	5%	Now	$3,000	2039	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	3%	Now	$9,500	2041	* *	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%	Now	$2,800	2031	$28,300	5	$300	
Seams Open/Split, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$1,700	
Vinyl Tile	15%	Now	$35,900	2036	$89,600	3	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 60%								
Location : Cafeteria, Corridors, And Throughout Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Cafeteria, Corridors, And Throughout Classrooms								
Vinyl Tile 9" X 9"	40%			2031	$692,000	3	$4,200	
Wood	10%			2051	* *	5	$4,000	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$36,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Under Cafeteria								
Ceramic Tile	5%			2039	* *	5	$2,400	
Masonry: Brick	10%	Now	$18,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Under Cafeteria								
Marble Panels	5%	Now	$21,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, And 1st Floor Corridors								
Plaster	50%	Now	$11,800	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 4th Floor Elevator Lobby								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$4,700	
Ceilings								
AcousTile,Adhered	5%	Now	$13,900	2041	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Cafeteria, And 1st Floor Corridors								
Worn/Erode, Extent : Severe, Area Affected : 40%								
Location : Cafeteria, And 1st Floor Corridors								
AcousTileSusp.Lay-In	5%	Now	$1,000	2041	* *	5	$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Elevator Lobby								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Elevator Lobby								
Exposed Struc: Concrete	25%	Now	$16,200	LIFE	* *	5	$800	
Exposed Reinforcement, Extent : Severe, Area Affected : 2%								
Location : Basement Under Cafeteria								
Metal Panel	3%	Now	$2,100	LIFE	* *	5	$800	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	62%			LIFE	* *	5-10	$22,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$19,700	2046	* *			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Bottom Of Fencing On Holland Avenue								
Explanation : Concrete Spalling								
Iron Picket	50%			2056	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%	Now	$209,300	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Cruger Avenue And Brady Avenue								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cruger Avenue And Holland Avenue								
Explanation : Inaccessible Due To Sidewalk Shed And Ongoing Construction								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	$5,800	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Brady Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Brady Avenue								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cruger Avenue								
Explanation : Inaccessible Due To Sidewalk Shed And Ongoing Construction								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$5,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Building Addition Under Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$32,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	$163,100	5	$300	
Fused Disc Sw	30%			2062	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Under 600 Volts								
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	6%			2035	$14,700	5	$100	
Fused Disc Sw	2%			2058	* *	5		
Fused Toggle Switch	2%			2035	$4,900	5		
Molded Case Bkrs	75%			2035	$183,900	5	$1,900	
Molded Case Bkrs	15%			2058	* *	5	$400	
Wiring								
Braided Cloth	55%			2035	$164,300	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$89,600	1		
Thermoplastic	15%			2062	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$600	
Locally Mounted	10%			2053	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	94%			2044	* *	10	$81,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2044	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2031	$11,900	1		
Emergency, Battery	30%	Now	$9,700	2031	$48,500			
Not Functioning, Extent : Light, Area Affected : 30%								
Location : 1st And 2nd Floor								
Exit/Emergency Light Combo	5%			2044	* *			
Exit, Battery	45%			2031	$61,400	10	$2,900	
Exterior Lighting								
HID	7%			2044	* *	10		
LED	3%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Alarm								
Security System								
Under Construction	50%							
Generic	50%			2031	$90,300	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$57,900	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$15,400	2046	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Feed Water Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2036	$543,400	1	$17,400	
Convector/Radiator	60%			2041	* *	1	$18,200	
Fan Coil Unit/Heat	10%	Now	$11,900	2031	$238,600	1	$2,700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room								
Explanation : 1 Unit								
Window/Wall Unit	70%	0-2	$25,500	2031	$255,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,000	
Exhaust Fans								
Interior	95%			2031	$405,500	2	$2,700	
Roof	5%			2031	$9,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$368,600	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 150 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$39,900	1-2	$800	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 85 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 105 - BX
Asset # : 2688

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 105 - Q**		
Address	: **420 BEACH 51 STREET @ BEACH CHANNEL DR**		
Borough	: **QUEENS**	**Agency's Number**	: **Q105**
Program / Asset #	: **BOE0755.000 / 1586**	**Yr Built/Renovated**	: **1958 / 2014**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jul-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **15974** **Lot** : **3**	**BIN**	: **4302397**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$100,900	$56,000
Interior Architecture	$861,300	$6,208,000
Electrical	$315,700	$532,900
Mechanical	$692,400	$3,040,800
Site Pavements	$58,500	
Total	**$2,028,700**	**$9,837,700**
Importance Code A	$100,900	$56,000
Importance Code B	$1,927,800	$9,781,700
Total	**$2,028,700**	**$9,837,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,000		$18,200	
Interior Architecture	$160,600	$6,300	$3,200	$9,500
Electrical	$8,900	$39,700	$9,900	$8,000
Mechanical	$15,200	$15,100	$19,100	$12,400
Total	**$238,700**	**$61,100**	**$50,300**	**$29,900**
Importance Code A	$62,500	$8,700	$26,700	$8,500
Importance Code B	$100,200	$52,400	$23,600	$21,400
Importance Code C	$76,000			
Total	**$238,700**	**$61,100**	**$50,300**	**$29,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$13,600	
Masonry: Brick	40%			LIFE	* *	5	$21,700	
Metal/Glass Curt Wall	55%			LIFE	* *	5	$56,000	
Windows								
Aluminum	100%			2049	* *	5	$36,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$4,100	LIFE	* *	5	$8,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%	Now	$35,700	LIFE	* *	5	$5,500	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	35%			2046	* *	5-10	$69,700	
Granite Panels	5%			LIFE	* *	5	$600	
Roof								
Built-Up (BUR)	12%	0-2	$8,900	2038	* *			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Built-Up (BUR)	81%			2038	* *	10	$100,900	
Copper/Terne	2%			2061	* *	10	$6,200	
Roll Roofing	5%			2032	$41,400	5	$10,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,100	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$55,000	LIFE	* *	5	$13,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$36,500	2042	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Bathrooms								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	20%			2038	* *	3	$9,500	
Vinyl Tile 9" X 9"	60%	Now	$620,800	2033	$6,208,000	3	$28,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd And 3rd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor								
Wood	5%	4+	$38,600	2061	* *	5	$5,900	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$35,500	2042	* *	5	$3,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Bathrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Concrete Masonry Unit	10%	Now	$40,500	LIFE	* *	5	$8,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement And Bulkhead Stair								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Glass Block	2%			LIFE	* *			
Masonry: Brick	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$28,400	
SGFT/Glazed Masonry	33%			LIFE	* *			
Wood	5%			LIFE	* *	5	$42,000	
Ceilings								
AcousTile,Adhered	10%	Now	$9,600	2038	* *	5	$6,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Corridors								
AcousTile,Adhered	10%			2038	* *	5	$12,600	
AcousTileSusp.Lay-In	10%			2046	* *	5	$12,600	
Exposed Struc: Concrete	5%	Now	$96,900	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Crawl Space At South Wing								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$7,900	
Plaster	45%	0-2	$88,500	LIFE	* *	5	$35,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Metal Rail	25%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Guard Rail								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$58,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	80%			2032	$196,200	5	$1,800	
Molded Case Bkrs	20%			2049	* *	5	$500	
Wiring								
Braided Cloth	60%	2-4	$179,200	2058	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$89,600	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	50%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$77,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$20,900	10	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

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
Lighting								
Egress Lighting								
Emergency, Battery	40%			2028	$59,100	10	$8,300	
Emergency, Battery	10%			2038	* *	10	$2,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : New Boiler Room								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$85,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	90%			2033	$634,700			
Steam Piping/Pump	10%			2059	* *			
Terminal Devices								
Air Handler	30%			2028	$497,200	1	$16,000	
Convector/Radiator	70%			2031	$504,100	1	$19,400	
Controls								
Pneumatic	100%			2031	$1,701,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	60%			2031	$200,200	1		
No Component	15%							
Under Construction	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : 3 Rooftop Units, Installation Is In Progress.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,000	
Exhaust Fans								
Interior	50%			2028	$195,300	2	$1,300	
Roof	50%			2041	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	$1,100	2043	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve And Piping, Basement								
Brass/Copper	95%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$1,600	2028	$2,700	4	$1,800	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement Vacuum Pump Room								
Explanation : Additional Unit Needed								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$36,500	1-2	$700	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 106 - BK**		
Address	: **1328 PUTNAM AVENUE BTWN: WILSON AVE., KNICKERBOCKER**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K106**
Program / Asset #	: **BOE0417.000 / 1377**	**Yr Built/Renovated**	: **1894 / 2000**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3376** **Lot** : **34**	**BIN**	: **3077286**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$160,400
Interior Architecture	$323,800	$1,460,200
Electrical	$695,300	$539,900
Mechanical	$289,800	$2,456,500
Total	**$1,308,900**	**$4,616,900**
Importance Code A		$160,400
Importance Code B	$1,116,400	$4,456,500
Importance Code C	$192,400	
Total	**$1,308,900**	**$4,616,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,800		$43,200	$18,200
Interior Architecture	$103,300			$9,800
Electrical	$28,700	$7,800	$62,200	$8,600
Mechanical	$78,000	$11,600	$12,500	$11,600
Site Enclosure	$21,100			
Site Pavements	$28,600			
Total	**$312,600**	**$19,500**	**$117,800**	**$48,300**
Importance Code A	$67,700	$8,200	$51,600	$26,400
Importance Code B	$170,300	$11,200	$66,200	$21,900
Importance Code C	$74,600			
Total	**$312,600**	**$19,500**	**$117,800**	**$48,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$80,500	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brownstone	15%	Now	$49,700	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exit 6								
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Metal Panel	5%			2054	* *	5-10	$36,900	
Windows								
Aluminum	100%			2050	* *	5	$36,300	
Parapets								
Masonry: Brownstone	10%			LIFE	* *	5	$2,000	
No Component	90%							
Roof								
Asphalt Shingle	90%	Now	$3,100	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Main Roof Hatch								
Explanation : Roof Hatch Is Not Functioning, Hinges Corroded								
Modified Bitumen	10%			2039	* *	10	$3,100	
Soffits								
Metal Panel	100%			2054	* *	5-10	$109,900	
Interior								
Floors								
Carpet	5%			2033	$111,300	3	$12,300	
Cast in Place Concrete	10%			LIFE	* *	5	$26,900	
Ceramic Tile	5%	Now	$17,700	2037	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Staff Toilets Throughout								
Marble Panels	1%			LIFE	* *	5	$900	
Vinyl Tile	42%	Now	$29,200	2034	$1,460,200	3	$19,400	
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Room 303								
Vinyl Tile 9" X 9"	2%	0-2	$10,100	2044	* *	3	$900	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Wood	35%	Now	$131,400	2049	* *	5	$40,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Corridor Water Fountains And Classroom Radiators								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$19,700	2037	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Concrete Masonry Unit	5%	Now	$13,500	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	10%	Now	$136,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical And Electrical Rooms And Cafeteria								
Plaster	80%	Now	$55,800	LIFE	* *	5	$33,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Staircases								
Ceilings								
Embossed Metal	80%			LIFE	* *	5	$44,500	
Gypsum Board	5%			LIFE	* *	5	$7,700	
Metal Panel	2%			LIFE	* *	5	$3,100	
Plaster	13%	0-2	$10,000	LIFE	* *	5	$10,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$17,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Along Wilson Avenue								
Free Standing Walls								
Cast in Place Concrete	40%	Now	$1,000	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Exit 8								
Cast in Place Concrete	60%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$3,000	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Behind Dumpster								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Steps Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$17,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Parking Lot And At Dumpster								
Ponding, Extent : Light, Area Affected : 20%								
Location : Parking Lot And Dumpster								
Activity Yard								
Cast in Place Concrete	80%			2047	* *			
Rubber Matting	20%	0-2	$5,400	2039	* *			
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	82%			2050	* *	5	$1,800	
Molded Case Bkrs	8%	2-4	$19,600	2059	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Panel B-s								
Wiring								
Braided Cloth	70%	2-4	$209,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	20%			2034	$59,700	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	2%			2029	$25,300	10	$1,500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Library								
Fluorescent	90%			2039	* *	10	$68,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%	Now	$1,000	2034	$20,100			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Auditorium								
LED	6%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$10,000	
Exit, Battery	40%			2039	* *	10	$2,200	
Exit, Battery	10%			2029	$12,000	10	$600	
Exterior Lighting								
HID	10%			2029	$39,700	10		
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$159,500	1	$31,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$219,200	1-3	$51,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	$195,000	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 7,000 Gallon								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Heating								
Conversion Equipment								
Steam Boiler	100%	2-4	$14,800	2039	* *	1	$74,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. Boiler No.2 Connection To Breeching Is Loose.								
Distribution								
Steam Piping/Pump	50%	Now	$6,800	2034	$340,300			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	50%			2044	* *			
Terminal Devices								
Convector/Radiator	90%			2032	$625,500	1	$24,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2034	$210,700	1	$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	$14,500	2029	$289,800	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,600	
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Toilet Rooms In Basement								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Kitchen Exhaust								
No Component	85%							
Exhaust Fans								
Roof	10%			2044	* *	2	$300	
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Roof								
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	60%	2-4	$13,000	2032	$651,000	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	40%			2032	$434,000	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$400	2034	$17,500	2		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 250 Gallon Unit In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallon Unit And One 28 Gallon Temporary Unit Located In Kitchen.								
Sanitary Piping								
Cast Iron	100%	2-4	$21,400	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : Overfill Line At 2 Compartment Sink Is Not Functioning Properly.								
Storm Drain Piping								
Cast Iron	10%	0-2	$3,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Back Ups During Heavy Rains								
Cracked, Extent : Severe, Area Affected : 80%								
Location : Cracked Pipe At The Cornelia Street Shop In Basement.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Dual System								
Backflow Preventer								
Generic	100%			2034	$38,000	1	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Services								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 106 - BX**		
Address	: **2120 ST. RAYMOND AVENUE @ODELL ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X106**
Program / Asset #	: **BOE0246.000 / 407**	**Yr Built/Renovated**	: **1932 / 2008**
Area Sq Ft	: **78,200**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3946** **Lot** : **7**	**BIN**	: **2041211**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$382,100	$918,000
Interior Architecture	$1,916,400	$144,100
Electrical	$68,100	$104,600
Mechanical	$1,407,000	$460,200
Site Pavements		$128,600
Total	**$3,773,700**	**$1,755,600**
Importance Code A	$609,000	$918,000
Importance Code B	$3,164,800	$837,500
Total	**$3,773,700**	**$1,755,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$10,000	
Interior Architecture	$46,900	$6,800	$7,800	$16,600
Electrical	$61,300	$9,700	$10,000	$12,100
Mechanical	$128,900	$40,600	$29,600	$18,300
Total	**$237,200**	**$57,100**	**$57,400**	**$47,100**
Importance Code A	$13,000	$6,400	$16,600	$6,400
Importance Code B	$208,900	$50,700	$40,800	$40,700
Importance Code C	$15,300			
Total	**$237,200**	**$57,100**	**$57,400**	**$47,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$189,500	
Masonry: Brick	25%			LIFE	* *	5	$118,500	
Masonry: Granite	5%			LIFE	* *	5	$17,800	
Masonry: Limestone	20%	Now	$382,100	LIFE	* *	5	$71,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Building								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Main Building								
Masonry: Limestone	10%			LIFE	* *	5	$35,500	
Windows								
Aluminum	100%			2049	* *	5	$19,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,600	
Concrete Masonry Unit	15%			LIFE	* *	5	$700	
Masonry: Brick	50%			LIFE	* *	5	$2,000	
Masonry: Brick	15%			LIFE	* *	5	$600	
Masonry: Limestone	10%			LIFE	* *	5	$500	
Metal Rail	5%			2046	* *	5-10	$3,700	
Roof								
Built-Up (BUR)	63%			2033	$503,400	10	$42,100	
Copper/Terne	2%			2061	* *	10	$3,300	
IRMA/Protected Membrane	35%			2041	* *	10	$23,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Addition								
Explanation : Precast Concrete Roof Pavers								
Soffits								
Metal Panel	100%			2059	* *	5-10	$700	
Interior								
Floors								
Carpet	2%			2034	$40,900	3	$3,400	
Cast in Place Concrete	5%			LIFE	* *	5	$12,300	
Ceramic Tile	5%			2042	* *	5	$5,600	
Quarry Tile	3%			2050	* *	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$4,400	
Vinyl Tile	30%			2038	* *	3	$12,700	
Vinyl Tile	25%			2041	* *	3	$10,600	
Vinyl Tile 9" X 9"	20%			2028	$1,847,500	3	$8,500	
Wood	5%	4+	$68,900	2048	* *	5	$5,300	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	7%			2042	* *	5	$6,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,900	
Gypsum Board	20%			LIFE	* *	5	$11,500	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	5%	Now	$11,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Bulkheads* *Loose/Delam Surface, Extent : Moderate, Area Affected : 5%* *Location : Bulkheads*								
Plaster	30%			LIFE	* *	5	$8,600	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2038	* *	5	$5,600	
AcousTileSusp.Lay-In	25%			2050	* *	5	$28,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	8%	4+	$28,800	2033	$144,100			
Staining/Discoloring, Extent : Moderate, Area Affected : 20% *Location : Gymnasium*								
Plaster	50%			LIFE	* *	5	$35,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2043	* *			
Iron Picket	80%			2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50% *Location : Throughout*								
Iron Picket	10%			2077	* *			
Masonry: Brick	5%			2059	* *			
Free Standing Walls								
Cast in Place Concrete	85%			2077	* *			
Masonry: Brick	15%			2059	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Site Pavements								
Activity Yard								
Asphalt	30%			2036	$72,000			
Asphalt	35%			2042	* *			
Rubber Matting	15%			2041	* *			
Rubber Matting	20%			2033	$56,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches One Rated At 2,500 Amperes, One Rated At 400 Amperes And One Rated At 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$300	
Raceway								
Conduit	50%			2033	$74,000	1		
Conduit	50%			2059	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Fused Disc Sw	5%			2055	* *	5	$100	
Molded Case Bkrs	90%			2055	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	25%			2031	$30,600	5	$100	
Locally Mounted	25%			2046	* *	5	$100	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$24,100	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Capacity 60 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Capacity 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$68,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	30%			2033	$14,800	1		
Emergency, Battery	20%			2033	$26,900	10	$3,800	
Exit, LED	20%			2061	* *	1		
Exit, Battery	30%			2033	$34,000	10	$1,600	
Exterior Lighting								
HID	6%	0-2	$11,200	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
LED	4%	Now	$3,400	2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer, On During Daytime								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$700	
Alarm								
Security System								
Generic	100%			2038	* *	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$41,300	2038	* *	1-3	$43,800	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$24,200	
Conversion Equipment								
Furnace	5%			2038	* *	1	$1,900	
Hot Water Boiler	30%	Now	$12,800	2046	* *	1	$10,400	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Roof. Boiler Controls								
Steam Boiler	65%	Now	$226,800	2038	* *	1	$45,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%	0-2	$26,300	2049	* *	4	$1,200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement. Corroded Feed Water Tank And Circulating Pump								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement. Insulation Deteriorating								
Steam Piping/Pump	70%	Now	$22,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate, Vacuum Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	10%	0-2	$15,100	2028	$150,700	1	$4,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Leaking Under The House Blower								
Convector/Radiator	60%	0-2	$19,600	2031	$392,900	1	$13,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Fan Coil Unit/Heat	30%			2028	$595,600	1	$7,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2042	* *	1	$25,400	
Split Unit	10%			2038	* *			
Window/Wall Unit	50%	0-2	$15,200	2028	$151,700	1		
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : 10 Of The Units Are Not Working								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,200	
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2038	* *	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$30,500	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$13,100	
Exhaust Fans								
Interior	65%	Now	$4,600	2028	$230,800	2	$1,200	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Flexible Connections, Basement								
Roof	5%			2033	$7,800	2	$100	
Roof	30%			2038	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$51,400	2043	* *	1		
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Booster Pumps								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$16,000	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2033	$41,900	4	$3,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,800	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$39,400	
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$8,800	
Fire Pump								
Generic	100%	Now	$3,800	2042	* *	1	$13,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 106 - Q**		
Address	: **180 BEACH 35 STREET @ EDGEMERE AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q106**
Program / Asset #	: **BOE0756.000 / 1587**	**Yr Built/Renovated**	: **1931 / 2013**
Area Sq Ft	: **23,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **15861** **Lot** : **35**	**BIN**	: **4441244**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$594,600
Interior Architecture	$50,900	$998,100
Electrical	$142,000	$131,900
Mechanical		$783,200
Total	**$192,800**	**$2,507,800**
Importance Code A		$594,600
Importance Code B	$192,800	$1,913,200
Total	**$192,800**	**$2,507,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$95,200	$1,100	$4,200	$6,100
Interior Architecture	$124,300		$1,900	$4,400
Electrical	$3,300	$3,700	$4,200	$4,000
Mechanical	$12,300	$3,700	$4,300	$3,700
Site Enclosure	$2,300			
Site Pavements	$24,900			
Total	**$262,300**	**$8,500**	**$14,600**	**$18,200**
Importance Code A	$97,500	$3,300	$6,500	$8,400
Importance Code B	$107,400	$5,200	$7,500	$9,800
Importance Code C	$57,400		$600	
Total	**$262,300**	**$8,500**	**$14,600**	**$18,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$93,400	
Masonry: Granite	7%			LIFE	* *	5	$6,100	
Masonry: Limestone	13%			LIFE	* *	5	$11,400	
Windows								
Aluminum	90%			2035	$594,600	5	$12,200	
Aluminum	5%	Now	$3,300	2052	* *	5	$300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Hallway Near Room 219								
Metal Louvers	5%			2039	* *	10	$4,200	
Parapets								
Masonry: Brick	88%			LIFE	* *	5-10	$39,300	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Metal: Cage/Fence	5%			2053	* *	5-10	$2,500	
Pre-Cast Concrete	7%			LIFE	* *	5	$5,800	
Roof								
Built-Up (BUR)	97%			2041	* *	10	$19,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Counter Flashings At Various Locations Are Missing								
Other Observation, Extent : Light, Area Affected : 2%								
Location : At Exit No.4, Room 315 And 316								
Explanation : Evidence Of Water Leaks Coming From Roof								
Copper/Terne	3%			2064	* *	10	$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Metal Fascia Missing At Various Locations								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$19,300	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement Floor Painting Deteriorated								
Ceramic Tile	3%			2049	* *	5	$1,300	
Mosaic Tile	2%	0-2	$50,900	2056	* *	5	$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Staff Bathrooms								
Quarry Tile	2%			2049	* *	5	$1,300	
Terrazzo	3%			LIFE	* *	5	$2,100	
Vinyl Tile	80%	4+	$20,000	2036	$998,100	3	$13,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$10,400	
Ceramic Tile	2%	Now	$28,100	2051	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Staff Bathrooms								
Ceramic Tile	3%			2049	* *	5	$1,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Student Bathrooms. 1st Floor								
Glass: Single Pane	5%			LIFE	* *	5	$3,100	
Masonry: Brick	10%			LIFE	* *	10	$1,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Rear Elevation								
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Gasoline Room, Basement								
Explanation : Evidence Of Water Leaks								
Metal: Cage/Fence	5%			LIFE	* *	10	$400	
Marble Panels	3%			LIFE	* *	10	$500	
Plaster	52%	0-2	$10,800	LIFE	* *	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$2,100	
Ceilings								
AcousTileConcealSpLn	20%			2041	* *	5	$11,000	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$8,300	
Plaster	65%			LIFE	* *	5-10	$49,300	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear And Side Yards Of School Lot								
Explanation : Under Construction								
Iron Picket	30%	Now	$2,300	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Front Yard								
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$24,900	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Front Of Building								
On-Site Walkways								
Cast in Place Concrete	40%			2049	* *			
Masonry: Granite	60%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

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
Site Pavements								
Activity Yard								
Asphalt	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$100	
Raceway								
Conduit	80%			2036	$50,200	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$100	
Molded Case Bkrs	80%			2035	$81,700	5	$500	
Molded Case Bkrs	10%			2052	* *	5	$100	
Wiring								
Braided Cloth	30%			2035	$23,700	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2046	* *	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$100	
Locally Mounted	20%			2049	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$7,100	
Generators								
Natural Gas	100%	Now	$142,000	2051	* *	1	$8,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$2,800	
Exit, Service	50%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

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
Lighting								
Exterior Lighting								
LED	10%			2036	$12,600			
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$44,200	1	$8,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$14,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$22,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2031	$88,600	1	$2,800	
Convector/Radiator	60%			2041	* *	1	$4,500	
Fan Coil Unit/Heat	20%			2031	$116,800	1	$1,500	
Controls								
Pneumatic	100%			2034	$455,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$53,500	1		
Window/Wall Unit	10%	0-2	$5,400	2036	$8,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

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
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$6,100	
No Component	70%							
Exhaust Fans								
Interior	30%			2031	$31,300	2	$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$1,200	2034	$60,100	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$500	
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Restroom								
Explanation : 1 Broken Unit								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$9,800	1-2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Few Heads At Paint Room And Storage Room.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 107 - BK**		
Address	: **1301 8TH AVENUE @ 13TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K107**
Program / Asset #	: **BOE0418.000 / 1378**	**Yr Built/Renovated**	: **1894 / 2010**
Area Sq Ft	: **40,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Apr-2022**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1101** **Lot** : **1**	**BIN**	: **3026517**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,140,200	$122,300
Interior Architecture	$334,600	
Electrical		$866,900
Mechanical	$118,700	$961,200
Site Pavements	$121,000	
Total	**$1,714,500**	**$1,950,400**
Importance Code A	$1,140,200	$122,300
Importance Code B	$239,700	$1,828,100
Importance Code C	$334,600	
Total	**$1,714,500**	**$1,950,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,700	$500	$600	$5,400
Interior Architecture	$77,800		$4,700	$300
Electrical	$4,500	$4,000	$3,700	$4,500
Mechanical	$28,900	$17,400	$15,200	$10,500
Site Enclosure	$4,200			
Site Pavements	$47,300			
Total	**$164,300**	**$21,900**	**$24,300**	**$20,700**
Importance Code A	$5,600	$4,600	$4,500	$9,300
Importance Code B	$133,700	$17,400	$19,700	$11,300
Importance Code C	$25,000			
Total	**$164,300**	**$21,900**	**$24,300**	**$20,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$60,400	
Masonry: Brick	80%	Now	$1,140,200	LIFE	* *	5	$61,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : All Elevations								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Off 14th Street Play Yard								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 201 And Stairwells								
Masonry: Brownstone	10%			LIFE	* *	5	$5,800	
Windows								
Aluminum	100%			2055	* *	5	$10,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$4,600	
Masonry: Brick	50%			LIFE	* *	5	$3,000	
Metal Panel	5%			2059	* *	5	$1,100	
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : No Parates								
Roof								
Asphalt Shingle	70%			2046	* *	10	$3,000	
Built-Up (BUR)	10%	2-4	$1,700	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various, Low Roofs								
Metal Panel	18%			2046	* *	10	$8,400	
Modified Bitumen	2%			2038	* *	10	$500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$11,700	
Ceramic Tile	5%			2042	* *	5	$2,700	
Vinyl Tile	5%	Now	$41,500	2038	* *	3	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria Basement								
Vinyl Tile	70%			2038	* *	3	$14,100	
Wood	10%			2061	* *	5	$10,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$5,700	2042	* *	5	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	7%			LIFE	* *	5	$4,300	
Masonry: Brick	10%	Now	$165,500	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stairs A, B, C And D								
Plaster	80%	Now	$169,100	LIFE	* *	5	$37,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Rooms 201, 301, Stairs A, B, C And D And Electric Room								
Ceilings								
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$6,700	
Plaster	80%	2-4	$29,200	LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%	0-2	$400	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Various								
Iron Picket	90%	2-4	$3,800	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Various								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$32,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 13th Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$15,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various								
Activity Yard								
Cast in Place Concrete	90%	2-4	$121,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Play Yard At 14th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Side Play Yard								
Rubber Matting	10%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$900	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$667,300	10	$36,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$37,600	10	$4,800	
Exit, Service	50%			2033	$9,700	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$84,000	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$115,500	1-3	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$39,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units With 2 Heat Exchangers Convert Hot Water For Heating Devices.								
Distribution								
Hot Wtr Piping/Pump	95%			2032	$93,000	4	$2,800	
Corroded, Extent : Severe, Area Affected : 80%								
Location : Inside Of The Piping. Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Entire Piping Replacement Has Been Scheduled This Year According To Custodiant.								
Steam Piping/Pump	5%			2059	* *			
Terminal Devices								
Air Handler	30%			2033	$252,700	1	$7,400	
Convector/Radiator	50%			2046	* *	1	$6,500	
Fan Coil Unit/Heat	3%	Now	$1,700	2033	$33,300	1	$400	
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Basement Bathrooms								
Fan Coil Unit/Heat	17%			2033	$188,700	1	$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%	0-2	$8,000	2033	$159,500			
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 2 Units. Attic								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Attic								
Explanation : Inefficient Units								
Window/Wall Unit	70%			2028	$118,700	1		
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2033	$109,400	1		
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2033	$16,500	2	$4,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

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
Ventilation								
Exhaust Fans								
Interior	30%			2033	$59,600	2	$400	
Roof	10%			2033	$8,700	2	$100	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	$5,800	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve								
Brass/Copper	80%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$38,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 120 Gallon Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$20,200	
Sprinkler								
Generic	100%			2043	* *	1-2	$11,200	
Fire Pump								
Generic	100%	0-2	$2,100	2036	$42,700	1	$6,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Chemical System								
Generic	100%			2031	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 107 - BX**
Address : **1695 SEWARD AVENUE @ CROES AVE**
Borough : **BRONX**
Agency's Number : **X107**
Program / Asset # : **BOE0247.000 / 408**
Yr Built/Renovated : **1937 / 2002**
Area Sq Ft : **74,000**
Project Type : **EDUCATION**
Date of Survey : **23-Jun-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3591** **Lot** : **50** **BIN** : **2021972**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$557,100	$114,600
Interior Architecture	$384,700	$4,451,300
Electrical	$177,800	$2,134,100
Mechanical	$513,900	$2,284,200
Site Pavements		$2,144,700
Total	**$1,633,500**	**$11,128,900**
Importance Code A	$557,100	$114,600
Importance Code B	$1,076,400	$8,655,000
Importance Code C		$2,359,300
Total	**$1,633,500**	**$11,128,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,300		$19,100	
Interior Architecture		$27,500	$2,200	$5,900
Electrical	$8,300	$42,700	$6,900	$8,300
Mechanical	$14,600	$10,700	$17,700	$10,700
Total	**$28,200**	**$80,900**	**$45,900**	**$24,800**
Importance Code A	$12,600	$7,500	$26,400	$7,300
Importance Code B	$15,600	$73,400	$19,500	$17,500
Importance Code C				
Total	**$28,200**	**$80,900**	**$45,900**	**$24,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$482,900	LIFE	* *	5	$114,600	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall In Basement								
Masonry: Granite	5%			LIFE	* *	5	$5,100	
Masonry: Limestone	10%			LIFE	* *	5	$10,100	
Windows								
Aluminum	100%			2049	* *	5	$38,200	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$14,000	
Masonry: Limestone	25%			LIFE	* *	5	$5,900	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$74,200	
Copper/Terne	5%	4+	$5,300	2048	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Stair D And C Bulkhead								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,700	
Ceramic Tile	5%			2036	$339,000	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$4,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Entrance								
Vinyl Tile	15%			2038	* *	3	$6,600	
Vinyl Tile 9" X 9"	40%	Now	$384,700	2033	$3,846,700	3	$17,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Wood	25%			2048	* *	5	$55,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	2%			2036	$214,600	5	$3,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,600	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$28,600	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

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
Interior								
Ceilings								
AcousTile,Adhered	22%			2046	* *	5	$24,000	
Exposed Struc: Concrete	3%			LIFE	* *	5	$500	
Plaster	10%			LIFE	* *	5	$6,800	
Plaster	60%			LIFE	* *	5	$40,800	
Plaster	5%			LIFE	* *	5	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Plaster								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	90%			2036	$2,144,700			
Cast in Place Concrete	10%			2038	* *			
Activity Yard								
Asphalt	80%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : New Installation								
Rubber Matting	20%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : New Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2043	* *	1		
Panelboards								
Molded Case Bkrs	60%	Now	$55,200	2041	* *	5	$600	
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	40%			2041	* *	5	$800	
Wiring								
Braided Cloth	60%	2-4	$122,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2043	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$73,400	5	$300	
Locally Mounted	40%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$1,016,600	10	$61,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2033	$209,900			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Observed With One Light Not Working At Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2033	$63,600	10	$8,900	
Exit, Battery	50%			2033	$53,700	10	$2,500	
Exterior Lighting								
HID	10%			2028	$35,400	10		
LED	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter And Rooftop								
Explanation : Operated Via Timer								
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$142,200	1	$27,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Security								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$195,500	1-3	$47,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$73,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$60,700	2033	$606,800			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Pump Of Storage Tank								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Piping Beyond Boiler Room								
Terminal Devices								
Air Handler	20%			2028	$285,200	1	$9,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room Blowers Are Beyond Their Useful Life Cycle Rating								
Convector/Radiator	80%			2031	$495,700	1	$19,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Radiators Are Beyond Their Useful Life Cycle Rating								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	20%			2038	* *			
Window/Wall Unit	25%			2032	$71,800	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Fourth Floor								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,300	
Exhaust Fans								
Interior	100%	0-2	$168,000	2033	$336,100	2	$1,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : House Exhaust Broken Bearing								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

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
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$3,900	2043	* *	1		
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Valves On All Floors								
Galvanized Steel	80%			2031	$773,900	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond The Boiler Room, Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Rating								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,200	4	$1,600	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 107 - Q**		
Address	: **167-02 45 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q107**
Program / Asset #	: **BOE0757.000 / 189**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **119,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5446** **Lot** : **18**	**BIN**	: **4123454**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$694,400	$236,700
Interior Architecture	$3,267,000	$276,300
Electrical	$545,200	$609,800
Mechanical	$1,262,200	$3,802,700
Site Pavements		$886,900
Total	**$5,768,800**	**$5,812,300**
Importance Code A	$1,092,700	$236,700
Importance Code B	$4,614,500	$5,575,700
Importance Code C	$61,700	
Total	**$5,768,800**	**$5,812,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,200	$59,600	$27,800	
Interior Architecture	$39,100	$6,000	$59,400	$15,600
Electrical	$25,200	$33,800	$22,000	$19,400
Mechanical	$37,800	$82,800	$31,500	$20,600
Site Pavements	$43,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$203,200**	**$197,000**	**$155,600**	**$70,400**
Importance Code A	$71,700	$70,100	$38,100	$10,300
Importance Code B	$126,400	$126,900	$117,400	$60,100
Importance Code C	$5,100			
Total	**$203,200**	**$197,000**	**$155,600**	**$70,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	50%			LIFE	* *	5	$95,400	
Masonry: Brick Cavity	35%	Now	$595,600	LIFE	* *	5	$66,800	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Upper Floors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Fan Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Fan Room								
Masonry: Granite	2%			LIFE	* *	5	$2,900	
Masonry: Limestone	3%			LIFE	* *	5	$4,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$31,000	
Windows								
Aluminum	100%			2049	* *	5	$55,600	
Parapets								
Cast Stone/Terra Cotta	5%	Now	$19,400	LIFE	* *	5	$8,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Coping								
Masonry: Brick Cavity	92%	Now	$98,800	LIFE	* *	5	$19,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Pre-Cast Concrete	3%			LIFE	* *	5	$3,900	
Roof								
Built-Up (BUR)	20%			2038	* *	10	$17,000	
Copper/Terne	5%			2061	* *	10	$10,600	
Modified Bitumen	25%	Now	$23,800	2038	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Play Surface	50%			2038	* *	10	$42,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Interior								
Floors								
Carpet	2%			2029	$57,800	3	$4,800	
Cast in Place Concrete	5%	Now	$69,500	LIFE	* *	5	$17,400	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Electrical Room, Pit Area								
Ceramic Tile	3%			2036	$276,300	5	$4,800	
Marble Panels	5%			LIFE	* *	5	$6,000	
Terrazzo	3%			LIFE	* *	5	$3,700	
Vinyl Tile	58%	Now	$523,400	2038	* *	3	$34,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 2001 Wing								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : 2001 Wing								
Vinyl Tile 9" X 9"	20%	Now	$2,612,500	2043	* *	3	$12,000	
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Wood	4%			2048	* *	5	$12,000	
Interior Walls								
Ceramic Tile	12%			2042	* *	5	$10,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,400	
Glass: Single Pane	2%			LIFE	* *	5	$1,300	
Gypsum Board	10%			LIFE	* *	5	$5,100	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	58%	Now	$61,700	LIFE	* *	5	$14,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Staircase Behind Auditorium								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2046	* *	5	$24,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridor 2001 Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor 2001 Wing								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,500	
Gypsum Board	5%			LIFE	* *	5	$6,200	
Metal Panel	5%			LIFE	* *	5	$6,200	
Plaster	55%	Now	$33,900	LIFE	* *	5	$34,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Exit 6								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium, Exit 6								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Site Enclosure								
Fence/Gates								
Chain Link	35%			2053	* *			
Iron Picket	65%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2036				
Activity Yard								
Asphalt	50%	0-2	$43,000	2036	$429,800			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%			2046	* *			
Rubber Matting	45%			2033	$457,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Old Wing								
Explanation : One 2,500 Ampere Main Disconnect Switch For Old Wing								
Fused Disc Sw	30%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room New Wing								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2053	* *	5	$300	
Fused Disc Sw	50%			2033	$133,200	5	$300	
Raceway								
Conduit	25%			2053	* *	1		
Conduit	75%			2033	$187,200	1		
Panelboards								
Fused Disc Sw	7%			2032	$17,200	5	$200	
Fused Disc Sw	3%			2049	* *	5	$100	
Molded Case Bkrs	25%			2049	* *	5	$800	
Molded Case Bkrs	65%			2032	$159,400	5	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	$262,500	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	25%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$130,100	5	$600	
Locally Mounted	30%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$900	
Generic	50%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$36,600	
Generators								
Diesel	100%			2042	* *	1	$46,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,400	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$104,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lamp								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2038	* *	1		
Emergency, Battery	30%			2028	$61,400	10	$8,600	
Exit, Service	40%			2038	* *	1		
Exit, Service	10%			2028	$5,300	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$22,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$114,400	1	$22,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$73,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Buiiding								
Explanation : Strbe Lights, Horns, Smoke Detectors, Pull Boxes And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$36,900	
Conversion Equipment								
Furnace	25%	0-2	$28,400	2038	* *	1	$13,200	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : 2 Units On The Roof								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Roof Of 2001 Addition								
Explanation : Six Rooftop Units, Furnace, Air Conditioning								
Steam Boiler	75%	Now	$398,300	2038	* *	1	$79,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Boiler No. 3 In The Basement								
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Boiler No. 1 And No. 2 Burners, Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room. Boiler No. 3 Is Not Working								
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement								
Explanation : Three Units								
Distribution								
Central Plant Steam Piping/Pmp	75%			2033	$2,569,800	4	$4,400	
No Component	25%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Heating								
Terminal Devices								
Air Handler	20%			2028	$458,600	1	$14,700	
Convector/Radiator	55%			2031	$548,000	1	$21,100	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2033	$511,800	2	$1,800	
R-22 Refrigerant, Extent : Light, Area Affected : 25%								
Location : Roof Of New Addition								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Roof Of New Addition								
Explanation : Six Rooftop Units								
Window/Wall Unit	10%	Now	$900	2028	$46,200	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Room 313								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,400	
Exhaust Fans								
Interior	75%			2028	$405,300	2	$2,700	
Roof	25%			2033	$59,100	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$24,400	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,700	
Backflow Preventer								
Generic	100%			2033	$54,400	1	$7,300	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

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
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 80%								
Location : Basement Through Fifth Floor								
Explanation : One Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : First Floor Through Second Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$8,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 90 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 108 - BK**		
Address	: **200 LINWOOD STREET @ ARLINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K108**
Program / Asset #	: **BOE0419.000 / 1379**	**Yr Built/Renovated**	: **1895 / 2004**
Area Sq Ft	: **65,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Feb-2024**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1,2,3,4,Att**		
Block	: **3926** **Lot** : **45**	**BIN**	: **3087131**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$291,400
Interior Architecture	$225,200	
Electrical	$374,500	$485,700
Mechanical	$192,900	$3,337,400
Total	**$792,700**	**$4,114,500**
Importance Code A		$291,400
Importance Code B	$667,300	$3,823,200
Importance Code C	$125,400	
Total	**$792,700**	**$4,114,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,300			
Interior Architecture	$85,700		$2,900	$7,500
Electrical	$6,100	$7,500	$6,800	$33,400
Mechanical	$24,300	$9,300	$10,700	$9,300
Site Enclosure	$4,600			
Site Pavements	$56,600			
Total	**$229,600**	**$16,800**	**$20,500**	**$50,100**
Importance Code A	$58,800	$6,400	$6,400	$6,600
Importance Code B	$166,200	$10,400	$11,100	$43,600
Importance Code C	$4,600		$2,900	
Total	**$229,600**	**$16,800**	**$20,500**	**$50,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$75,500	
Masonry: Brownstone	15%			LIFE	* *	5	$10,000	
Windows								
Wood	100%			2051	* *	5	$215,800	
Roof								
Modified Bitumen	23%	0-2	$7,100	2040	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Skylight, Metal/Glass	2%	Now	$15,800	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Slate	75%	Now	$29,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Rooms 407, 408								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Soffits								
Embossed Metal	15%			LIFE	* *	5		
Wood	85%			2040	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$10,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%	0-2	$6,300	2044	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Vinyl Tile	60%	Now	$37,000	2040	* *	3	$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Kitchens Throughout								
Wood	30%	Now	$99,900	2050	* *	5	$28,000	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Classrooms Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Classrooms At Radiators								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$5,800	
Masonry: Brick	15%	Now	$74,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	80%	Now	$50,800	LIFE	* *	5	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Stairs And Corridors And Auditorium								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Room 350								
Ceilings								
Embossed Metal	75%			LIFE	* *	5	$33,700	
Plaster	25%	Now	$42,400	LIFE	* *	5	$15,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 407, 408 And Stair 2								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2055	* *			
Iron Picket	75%	Now	$4,600	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Driveway Gate								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$23,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Corner Of Arlington Avenue And Linwood Street								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Arlington Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Rubber Matting	100%	Now	$33,600	2040	* *			
Open Seams, Extent : Moderate, Area Affected : 25%								
Location : Playground								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	80%			2035	$129,500	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$20,100	5	$200	
Molded Case Bkrs	80%			2034	$160,800	5	$1,400	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$134,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2035	$67,000	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	45%			2033	$60,200	5	$200	
Locally Mounted	55%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gasoline Meter Room Basement								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$59,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2030	$61,100	10	$7,800	
Exit, Battery	50%			2030	$51,500	10	$2,200	
Exterior Lighting								
HID	5%			2030	$17,000	10		
LED	15%			2043	* *			
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

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
Alarm								
Security System								
Generic	50%			2035	$68,300	1	$12,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Generic	50%			2030	$68,300	1	$12,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Inrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$40,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	30%	0-2	$1,000	2045	* *	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Some How Gasoline Can Not Be Used On Boiler Number 2.								
Interruptible Gas/Dual Fuel	70%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$11,700	2035	$58,300			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Steam Piping/Pump	90%			2035	$524,300			
Terminal Devices								
Convector/Radiator	90%			2033	$535,400	1	$18,900	
Fan Coil Unit/Heat	10%			2035	$180,400	1	$2,100	
Controls								
Pneumatic	100%			2033	$1,405,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2033	$118,500	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Serves 4th Floor								
Window/Wall Unit	70%			2030	$192,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$7,300	
No Component	80%							
Exhaust Fans								
Interior	10%			2035	$32,300	2	$200	
Roof	10%			2040	* *	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : 2 Units For Restrooms								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$464,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$1,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Auditorium								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$14,600	4	$2,100	
Backflow Preventer								
Generic	100%			2040	* *	1	$4,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$36,300	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 125 Gallon Tanks								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$50,300	1-2	$900	

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DEPARTMENT OF EDUCATION - 040
P. S. 108 - BK
Asset # : 1379

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 108 - BX**		
Address	: **1166 NEILL AVENUE BTWN: HERING AVE., YATES AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X108**
Program / Asset #	: **BOE0248.000 / 409**	**Yr Built/Renovated**	: **1938 / 2014**
Area Sq Ft	: **43,973**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4275** **Lot** : **1**	**BIN**	: **2048608**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$231,300	$72,100
Interior Architecture	$133,600	$1,886,400
Electrical	$254,800	$973,000
Mechanical	$952,200	$1,245,100
Site Pavements	$161,500	
Total	**$1,733,400**	**$4,176,600**
Importance Code A	$231,300	$72,100
Importance Code B	$1,368,500	$4,104,500
Importance Code C	$133,600	
Total	**$1,733,400**	**$4,176,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$28,800	
Interior Architecture	$185,300			$4,500
Electrical	$2,100	$4,500	$47,400	$4,900
Mechanical	$14,500	$6,100	$9,800	$6,100
Site Enclosure	$16,100			
Total	**$218,000**	**$10,600**	**$86,000**	**$15,600**
Importance Code A	$4,400	$4,400	$33,200	$4,400
Importance Code B	$178,300	$6,200	$52,700	$11,200
Importance Code C	$35,300			
Total	**$218,000**	**$10,600**	**$86,000**	**$15,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	$121,600	LIFE	* *	5	$72,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Facades								
Masonry: Granite	5%			LIFE	* *	5	$3,000	
Masonry: Limestone	5%			LIFE	* *	5	$3,000	
Windows								
Aluminum	100%	Now	$109,700	2050	* *	5	$11,200	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Windows								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$9,600	
Masonry: Limestone	10%			LIFE	* *	5	$1,300	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$28,800	
Copper/Terne	5%			2062	* *	10	$3,800	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$5,700	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room In Basement								
Cast in Place Concrete	5%			LIFE	* *	5	$7,200	
Ceramic Tile	3%	Now	$45,600	2043	* *	5	$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Terrazzo	2%	4+	$2,500	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	20%	4+	$7,400	2039	* *	3	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	35%	0-2	$37,700	2034	$1,886,400	3	$8,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Wood	30%			2062	* *	5	$37,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	Now	$75,900	2047	* *	5	$1,100	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Toilet Rooms								
Masonry: Brick	10%			LIFE	* *			
Plaster	62%	2-4	$57,800	LIFE	* *	5	$13,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	20%	Now	$27,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	10%			2047	* *	5	$6,600	
Plaster	90%	4+	$36,900	LIFE	* *	5	$37,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%	4+	$7,800	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter Of Site								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$8,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hering Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$161,500	2047	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Hering And Yates Avenues								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Pavers/Stone	10%			2043	* *			
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Staging And Construction Of New School Addition								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2044	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches For A And B Power Services For The Building, Mechanical Equipment And Emergency Service								
Fused Disc Sw	10%			2034	$2,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Amperes Main Disconnect Switch For The Kitchen								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$200	
Raceway								
Conduit	70%			2034	$58,000	1		
Conduit	30%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Fused Disc Sw	5%			2033	$7,200	5	$100	
Molded Case Bkrs	60%			2033	$85,800	5	$700	
Molded Case Bkrs	30%			2042	* *	5	$300	
Wiring								
Braided Cloth	70%	2-4	$75,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	10%			2034	$10,800	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$657,800	10	$39,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$13,400	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Egress Lighting								
Emergency, Battery	50%			2029	$37,800	10	$5,300	
Exit, Service	50%			2034	$9,700	1		
Exterior Lighting								
HID	30%			2029	$63,000	10		
No Component	70%							
Lightning Protection								

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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DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stacks Only								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2034	$84,500	1	$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Inside And Outside Building								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$116,100	2044	* *	1-3	$24,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$43,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Natural Gasoline Steam Boilers								
Distribution								
Steam Piping/Pump	10%			2060	* *			
Steam Piping/Pump	90%			2060	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Vacuum Pump								
Terminal Devices								
Air Handler	20%			2029	$169,500	1	$5,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	5%	0-2	$900	2039	* *	1	$600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor On Top Of Custodian Office.								
Convector/Radiator	35%			2039	* *	1	$5,000	
Fan Coil Unit/Heat	40%			2029	$446,500	1	$5,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2035	$870,200			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$6,800	2029	$136,500	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,500	
Exhaust Fans								
Interior	100%			2029	$199,700	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	* *	1		
Galvanized Steel	50%			2032	$287,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2032	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 108 - M**
Address : **1615 MADISON AVENUE @ E.109 ST.**
Borough : **MANHATTAN**
Agency's Number : **M108**
Program / Asset # : **BOE0060.000 / 1702**
Yr Built/Renovated : **1952 / 1999**
Area Sq Ft : **88,000**
Project Type : **EDUCATION**
Date of Survey : **10-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,Ph**
Block : **1614** **Lot** : **21** **BIN** : **1051584**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$692,800	$916,500
Interior Architecture	$451,500	$3,868,600
Electrical	$1,802,800	$195,900
Mechanical	$497,800	$4,329,900
Site Pavements		$847,500
Total	**$3,444,900**	**$10,158,200**
Importance Code A	$692,800	$916,500
Importance Code B	$2,300,500	$8,875,800
Importance Code C	$451,500	$366,000
Total	**$3,444,900**	**$10,158,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$79,600	$6,200		$13,300
Electrical	$71,800	$68,900	$5,100	$5,000
Mechanical	$47,500	$31,100	$23,900	$12,100
Site Pavements	$16,600			
Total	**$215,500**	**$106,200**	**$29,000**	**$30,300**
Importance Code A	$8,700	$8,900	$8,700	$8,700
Importance Code B	$171,600	$97,300	$20,300	$21,600
Importance Code C	$35,200			
Total	**$215,500**	**$106,200**	**$29,000**	**$30,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$93,300	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$7,800	
Windows								
Aluminum	100%	Now	$528,200	2041	* *	5	$18,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$6,400	
Painted Surfaces, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$400	
Roof								
Built-Up (BUR)	100%	Now	$164,600	2033	$823,100			1
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : High Roof								
Miss/Damaged Flashings, Extent : Light, Area Affected : 30%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 40%								
Location : High Roof								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,500	
Ceramic Tile	5%	4+	$7,700	2036	$382,600	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	80%			2033	$2,999,100	3	$53,000	
Wood	5%			2048	* *	5	$12,400	
Interior Walls								
Cast in Place Concrete	2%	Now	$33,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Air Handling Unit Room Next To Boiler Room And Throughout Basement								
Ceramic Tile	3%	2-4	$183,000	2036	$366,000	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : All Bathrooms								
Marble Panels	5%			LIFE	* *			
Plaster	70%	0-2	$188,800	LIFE	* *	5	$45,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	20%	2-4	$79,700	LIFE	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	2-4	$15,600	2038	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	10%	0-2	$8,100	2038	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$8,900	
Fiber Board	8%			2033	$121,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : Newly Identified Component								
Metal Panel	2%	4+	$1,300	LIFE	* *	5	$2,400	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$15,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2036	$847,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Service Switchboard In Electrical Room								
Raceway								
Conduit	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	30%			2032	$73,600	5	$600	
Molded Case Bkrs	60%			2041	* *	5	$1,400	
Molded Case Bkrs	10%	2-4	$24,500	2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Panelboards								
Wiring								
Braided Cloth	65%	2-4	$194,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	82%			2028	$1,101,500	10	$66,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2038	* *	10	$8,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	3%			2028	$32,000	10	$100	
Incandescent	5%			2028	$124,800	2	$100	
Egress Lighting								
Emergency, Battery	50%			2028	$75,600	10	$10,600	
Exit, Service	50%			2028	$19,400	1		
Exterior Lighting								
HID	10%	Now	$42,000	2043	* *			
Damaged Fixtures, Extent : Light, Area Affected : 100%								
Location : Lightbulbs Replaced But Fixtures Do Not Work In Building Exterior								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$232,400	1-3	$54,200	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$87,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$14,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In Basement Boiler Room								
Terminal Devices								
Air Handler	20%			2033	$339,100	1	$10,900	
Convector/Radiator	80%			2038	* *	1	$22,700	
Controls								
Digital	100%	Now	$258,800	2031	$2,588,000			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Facility Cannot Control Any Devices, Equipment Is Run Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	25%			2033	$534,900			
Window/Wall Unit	70%			2028	$239,000	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Interior	85%			2033	$339,700	2	$2,300	
Interior	10%	Now	$20,000	2033	$40,000	2	$200	
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Toilet Exhaust Fans								
Roof	5%	Now	$400	2033	$8,700	2	$100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Heat Recovery Ventilator								
No Component	90%							
Generic	10%			2034				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Serves Kitchen Only								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons. Quantity 3								
HW Heat Exchanger								
Steam Fired	100%			2033	$435,700	4	$8,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$18,000	4	$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 108 - Q**		
Address	: **108-10 109 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q108**
Program / Asset #	: **BOE0758.000 / 1588**	**Yr Built/Renovated**	: **1925 / 2000**
Area Sq Ft	: **162,659**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **11475** **Lot** : **11**	**BIN**	: **4247572**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$311,700
Interior Architecture	$1,447,500	$85,000
Electrical	$237,300	$3,957,500
Mechanical	$5,736,500	$2,155,800
Total	**$7,421,300**	**$6,509,900**
Importance Code A		$327,500
Importance Code B	$7,421,300	$6,182,400
Total	**$7,421,300**	**$6,509,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,800	$10,700		
Interior Architecture	$65,400	$62,900	$8,500	$4,600
Electrical	$26,500	$48,200	$30,800	$27,600
Mechanical	$42,300	$36,400	$57,600	$79,200
Site Enclosure	$8,800			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$154,200**	**$165,600**	**$104,300**	**$118,800**
Importance Code A	$19,900	$26,800	$16,100	$16,500
Importance Code B	$70,000	$138,800	$83,400	$102,300
Importance Code C	$64,300		$4,800	
Total	**$154,200**	**$165,600**	**$104,300**	**$118,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$64,800	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Horizontal Bands And Window Lintels								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Facades								
Explanation : Horizontal Decorative Bands And Window Sills								
Masonry: Brick Cavity	88%			LIFE	* *	5	$146,000	
Granite Panels	2%			LIFE	* *	5	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Facades								
Explanation : Base Of Building								
Pre-Cast Concrete	5%			LIFE	* *	5	$27,000	
Windows								
Aluminum	95%			2051	* *	5	$63,700	
Metal Louvers	5%			2044	* *	10	$21,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,600	
Masonry: Brick	60%			LIFE	* *	5	$11,700	
Masonry: Brick	3%	0-2	$3,800	LIFE	* *	5	$600	
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : East Parapet								
Masonry: Brick Cavity	15%			LIFE	* *	5	$2,900	
Masonry: Limestone	2%			LIFE	* *	5	$500	
Metal Rail	5%			2048	* *	5-10	$17,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$12,300	
Roof								
Modified Bitumen	100%			2043	* *	10	$100,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Old And New Wing								
Explanation : Multilevel								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2044	* *	5	$7,300	
Mosaic Tile	2%			2048	* *	5	$12,200	
Quarry Tile	5%			2048	* *	5	$18,300	
Terrazzo	5%	Now	$233,100	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby, Second Floor And Steps								
Deflection Evident, Extent : Moderate, Area Affected : 20%								
Location : Lobby And Second Floor								
Vinyl Tile	55%			2040	* *	3	$50,200	
Vinyl Tile	10%	Now	$68,900	2040	* *	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Vinyl Tile 9" X 9"	5%			2030	$996,900	3	$6,100	
Wood	10%	Now	$148,700	2050	* *	5	$22,800	
Deteriorated Finish, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Gymnasium, Left Side								
Explanation : Plywood Patch Finish								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	2%	Now	$36,200	2044	* *	5	$3,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Boys Bathroom, Old Wing								
Ceramic Tile	3%			2044	* *	5	$9,600	
Concrete Masonry Unit	20%			LIFE	* *	5	$25,700	
Gypsum Board	10%			LIFE	* *	5	$19,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%	0-2	$23,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1924 Building Lobby And Second Floor								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1924 Building Lobby And Second Floor								
Plaster	43%			LIFE	* *	5	$41,400	
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2048	* *	5	$61,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,900	
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : Fireproofing Materials								
Gypsum Board	5%	2-4	$4,400	LIFE	* *	5	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells Of 2000 Building								
Plaster	55%			LIFE	* *	5	$85,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%	2-4	$1,700	2040	* *	5	$3,500	
Deteriorated Finish, Extent : Light, Area Affected : 30%								
Location : Railings At Ramps								
Chain Link	70%			2045	* *			
Iron Picket	20%	Now	$3,200	2055	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Gate Hinges, One Of Two Inoperable								
Free Standing Walls								
Masonry: Brick	100%			2045	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$3,900	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Ramps To Building								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Ramp From Playground To Building								
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Perimeter Fence Wall, Ramps To Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Perimeter Sidewalk								
Explanation : New Construction Evident								
On-Site Walkways								
Cast in Place Concrete	95%			2048	* *			
Pavers/Stone	5%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Site Pavements								
Activity Yard								
Asphalt	20%			2044	* *			
Cast in Place Concrete	60%			2048	* *			
Rubber Matting	20%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : Artificial Grass								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	30%			2035	$15,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	$89,900	5	$200	
Fused Disc Sw	70%			2045	* *	5	$500	
Raceway								
Conduit	60%			2035	$177,500	1		
Conduit	40%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$400	
Molded Case Bkrs	60%			2034	$208,500	5	$2,600	
Molded Case Bkrs	30%			2043	* *	5	$1,300	
Wiring								
Braided Cloth	20%	2-4	$81,800	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	80%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$500	
Locally Mounted	50%			2040	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$50,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Stand-by Power								
Generators								
Diesel	100%			2038	* *	1	$63,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 500 Kilovolt Amperes.								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$36,300	
Fuel Storage								
Day Tank	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 30 Gallons Rated Capacity								
Main Tank	90%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$2,234,600	10	$134,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	8%			2035	$198,600	10	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria								
Explanation : Compact Fluorescent Lights								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2035	$51,300	1		
Exit, LED	15%			2063	* *	1		
Exit, Service	35%			2035	$25,100	1		
Exterior Lighting								
HID	20%			2030	$155,400	10	$100	
No Component	70%							
Under Construction	10%							
Alarm								
Security System								
Generic	100%			2035	$312,700	1	$60,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$429,600	1-3	$100,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	95%			2048	* *	1	$153,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	5%			2048	* *	1	$8,100	
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	8%	0-2	$50,100	2040	* *	1	$7,200	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Unit No.3 In Penthouse Of New Wing.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Air Handler	10%	0-2	$15,700	2030	$313,400	1	$9,100	
Not Energy Efficient, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium And Auditorium								
Air Handler	22%			2040	* *	1	$22,100	
Convector/Radiator	40%			2033	$544,800	1	$21,000	
Fan Coil Unit/Heat	20%			2030	$825,900	1	$10,500	
Controls								
Pneumatic	100%	0-2	$3,219,000	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Malfunctioning Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	$368,600	2035	$737,200	1	$20,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Penthouse. Unreliable And Constantly Breaking Down								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Penthouse Of New Wing								
Window/Wall Unit	50%			2030	$315,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	* *	4	$2,400	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$30,200	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Air Conditioning								
Heat Rejection								
Dry Cooler	30%			2035	$183,400	2	$34,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$27,200	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$63,500	
Exhaust Fans								
Interior	70%	0-2	$51,700	2030	$517,100	2	$2,800	
Not in Service, Extent : Severe, Area Affected : 60%								
Location : House Exhaust In Basement Fan Room								
Interior	20%			2040	* *	2	$1,000	
Roof	10%			2040	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2055	* *	1		
Galvanized Steel	30%			2033	$637,900	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$3,300	2030	$33,300	4	$3,400	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Pump Is Not Working								
Backflow Preventer								
Generic	100%			2040	* *	1	$10,000	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

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
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$24,600	
Sprinkler								
No Component	65%							
Generic	35%			2055	* *	1-2	$15,900	
Fire Pump								
No Component	70%							
Generic	30%			2038	* *	1	$9,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 109 - BX**				
Address	: **1771 POPHAM AVENUE @ PALASADE PL.**				
Borough	: **BRONX**			**Agency's Number**	: **X109**
Program / Asset #	: **BOE0249.000 / 410**			**Yr Built/Renovated**	: **1971 / 2008**
Area Sq Ft	: **74,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **16-Jan-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Ph**				
Block	: **2877**	**Lot**	: **393**	**BIN**	: **2094549**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$305,600	$201,000
Interior Architecture	$407,100	$2,239,700
Electrical		$968,800
Mechanical		$4,225,800
Total	**$712,700**	**$7,635,300**
Importance Code A	$305,600	$853,300
Importance Code B	$407,100	$6,782,000
Total	**$712,700**	**$7,635,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,900		$18,400	
Interior Architecture	$121,400		$12,700	$3,400
Electrical	$9,400	$6,900	$7,200	$9,200
Mechanical	$103,400	$13,800	$16,200	$10,200
Site Enclosure	$19,700			
Site Pavements	$71,900			
Total	**$371,600**	**$20,700**	**$54,500**	**$22,800**
Importance Code A	$58,900	$7,200	$25,700	$7,200
Importance Code B	$179,400	$13,500	$25,700	$15,600
Importance Code C	$133,300		$3,200	
Total	**$371,600**	**$20,700**	**$54,500**	**$22,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$202,100	
Masonry: Brick	10%	Now	$106,500	LIFE	* *	5	$12,600	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Bulkhead								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
Location : North Facade								
Masonry: Limestone	5%			LIFE	* *	5	$9,500	
Window Wall	5%			2046	* *	5	$23,700	
Windows								
Aluminum	100%			2052	* *	5	$33,700	
Parapets								
Masonry: Brick	18%	0-2	$11,200	LIFE	* *	5	$4,300	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : East Facade, Loose Fasteners								
Masonry: Brick	70%			LIFE	* *	5-10	$114,800	
Masonry: Limestone	5%			LIFE	* *	5-10	$14,600	
Metal Rail	7%			2049	* *	5-10	$30,300	
Roof								
Built-Up (BUR)	95%			2041	* *	10	$87,300	
Copper/Terne	5%			2064	* *	10	$11,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$47,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2039	* *	5	$5,500	
Terrazzo	3%			LIFE	* *	5	$5,100	
Vinyl Tile	50%			2041	* *	3	$20,500	
Vinyl Tile 9" X 9"	25%	Now	$224,000	2036	$2,239,700	3	$10,300	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Rooms M23, M21								
Wood	7%			2051	* *	5	$14,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Gymnasium								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Explanation : Finished Plywood Patching								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$6,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,100	
Glazed Ceramic Panel	5%			LIFE	* *	10	$5,700	
Plaster	55%			LIFE	* *	5-10	$59,300	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$15,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$13,700	
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$82,000	
Metal Panel	5%	Now	$111,300	LIFE	* *	5	$6,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Plaster	25%			LIFE	* *	5-10	$47,000	
Site Enclosure								
Fence/Gates								
Chain Link	55%	4+	$9,500	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Iron Picket	45%	4+	$8,500	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	95%			2056	* *			
Masonry: Brick	5%	Now	$1,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North Stair								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$6,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Front Sidewalk								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$37,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	60%	Now	$5,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Cast in Place Concrete	40%	Now	$7,300	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Palisade Place Driveway								

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DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Site Pavements								
Activity Yard								
Asphalt	80%	0-2	$15,300	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2036	$11,600	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 400 Ampere Main Disconnect Switches								
Under Construction	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Electrical Room Basement								
Explanation : New Main Service Switch With 3,000 Amperes Capacity Will Be Installed								
Switchgear / Switchboard								
Fused Knife Sw	25%			2036	$49,900	5	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Under Construction	75%							
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Fused Knife Sw	5%			2035	$9,200	5	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	85%			2035	$156,300	5	$1,700	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$61,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								

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DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$8,800	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2036	$71,100	1	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$71,100	1	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Some Offices, Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$195,500	1-3	$47,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium And Basement								
Explanation : Strobes, Bell, Horn, Pull Box Station And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	$3,500	2036	$174,000	5	$11,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$13,000	2034	$652,300	1	$65,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Heating								
Distribution								
Steam Piping/Pump	20%	Now	$6,000	2036	$119,900			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Steam Piping/Pump	80%			2036	$479,500			
Terminal Devices								
Air Handler	20%	Now	$28,200	2031	$281,700	1	$8,100	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Sub-basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Convector/Radiator	80%			2034	$489,600	1	$18,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Electrical	20%			2034	$84,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium								
Explanation : Forced Air System								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Camera Room								
Window/Wall Unit	65%			2031	$184,300	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,500	
Exhaust Fans								
Interior	80%			2031	$265,500	2	$1,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room, Penthouse Fan Room								
Roof	20%			2031	$29,000	2	$500	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$769,000	1		
Galvanized Steel	9%	0-2	$25,800	2034	$86,000	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement. Crawlspace, Water Meter Room								
Galvanized Steel	11%			2034	$105,100	1		
Water Heater With Tanks								
Electric	100%			2035	$121,100	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units, 4.5 Kilowatts 119 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2036	$361,900	4	$10,800	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$15,200	4	$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$51,700	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 109 - BX MINISCHOOL**		
Address	: **1771 POPHAM AVENUE @ PALASADE PL.**		
Borough	: **BRONX**	**Agency's Number**	: **X899**
Program / Asset #	: **BOE0249.010 / 411**	**Yr Built/Renovated**	: **1971 / 2006**
Area Sq Ft	: **8,860**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2877** **Lot** : **393**	**BIN**	: **2094549**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$51,400
Electrical		$73,400
Mechanical		$332,000
Site Pavements	$86,900	
Total	**$86,900**	**$456,800**
Importance Code A		$51,400
Importance Code B		$405,300
Importance Code C	$86,900	
Total	**$86,900**	**$456,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,900		$900	
Interior Architecture	$25,500		$6,600	$1,500
Electrical	$1,100	$800	$900	$1,100
Mechanical	$4,600	$400	$2,400	$400
Site Pavements	$7,600			
Total	**$43,600**	**$1,200**	**$10,800**	**$3,100**
Importance Code A	$5,400	$400	$1,300	$400
Importance Code B	$21,300	$800	$9,400	$2,600
Importance Code C	$17,000			
Total	**$43,600**	**$1,200**	**$10,800**	**$3,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	$4,900	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North And West Facade								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : West Facade At Base								
Weathering Steel	90%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Scheduled For Removal in 2025								
Windows								
Aluminum	100%			2044	* *	5	$1,700	
Roof								
Metal Panel	100%			2041	* *	10	$51,400	
Soffits								
Metal Panel	100%			2046	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	4%			LIFE	* *	5	$2,400	
Mosaic Tile	6%	Now	$7,900	2041	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : At Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Entrance								
Vinyl Tile	90%	Now	$7,000	2041	* *	3	$4,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Corridor								
Interior Walls								
Concrete Masonry Unit	67%			LIFE	* *	5	$12,100	
Metal Panel	33%			LIFE	* *	10	$3,400	
Ceilings								
AcousTileSusp.Lay-In	100%			2049	* *	5	$13,200	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Hallways								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Vegetation Growth								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : East Of Building								
Vegetation Growth, Extent : Moderate, Area Affected : 1%								
Location : East Of Building								
Site Pavements								
On-Site Walkways								
Asphalt	90%	2-4	$7,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth								
Cast in Place Concrete	10%			2041	* *			
Parking/Driveway								
Asphalt	100%	2-4	$86,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : East Of Building								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Explanation : Vegetation Growth								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 400 Ampere Main Disconnect Switches								
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,500	5		
Molded Case Bkrs	95%			2035	$29,100	5		$200
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5		$100
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		$300

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

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
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$1,100	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2031	$8,500	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm Only And Motion Sensors								
Generic	50%			2036	$8,500	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$23,400	1-3	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station Fed From Main Building Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2036	$2,300	1		
Conversion Equipment								
Furnace	95%			2031	$26,800	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two Units								
Radiant Heater	5%			2031	$11,800	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Baseboard Heater								
Air Conditioning								
Energy Source								
Electricity	100%			2035	$24,900	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

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
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2031	$215,400			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$26,300	2	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,800	
Exhaust Fans								
Roof	100%			2041	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$116,500	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Explanation : One Unit, 4.5kw 55 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 11 - BX**
Address : **1257 OGDEN AVENUE @ W.169 ST.**
Borough : **BRONX**
Program / Asset # : **BOE0163.000 / 504**
Area Sq Ft : **68,000**
Date of Survey : **28-Dec-2023**
Areas Surveyed : **Floors 1,2,3**
Block : **2529** **Lot** : **81**

Agency's Number : **X011**
Yr Built/Renovated : **1890 / 1999**
Project Type : **EDUCATION**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **2003519**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$181,100
Interior Architecture	$220,900	$1,825,100
Electrical	$171,600	$865,400
Mechanical	$713,600	$4,475,400
Total	**$1,106,100**	**$7,347,000**
Importance Code A	$265,300	$231,800
Importance Code B	$711,100	$7,115,200
Importance Code C	$129,700	
Total	**$1,106,100**	**$7,347,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,800	$8,700		$70,000
Interior Architecture	$58,800	$12,900	$3,700	$55,800
Electrical	$6,300	$6,700	$8,300	$6,700
Mechanical	$65,800	$9,600	$14,800	$9,600
Site Pavements	$4,300			
Total	**$146,100**	**$37,900**	**$26,800**	**$142,100**
Importance Code A	$10,800	$15,500	$6,700	$76,800
Importance Code B	$114,300	$22,500	$20,000	$65,300
Importance Code C	$21,000			
Total	**$146,100**	**$37,900**	**$26,800**	**$142,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	$21,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Facade Covered With Netting								
Masonry: Brick Cavity	55%			LIFE	* *	5	$48,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Netting Over Facade								
Masonry: Brownstone	10%			LIFE	* *	5	$6,600	
Masonry: Limestone	10%			LIFE	* *	5	$6,600	
Windows								
Aluminum	100%			2060	* *	5	$32,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Being Replaced								
Parapets								
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Metal Rail	5%			2048	* *	5-10	$14,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,000	
No Component	10%							
Under Construction	65%							
Roof								
Built-Up (BUR)	20%			2035	$181,100	10	$13,900	
Copper/Terne	5%			2050	* *	10	$8,700	
Modified Bitumen	65%			2040	* *	10	$45,100	
Slate	10%	Now	$10,800	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	15%	0-2	$42,100	LIFE	* *	5	$48,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And First Floor Corridor Which Is A 1903 Addition, Stair Landings								
Ceramic Tile	5%			2044	* *	5	$7,400	
Quarry Tile	5%			2048	* *	5	$11,100	
Vinyl Tile	40%	0-2	$91,300	2035	$1,825,100	3	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors In 1890 And 1903 Additions And Auditorium								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Corridors In 1890 And 1903 Additions And Auditorium								
Wood	35%			2050	* *	5	$96,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$7,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$5,500	2038	* *	5	$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Toilets, Kitchen And Lunch Room								
Glass: Single Pane	3%	4+	$3,600	LIFE	* *	5	$2,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Stair A And B								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transoms And Stair Landings								
Explanation : Single Pane Glass								
Gypsum Board	10%			LIFE	* *	5	$5,300	
Masonry: Brick	15%	Now	$56,900	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Basement Foundation Walls, Ogden Street And Merriam Street Facades								
Plaster	60%	Now	$72,700	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Exit 11								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stairwell F								
Plaster	2%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : 1930 Mural. Landmarked								
Ceilings								
AcousTileSusp.Lay-In	10%			2048	* *	5	$14,800	
Embossed Metal	70%			LIFE	* *	5	$46,500	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Masonry: Vault Struct	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%			2070	* *			
Retaining Walls								
Cast in Place Concrete	90%			2070	* *			
Masonry: Brick	10%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Site Pavements								
On-Site Walkways								
Asphalt	30%			2038	* *			
Cast in Place Concrete	65%	Now	$4,300	2048	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Into Basement At Exit 11 Base								
Explanation : Water Penetration								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Use As Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$50,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Swith Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2035	$131,000	5	$200	
Fused Disc Sw	40%			2045	* *	5	$100	
Raceway								
Conduit	90%			2035	$145,600	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	15%			2034	$30,200	5	$200	
Molded Case Bkrs	65%			2034	$130,700	5	$1,200	
Molded Case Bkrs	20%			2043	* *	5	$400	
Wiring								
Braided Cloth	50%	2-4	$111,700	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	30%			2035	$67,000	1		
Motor Controllers								
Locally Mounted	60%			2033	$80,200	5	$300	
Locally Mounted	40%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$59,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$63,900	10	$8,200	
Exit, Service	50%			2035	$16,400	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$196,300	1-3	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Auditorium, Lobby								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One Tank Of 5,000 Gallons And Fuel Type 2								
Conversion Equipment								
Steam Boiler	100%	0-2	$265,300	2040	* *	1	$60,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boiler No. 2 Flame Kees Cutting Out								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boiler No. 2 Leaking Safety Valve. Boiler No. 1 Leaking Via The Top Cover								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	20%	0-2	$42,800	2045	* *	4	$700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Paint Room And Fan Room								
Explanation : Steam Leaks In Paint And Fan Room								
Central Plant Steam Piping/Pmp	80%			2035	$1,712,000	4	$4,000	
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Beyond The Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2030	$286,400	1	$8,400	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	75%			2033	$466,700	1	$16,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2030	$94,300	1	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Controls								
Pneumatic	100%			2033	$1,470,800			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	25%			2040	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Main Distribution Frame Room								
Explanation : Split Unit Serving Main Distribution Frame Room								
Window/Wall Unit	15%			2033	$43,200	1		
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium And Auditorium								
Explanation : Air Condition Is Needed In Gymnasium And Auditoium Per School Authority								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Ventilation								
Exhaust Fans								
Interior	20%			2030	$67,500	2	$400	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Roof	15%			2040	* *	2	$300	
On Extended Life, Extent : Moderate, Area Affected : 15%								
Location : Roof								
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2055	* *	1		
Galvanized Steel	85%			2033	$825,800	1		
On Extended Life, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$19,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Of 100 Gallons								
Sanitary Piping								
Cast Iron	95%	0-2	$18,200	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Sink Leaking								
Cast Iron	5%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	$15,200	4	$2,200	
Backflow Preventer								
No Component	70%							
Generic	30%			2040	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement								
Explanation : Recent Replacement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout Toilet Rooms								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

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
Fire Suppression								
Sprinkler								
No Component	98%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Sprinklers Availabe In Paint, Supply, Storage And Kitchen							
Generic	2%			2045	* *	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 11 (P172 ECC) - BX ANNEX**		
Address	: **1399 OGDEN AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X172**
Program / Asset #	: **BOE1167.000 / 14913**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **38,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **2535** **Lot** : **10**	**BIN**	: **2116205**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$286,100	$134,300
Interior Architecture	$445,900	
Electrical	$315,400	$495,300
Mechanical	$648,100	$1,501,500
Total	**$1,695,500**	**$2,131,200**
Importance Code A	$286,100	$250,500
Importance Code B	$1,409,400	$1,880,700
Total	**$1,695,500**	**$2,131,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,900			
Interior Architecture	$8,100		$600	$5,600
Electrical	$13,600	$66,800	$6,200	$6,200
Mechanical	$57,000	$74,300	$17,300	$11,000
Site Enclosure	$46,200			
Site Pavements	$35,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$194,000**	**$148,300**	**$31,400**	**$30,000**
Importance Code A	$28,000	$1,200	$1,100	$1,100
Importance Code B	$157,800	$147,100	$30,200	$28,900
Importance Code C	$8,200			
Total	**$194,000**	**$148,300**	**$31,400**	**$30,000**

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$25,700	
Masonry: Brick Cavity	90%			LIFE	* *	5	$49,400	
Windows								
Aluminum	100%	2-4	$69,400	2049	* *	5	$3,600	
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,200	
Masonry: Brick	90%	4+	$127,900	LIFE	* *	5	$9,900	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Rail	5%			2046	* *	5-10	$9,900	
Roof								
Built-Up (BUR)	50%	Now	$26,900	2033	$134,300			
Drains Clogged, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
Location : At Parapets								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Plaza Roof: Stone Panels	50%	2-4	$88,700	2053	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Roof Area								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Roof								
Explanation : Stained And Broken Units								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Carpet	2%			2032	$23,400	3	$1,900	
Ceramic Tile	10%			2042	* *	5	$6,400	
Traffic Topping	18%	2-4	$113,400	2038	* *	5	$7,300	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Epoxy Resin On Concrete Floor								
Vinyl Tile	70%	2-4	$127,700	2038	* *	3	$16,900	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$9,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,800	
Gypsum Board	5%			LIFE	* *	5	$5,900	
SGFT/Glazed Masonry	80%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	55%	2-4	$116,900	2046	* *	5	$22,200	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	40%	2-4	$87,800	2046	* *	5	$12,900	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Gypsum Board	5%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$3,300	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$42,800	2068	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : At Activity Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : Glazed Tile Over Concrete								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	30%	4+	$9,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	70%	2-4	$25,400	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Play Yard								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$20,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$2,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 And 200 Ampere For Fire Pump And Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$200	
Raceway								
Conduit	100%			2033	$62,700	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,200	5	$100	
Molded Case Bkrs	90%			2032	$92,000	5	$900	
Wiring								
Thermoplastic	100%			2033	$79,000	1		
Motor Controllers								
Locally Mounted	100%	4+	$1,500	2031	$73,400	5	$100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$11,700	
Generators								
Diesel	100%			2029	$142,000	1	$14,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 175 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,400	
Fuel Storage								
Day Tank	30%			2032	$7,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 50 Gallons								
Main Tank	70%			2036	$55,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$34,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, Service	40%			2028	$6,700	1		
Exterior Lighting								
HID	10%			2028	$18,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated By Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%	0-2	$3,700	2028	$73,000	1	$12,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Cafeteria And Offices								
Explanation : Only Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$100,400	1-3	$23,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby								
Explanation : No Central Station Connection								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 2,000 Gallon Fuel Oil Tank With Transfer Pump								

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	70%			2036	$116,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Serve Convectors And Radiators And 2 Units Serve Air Handlers And Fan Coil Units.								
Steam Boiler	30%			2046	* *	1	$11,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	70%			2041	* *	4	$1,300	
Steam Piping/Pump	30%			2053	* *			
Terminal Devices								
Air Handler	20%			2033	$146,400	1	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Air Handler	10%	Now	$29,300	2033	$73,200	1	$2,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Kitchen Unit At Roof								
Convector/Radiator	30%			2038	* *	1	$3,700	
Fan Coil Unit/Heat	40%	2-4	$192,900	2033	$385,900	1	$4,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Motors At Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : See Air Conditioning								
Controls								
Electrical	25%			2028	$54,100			
Pneumatic	75%			2031	$564,000			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	$229,600	1	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
No Component	60%							

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DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	30%	0-2	$1,500	2033	$7,600	4	$600	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Fittings At Various Locations								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	$60,400	1	$4,700	
Fan Coil - 2 Pipe	20%			2033	$95,000	1	$2,500	
No Component	60%							
Heat Rejection								
Dry Cooler	40%	4+	$1,400	2028	$28,600	2	$8,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. Dunnage Showing Rust								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,200	
Exhaust Fans								
Interior	20%			2033	$34,500	2	$200	
Roof	80%			2033	$60,400	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : With 200-gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$13,700	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Various Roof Drains								
Sump Pump(s)								
Non-Submersible	100%	0-2	$200	2033	$7,800	4	$800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Check Valve At Unit In Basement								
Sewage Ejector(s)								
Electric	100%			2028	$20,400	4	$2,300	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$19,200	
Sprinkler								
No Component	40%							
Generic	60%			2043	* *	1-2	$6,400	
Fire Pump								
Generic	100%			2036	$37,200	1	$7,100	
Chemical System								
Generic	30%			2028	$35,700	1-10	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Day Care Kitchen								
Explanation : One 36 Square- foot Hood With Ansul System And One 16 Square- foot Hood Without Ansul.								
Generic	70%			2028	$83,300	1-10	$40,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Board Of Education Kitchen								
Explanation : 80 Square-foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 110 - BK**
Address : **124 MONITOR STREET @DRIGGS AVE.**
Borough : **BROOKLYN**
Agency's Number : **K110**
Program / Asset # : **BOE0420.000 / 1380**
Yr Built/Renovated : **1895 / 2012**
Area Sq Ft : **66,000**
Project Type : **EDUCATION**
Date of Survey : **20-Sep-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Att**
Block : **2688** **Lot** : **42** **BIN** : **3067144**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,100	$71,100
Interior Architecture	$275,700	
Electrical	$61,300	$1,232,700
Mechanical	$54,100	$1,568,000
Site Pavements		$50,900
Total	**$462,200**	**$2,922,800**
Importance Code A	$71,100	$71,100
Importance Code B	$322,900	$2,851,700
Importance Code C	$68,200	
Total	**$462,200**	**$2,922,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,400		$36,500	
Interior Architecture	$183,400		$3,400	$10,600
Electrical	$21,600	$6,200	$6,600	$7,600
Mechanical	$59,200	$12,600	$9,700	$9,400
Site Enclosure	$21,300			
Site Pavements	$5,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$335,700**	**$26,000**	**$63,400**	**$34,700**
Importance Code A	$43,900	$6,500	$43,000	$6,500
Importance Code B	$207,000	$19,400	$20,400	$28,200
Importance Code C	$84,700			
Total	**$335,700**	**$26,000**	**$63,400**	**$34,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$41,700	
Masonry: Brick	80%			LIFE	* *	5	$142,200	
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : Street Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick Cavity	5%			LIFE	* *	5	$8,900	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Elevator Tower								
Masonry: Limestone	2%			LIFE	* *	5	$2,700	
Metal Panel	10%			2056	* *	5-10	$61,100	
Windows								
Aluminum	75%			2052	* *	5	$16,200	
Aluminum w/ Guards	25%			2052	* *	5	$5,400	
Parapets								
Metal Rail	35%			2049	* *	5-10	$60,000	
No Component	65%							
Roof								
Metal Panel	45%			2041	* *	10	$41,500	
Modified Bitumen	55%			2041	* *	10	$27,700	
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,600	
Ceramic Tile	5%			2045	* *	5	$5,000	
Sheet Vinyl/Rubber	1%			2041	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnastic Room								
Explanation : Rubber Floor Tiles								
Traffic Topping	10%	Now	$146,200	2046	* *	5	$6,200	
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Stairs Landings And Open Areas In Basement								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Stairs Landings And Open Areas In Basement								
Vinyl Tile	50%	Now	$28,200	2041	* *	3	$18,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Upper Floor Corridors								
Vinyl Tile 9" X 9"	15%	Now	$61,300	2046	* *	3	$5,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : 3rd And 4th Floor Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Laboratory Room, 3rd And 4th Floor Classrooms								
Wood	1%			2064	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room								
Explanation : Wood Floor								
Wood	8%			2051	* *	5	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Wood Floors								
Interior Walls								
Ceramic Tile	7%	Now	$9,200	2039	* *	5	$4,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Base Of Walls In Stairwells								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,700	
Glass: Single Pane	8%			LIFE	* *	5	$14,000	
Gypsum Board	5%			LIFE	* *	5-10	$9,900	
Masonry: Brick	15%	0-2	$68,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement Walls								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Basement Walls								
Plaster	60%			LIFE	* *	5-10	$59,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2049	* *	5	$5,000	
Embossed Metal	38%	4+	$23,400	LIFE	* *	5	$17,100	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Room 106, Auditorium, 4th Floor Corridor								
Exposed Struc: Concrete	9%			LIFE	* *	5-10	$11,200	
Exposed Struc: Wood	8%			LIFE	* *	10	$12,000	
Plaster	40%	Now	$24,800	LIFE	* *	5	$24,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Room 403								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Iron Picket	40%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Free Standing Walls								
Masonry: Brick	100%	Now	$21,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,400	2041	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Monitor And Driggs Walkways								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Not Accessible Due To Construction Staging Area								
Traffic Topping	40%			2036	$50,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Within Play Yards								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Play Yard Surfaces								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Play Yard								
Explanation : Not Accessible Due To Construction Staging Area								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 110 - BK
Asset # : 1380

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	10%			2035	$18,400	5	$200	
Molded Case Bkrs	30%			2044	* *	5	$500	
Molded Case Bkrs	50%			2052	* *	5	$900	
Wiring								
Braided Cloth	30%	2-4	$61,300	2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Thermoplastic	50%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
Fluorescent	75%			2036	$755,600	10	$45,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	25%			2044	* *			
Egress Lighting								
Emergency, Battery	50%	0-2	$11,300	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 20%								
Location : Different Locations								
Exit, Service	50%	0-2	$300	2041	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Different Locations								
Exterior Lighting								
Fluorescent	20%			2031	$53,900	10	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Compact Fluorescent Lights								
No Component	80%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Alarm								
Security System								
Generic	100%			2031	$126,900	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$174,300	1-3	$41,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$65,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$54,100	2046	* *			
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement, Condensate Pump								
Terminal Devices								
Convector/Radiator	75%			2034	$414,500	1	$16,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%			2031	$418,900	1	$5,300	
Controls								
Electrical	100%	0-2	$37,600	2034	$375,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Controller Is Not Working Properly								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%	0-2	$9,000	2034	$179,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Cafeteria, Gymnasium And Room 201 Units Are Not Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$5,800	
No Component	90%							
Exhaust Fans								
Roof	10%			2036	$13,100	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2034	$86,300	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 115 Gallons								
HW Heat Exchanger								
High Temp	100%			2056	* *	4	$9,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,400	2036	$13,500	4	$1,400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2041	* *	1	$4,000	
Fixtures								
Generic	100%							
Leaking Connections, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Girl's Bathrooms. Connection Turned Off To Prevent Leakages								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$93,500	1-2	$1,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 110 - BX**				
Address	: **580 CROTONA PARK SOUTH @FULTON AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X110**	
Program / Asset #	: **BOE0250.000 / 199**		**Yr Built/Renovated**	: **1964 / 2008**	
Area Sq Ft	: **94,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **24-Mar-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,3,4**				
Block	: **2932**	**Lot** : **1**	**BIN**	: **2009718**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$155,000	$67,500
Interior Architecture	$1,191,900	
Electrical	$586,500	$630,800
Mechanical	$1,804,200	$1,171,000
Site Pavements	$99,500	
Total	**$3,837,100**	**$1,869,400**
Importance Code A	$993,900	$67,500
Importance Code B	$2,494,600	$1,801,800
Importance Code C	$348,600	
Total	**$3,837,100**	**$1,869,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,500			
Interior Architecture	$51,200	$1,700		$11,000
Electrical	$50,300	$3,100	$2,300	$2,600
Mechanical	$66,100	$14,200	$21,800	$18,800
Site Enclosure	$36,800			
Site Pavements	$24,200			
Total	**$264,200**	**$18,900**	**$24,100**	**$32,400**
Importance Code A	$45,100	$9,300	$9,300	$9,300
Importance Code B	$181,400	$9,600	$14,800	$23,100
Importance Code C	$37,800			
Total	**$264,200**	**$18,900**	**$24,100**	**$32,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	15%			LIFE	* *	5	$35,400	
Masonry: Brick	80%	Now	$67,800	LIFE	* *	5	$40,200	
Diagonal Cracks, Extent : Severe, Area Affected : 4%								
Location : Chimney								
Loose Units, Extent : Severe, Area Affected : 2%								
Location : Brick Chimney								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Chimney								
Explanation : Soot And Smoke Damage To Surface								
Masonry: Limestone	5%			LIFE	* *	5	$1,900	
Windows								
Aluminum	100%	4+	$23,500	2048	* *	5	$12,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$5,400	
Metal Panel	5%			2052	* *	5	$1,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,000	
Roof								
Built-Up (BUR)	95%			2037	* *	10	$87,100	
Copper/Terne	5%			2047	* *	10	$11,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$67,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,600	
Ceramic Tile	5%	Now	$156,200	2047	* *	5	$3,400	
Patching Evident, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	10%			2037	* *	3	$5,100	
Vinyl Tile 9" X 9"	65%	Now	$360,000	2042	* *	3	$33,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%			2047	* *	5	$12,700	
Interior Walls								
Ceramic Tile	5%	Now	$348,600	2047	* *	5	$5,200	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen And Toilets								
Glazed Ceramic Panel	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	62%			LIFE	* *	5	$38,400	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$327,200	2052	* *	5	$16,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance, Corridors, Lobby								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance, Corridors								
Exposed Struc: Concrete	55%			LIFE	* *	5	$11,400	
Metal Panel	10%	Now	$44,900	LIFE	* *	5	$16,500	
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Kitchen And Cafeteria								
Plaster	10%			LIFE	* *	5	$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	65%	Now	$29,100	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Franklin Avenue Near Activity Yard								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Franklin Avenue								
Explanation : Vandalism								
Iron Picket	35%	4+	$6,800	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Franklin Avenue								
Explanation : Concrete Base Damaged And Broken								
Retaining Walls								
Cast in Place Concrete	90%			2067	* *			
Masonry: Brick	10%	4+	$900	2052	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Fulton Avenue								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Fulton Avenue								
Explanation : Weep Holes Clogged And Expansion Joint Eroded								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$99,500	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Crotona Park South, Franklin Avenue And Fulton Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$1,800	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Masonry: Granite	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Site Pavements								
Activity Yard								
Asphalt	100%	4+	$22,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2032	$41,700	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$233,000	5	$400	
Raceway								
Conduit	5%			2052	* *	1		
Conduit	95%			2032	$196,300	1		
Panelboards								
Fused Disc Sw	10%			2031	$24,500	5	$200	
Molded Case Bkrs	20%			2048	* *	5	$500	
Molded Case Bkrs	70%			2031	$171,700	5	$1,700	
Wiring								
Braided Cloth	70%	2-4	$209,100	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2052	* *	1		
Thermoplastic	10%			2032	$29,900	1		
Motor Controllers								
Locally Mounted	100%			2030	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Lighting								
Interior Lighting								
Fluorescent	96%			2037	* *	10	$82,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2037	* *	10	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Compact Fluorescent Light Fixtures								
HID	2%			2037	* *	10	$100	
Egress Lighting								
Emergency, Battery	50%			2027	$80,800	10	$11,300	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2027	$89,800	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$36,100	1	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Manual Pull Box, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2042	* *	5	$29,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2030	$839,000	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$54,100	2042	* *	4	$4,600	
On Extended Life, Extent : Severe, Area Affected : 5%								
Location : Vacuum Condensate Pump								
Terminal Devices								
Air Handler	20%			2032	$362,300	1	$11,600	
Convector/Radiator	70%			2030	$551,000	1	$21,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various. New Steam Traps								
Fan Coil Unit/Heat	10%			2032	$238,600	1	$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Split Unit	10%	0-2	$22,900	2032	$228,600			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Split Unit Out Of Service								
Window/Wall Unit	70%			2027	$255,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	80%			2032	$341,500	2	$2,300	
Roof	20%			2032	$37,400	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$2,500	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Water Main								
Galvanized Steel	90%			2037	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$104,900	2		
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$9,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Not In Use								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$2,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

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
Plumbing								
Backflow Preventer								
No Component	95%							
Generic	5%			2037	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Make Up								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2052	* *	1-2	$1,300	
Chemical System								
No Component	80%							
Generic	20%			2027	$11,900	1-10	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Extinguishers								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 110 - M**
Address : **285 DELANCEY STREET @LEWIS ST.**
Borough : **MANHATTAN** | **Agency's Number** : **M110**
Program / Asset # : **BOE0062.000 / 1690** | **Yr Built/Renovated** : **1902 / 2001**
Area Sq Ft : **52,000** | **Project Type** : **EDUCATION**
Date of Survey : **19-Sep-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **332** **Lot** : **52** **BIN** : **1004066**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$682,700	$168,200
Interior Architecture	$491,300	
Electrical		$1,632,200
Mechanical	$1,081,500	$1,103,400
Total	**$2,255,500**	**$2,903,800**
Importance Code A	$682,700	$168,200
Importance Code B	$1,484,000	$2,735,600
Importance Code C	$88,800	
Total	**$2,255,500**	**$2,903,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,000		$3,900	
Interior Architecture	$24,000		$5,500	$4,100
Electrical	$16,500	$4,900	$4,900	$6,400
Mechanical	$51,100	$6,800	$6,800	$6,800
Site Pavements	$10,800			
Total	**$137,400**	**$11,600**	**$21,100**	**$17,200**
Importance Code A	$40,000	$5,100	$9,000	$5,100
Importance Code B	$73,400	$6,600	$12,100	$11,200
Importance Code C	$24,000			$900
Total	**$137,400**	**$11,600**	**$21,100**	**$17,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$166,200	
Copper/Terne	5%			2071	* *	10	$12,500	
Masonry: Brick	80%	Now	$358,700	LIFE	* *	5	$85,100	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : East Facade								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Level								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Ground Floor Sidewalk Area								
Explanation : Sidewalk Shed At Perimeter Except Playground, In Preparation For Future Works								
Masonry: Granite	5%			LIFE	* *	5	$8,000	
Windows								
Aluminum	100%			2052	* *	5	$26,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	$6,500	LIFE	* *	5	$4,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Parapet Wall								
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$65,300	
Masonry: Limestone	5%			LIFE	* *	5-10	$6,900	
Metal Panel	5%			2056	* *	5	$2,200	
Roof								
Built-Up (BUR)	90%	Now	$185,200	2044	* *			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : At Roof Drains								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Roof Drains								
Explanation : All Roof Drain Areas Leaks								
Metal Panel	5%			2049	* *	10	$3,900	
Roll Roofing	3%	Now	$5,100	2037	* *	5	$1,100	1
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Stair Bulkhead Roof								
Skylight, Metal/Glass	2%			2046	* *	10	$2,900	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Interior								
Floors								
Ceramic Tile	3%			2039	* *	5	$2,300	
Ceramic Tile	2%			2045	* *	5	$1,500	
Sheet Vinyl/Rubber	10%			2041	* *	5	$11,500	
Traffic Topping	15%			2041	* *	5	$14,400	
Vinyl Tile	25%	Now	$163,100	2044	* *	3	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Upper Floor Corridors, Auditorium, Cafeteria, Staircase B And F								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	45%			2041	* *	3	$13,000	
Interior Walls								
Ceramic Tile	3%	Now	$7,500	2045	* *	5	$1,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Stairs E And F								
Ceramic Tile	2%			2045	* *	5	$1,800	
Glass: Single Pane	5%	Now	$13,800	LIFE	* *	5	$3,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Masonry: Brick	10%			LIFE	* *	10	$2,700	
Plaster	80%	Now	$88,800	LIFE	* *	5	$21,400	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Various Locations Throughout, All Roof Leaks.								
Ceilings								
Plaster	100%	Now	$239,400	LIFE	* *	5	$48,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations, Bulkheads Stair E And F								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,800	2049	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Delancey Street Side								
Tripping Hazard, Extent : Light, Area Affected : 1%								
Location : Delancey Street Side								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Site Pavements								
Activity Yard								
Asphalt	100%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side								
Explanation : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$199,700	5	$200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Explanation : Obsolete Equipment And On Extended Life.								
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$7,200	5	$100	
Fused Knife Sw	5%			2035	$7,200	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment And On Extended Life.								
Fused Toggle Switch	80%			2035	$114,400	5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Equipment And On Extended Life.								
Molded Case Bkrs	10%			2044	* *	5	$100	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	10%			2036	$20,400	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$400	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement. Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$784,000	10	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2036	$44,100	10	$6,200	
Exit, Service	50%			2036	$11,300	1		
Exterior Lighting								
HID	10%			2031	$24,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$100,000	1	$19,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Entry And Exit Doors								
Explanation : Intrusion Alarm Only And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$137,300	1-3	$33,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$50,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$21,100	2036	$421,100			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Return Line Piping And Consensate Pump, Boiler Room.								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Water Auto Refeed System, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	5%	Now	$12,900	2056	* *	1	$700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Convector/Radiator	95%			2034	$408,500	1	$15,800	
Controls								
Pneumatic	100%			2030	$1,029,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$7,000	2031	$139,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 4 Units, Various Locations								
No Component	30%							
Ventilation								
Exhaust Fans								
Wall Unit	10%	Now	$700	2036	$2,300	2	$100	
Broken, Extent : Severe, Area Affected : 10%								
Location : 1 Unit In 5th Floor								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$134,300	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$1,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Outside Street Sewage.								
Cast Iron	90%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

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
Plumbing								
Storm Drain Piping								
Cast Iron	5%	Now	$500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : North Side On The Roof								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,100	2041	* *	4	$1,100	
Not in Service, Extent : Severe, Area Affected : 25%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$14,500	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 111 - BX**				
Address	: **3740 BAYCHESTER AVENUE @ CRAWFORD AVE.**				
Borough	: **BRONX**			**Agency's Number**	: **X111**
Program / Asset #	: **BOE0251.000 / 2677**			**Yr Built/Renovated**	: **1963 / 2001**
Area Sq Ft	: **88,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Apr-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**				
Block	: **4916**	**Lot**	: **1**	**BIN**	: **2065992**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,844,100
Interior Architecture	$608,900	
Electrical	$471,400	$1,007,800
Mechanical	$743,800	$1,953,800
Site Pavements		$464,600
Total	**$1,824,100**	**$5,270,400**
Importance Code A		$1,844,100
Importance Code B	$1,299,900	$3,357,800
Importance Code C	$524,200	$68,500
Total	**$1,824,100**	**$5,270,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,200	$20,100	$7,400	
Interior Architecture	$56,100	$18,700	$13,200	
Electrical	$9,300	$13,200	$8,300	$8,200
Mechanical	$65,200	$4,000	$14,700	$4,000
Site Enclosure	$20,000			
Site Pavements	$29,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$257,700**	**$63,200**	**$50,900**	**$19,400**
Importance Code A	$70,200	$20,300	$7,400	
Importance Code B	$126,900	$42,900	$43,500	$19,400
Importance Code C	$60,700			
Total	**$257,700**	**$63,200**	**$50,900**	**$19,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$17,800	
Glass Block	10%			LIFE	* *	5	$4,500	
Masonry: Brick Cavity	65%			LIFE	* *	5	$46,400	
Masonry: Fieldstone	2%			LIFE	* *	5	$1,100	
Metal Panel	15%			2053	* *	5-10	$73,600	
Mosaic Tile	3%			2053	* *	10	$6,700	
Windows								
Aluminum	83%			2049	* *	5	$14,800	
Metal Louvers	17%			2042	* *	10	$18,900	
Roof								
Built-Up (BUR)	20%	Now	$38,800	2033	$193,900			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Over Gymnasium								
Copper/Terne	2%			2061	* *	10	$4,100	
IRMA/Protected Membrane	78%			2033	$1,533,400	10	$63,300	
Soffits								
Stucco Cement	100%	4+	$31,400	2038	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$34,700	
Ceramic Tile	3%			2042	* *	5	$4,000	
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	80%			2038	* *	3	$39,700	
Interior Walls								
Cast in Place Concrete	5%	Now	$48,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Boiler Pit Area								
Ceramic Tile	5%			2042	* *	5	$12,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Folding Partition	5%	Now	$524,200	2041	* *	5	$15,400	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Plaster	55%			LIFE	* *	5	$40,700	
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

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
Interior								
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$37,400	
Exposed Struc: Steel	20%			LIFE	* *			
Metal Panel	10%	Now	$84,700	LIFE	* *	5	$15,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Basement Level Corridors								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridor								
Plaster	40%			LIFE	* *	5	$31,200	
Site Enclosure								
Fence/Gates								
Iron Picket	60%			2053	* *			
Metal Rail	40%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Roof Perimeter								
Explanation : Guard Railing At Roof Perimeter								
Retaining Walls								
Masonry: Fieldstone	100%	Now	$20,000	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Adjacent To Walkway At Southwest Corner Of Property								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$15,400	2038	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : By Tree On Baychester Avenue								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$6,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stepped Walkway At Southest Corner Of Property								
Pavers/Stone	5%			2036	$68,500			
Activity Yard								
Asphalt	85%	4+	$7,900	2036	$396,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	15%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 800 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Molded Case Bkrs	90%			2032	$220,700	5	$2,100	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$76,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2033	$37,800	10	$5,300	
Exit, Service	25%			2033	$9,700	1		
Exit, Battery	50%			2038	* *	10	$3,000	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$169,200	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$232,400	1-3	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 111 - BX
Asset # : 2677

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	50%							
Under Construction	50%							
Distribution								
Steam Piping/Pump	100%			2033	$721,600			
Terminal Devices								
Air Handler	20%			2028	$339,100	1	$10,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	80%			2031	$589,500	1	$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$10,200	2028	$204,800	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various. 20 Percent Of The Units Are Not Working								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Interior	50%			2028	$199,800	2	$1,300	
Roof	50%			2038	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	18%	2-4	$10,400	2031	$207,100	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corroded Water Main								
Galvanized Steel	2%	Now	$23,000	2053	* *	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement Valve								
HW Heat Exchanger								
Steam Fired	100%			2033	$435,700	4	$8,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

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
Plumbing									
Sump Pump(s)									
Non-Submersible	100%	2-4	$18,000	2043	* *		4	$1,900	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Temporary Sump Pump Is Being Used									
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 1 Unit Not Operational									
Fire Suppression									
Sprinkler									
No Component	95%								
Generic	5%			2043	* *		1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 111 - M**				
Address	: **440 WEST 53 STREET @10TH AVENUE**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M111**	
Program / Asset #	: **BOE0063.000 / 1691**		**Yr Built/Renovated**	: **1958 / 2008**	
Area Sq Ft	: **90,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Feb-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **1062**	**Lot** : **3**	**BIN**	: **1026740**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$276,300	$278,400
Interior Architecture	$1,462,200	$8,759,000
Electrical		$1,123,100
Mechanical	$58,000	$2,563,200
Site Enclosure	$64,900	
Site Pavements	$234,400	$153,100
Total	**$2,095,800**	**$12,876,900**
Importance Code A	$276,300	$278,400
Importance Code B	$1,583,500	$12,598,500
Importance Code C	$236,100	
Total	**$2,095,800**	**$12,876,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,500		$10,600	
Interior Architecture	$254,500		$800	$15,300
Electrical	$25,500	$8,400	$10,400	$9,300
Mechanical	$53,200	$17,900	$22,400	$15,300
Site Enclosure	$13,000			
Site Pavements	$27,300			
Total	**$427,000**	**$26,300**	**$44,200**	**$39,800**
Importance Code A	$62,400	$8,900	$19,500	$8,900
Importance Code B	$259,500	$17,400	$24,700	$30,900
Importance Code C	$105,100			
Total	**$427,000**	**$26,300**	**$44,200**	**$39,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	20%			LIFE	* *	5	$108,500	
Masonry: Brick	68%	Now	$165,900	LIFE	* *	5	$39,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : School Exit To West Schoolyard								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	2%	Now	$1,900	LIFE	* *	5	$900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : School Exit To West Schoolyard								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$10,800	
Metal Panel	5%			2046	* *	5-10	$19,900	
Windows								
Aluminum	60%			2044	* *	5	$12,700	
Aluminum w/ Guards	40%			2044	* *	5	$8,500	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5-10	$54,100	
Metal Rail	50%			2053	* *	5-10	$143,000	
Roof								
Copper/Terne	2%			2051	* *	10	$7,100	
Green, Roof Inaccessible	1%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Gazebo								
Modified Bitumen	97%			2041	* *	10	$137,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$28,700	LIFE	* *	5	$36,100	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors								
Ceramic Tile	1%			2039	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Teachers Cafeteria								
Explanation : Location Noted								
Mosaic Tile	5%	Now	$39,600	2041	* *	5	$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilet Rooms								
Terrazzo	5%	Now	$15,800	LIFE	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Corridor In Front Of Auditorium								
Vinyl Tile	14%	Now	$32,700	2036	$653,300	3	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : Main Floor Corridors								
Vinyl Tile 9" X 9"	60%	Now	$810,600	2031	$8,105,700	3	$37,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Classrooms, Stair Landings And Corridors								
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Classrooms, Corridors And Stair Exits 2, 3, 4, 5								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Stairwell B								
Wood	5%	4+	$25,200	2051	* *	5	$7,700	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Auditorium Stage								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms In Basement								
Explanation : Location Noted								
Ceramic Tile	3%	Now	$87,800	2045	* *	5	$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Toilet Rooms And Kitchen								
Concrete Masonry Unit	10%	4+	$83,400	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms In Basement								
Glazed Ceramic Panel	4%			LIFE	* *	10	$6,200	
Masonry: Brick	5%			LIFE	* *	10	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Location Noted								
Metal Panel	1%			LIFE	* *	10	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Marble Panels	2%			LIFE	* *	10	$1,400	
Plaster	50%	Now	$43,200	LIFE	* *	5	$26,000	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Water From Steam Leak Adjacent To Room 330								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$17,300	
Ceilings								
AcousTile,Adhered	38%	Now	$401,600	2041	* *	5	$30,500	
Loose/Delam Surface, Extent : Light, Area Affected : 15%								
Location : Cafeteria, 3rd And 4th Floor Corridors								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Steam Leak Adjacent To Room 330								
AcousTileConcealSpLn	5%	Now	$6,600	2041	* *	5	$5,000	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Lobby								
AcousTileSusp.Lay-In	5%			2041	* *	5	$8,000	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Metal Panel	2%			LIFE	* *	5	$8,000	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5-10	$124,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	4+	$64,900	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Iron Picket	40%			2056	* *			
Free Standing Walls								
Metal Panel	100%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Gazebo								
Retaining Walls								
Cast in Place Concrete	90%	Now	$9,000	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 10th Avenue								
Masonry: Brick	10%	0-2	$3,900	2046	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Ramp Along 52nd Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$124,200	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 53rd Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : 53rd Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Along 53rd Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$4,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West 53rd Street, Classroom Entrances At West 52nd Street Schoolyard And Ramp At 52nd Street								
Parking/Driveway								
Asphalt	90%	4+	$6,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Area								
Cast in Place Concrete	10%	Now	$1,800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Driveway Apron								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Site Pavements								
Activity Yard								
Asphalt	85%	4+	$110,100	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Schoolyard								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Schoolyard								
Explanation : Small Repairs Ongoing								
Pavers/Stone	5%			2045	* *			
Rubber Matting	10%	Now	$15,300	2036	$153,100			
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$233,000	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Electrical Room								
Explanation : 2 Sections								
Raceway								
Conduit	85%			2036	$175,600	1		
Conduit	10%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Toggle Switch	2%			2035	$4,900	5		
Molded Case Bkrs	20%			2052	* *	5	$500	
Molded Case Bkrs	76%			2035	$186,400	5	$1,800	
Molded Case Bkrs	2%			2058	* *	5		
Wiring								
Braided Cloth	68%			2035	$203,100	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Thermoplastic	20%			2036	$59,700	1		
Thermoplastic	2%			2062	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$500	
Locally Mounted	20%			2049	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Behind Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$77,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2041	* *	10	$3,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby, Auditorium, Science Laboratory								
LED	2%	Now	$2,600	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	14%			2041	* *	1		
Emergency, Battery	28%	Now	$13,000	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 30%								
Location : Major Spaces, Basement, 1st Floor								
Exit, Service	58%			2036	$23,000	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,500	
Alarm								
Security System								
Generic	50%			2031	$86,500	1	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2044	* *	1	$16,800	
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$55,500	

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$89,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	30%			2036	$520,300	1	$16,700	
Convector/Radiator	70%	Now	$10,600	2041	* *	1	$18,300	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : 4th Floor At Stairwell Leaking Down To 3rd Floor								
Controls								
Pneumatic	100%			2034	$1,781,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
Window/Wall Unit	75%			2031	$261,800	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,500	
Exhaust Fans								
Interior	5%			2031	$20,400	2	$100	
Roof	95%			2041	* *	2	$2,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$58,000	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 100%								
Location : Cracked Urinals Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$18,400	4	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Boys Bathrooms								
Explanation : Cracked Urinals								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$45,400	
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 111 - Q**
Address : **37-15 13 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0760.000 / 1590**
Area Sq Ft : **87,000**
Date of Survey : **17-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **363** **Lot** : **1**

Agency's Number : **Q111**
Yr Built/Renovated : **1950 / 2001**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4004419**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,589,000	
Interior Architecture	$1,063,300	$2,678,200
Electrical	$513,900	$144,600
Mechanical	$1,579,300	$1,003,000
Site Enclosure	$87,700	
Site Pavements	$694,600	
Total	**$6,527,700**	**$3,825,700**
Importance Code A	$2,589,000	
Importance Code B	$3,306,300	$3,825,700
Importance Code C	$632,400	
Total	**$6,527,700**	**$3,825,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,400	$4,700		
Interior Architecture	$52,600	$27,900		$12,300
Electrical	$49,700	$38,300	$10,900	$8,100
Mechanical	$87,400	$19,000	$22,300	$15,900
Total	**$213,200**	**$89,800**	**$33,200**	**$36,400**
Importance Code A	$32,100	$13,500	$8,600	$8,600
Importance Code B	$152,100	$76,300	$24,600	$27,700
Importance Code C	$29,000			
Total	**$213,200**	**$89,800**	**$33,200**	**$36,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$1,144,700	LIFE	* *	5	$45,300	1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout, Exit 9 Ceiling								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Greenhouse								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout, Auditorium Corners								
Masonry: Limestone	5%	Now	$60,800	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Metal Panel	3%			2043	* *	5-10	$10,400	
Window Wall	2%			2043	* *	5	$3,800	
Windows								
Aluminum	100%	4+	$234,700	2049	* *	5	$12,000	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Above 3rd Floor Window Room 325								
Explanation : Bent Lintel								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	$23,400	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	Now	$73,500	LIFE	* *	5	$5,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Built-Up (BUR)	70%	Now	$767,300	2043	* *			1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Modified Bitumen	30%	Now	$308,000	2043	* *			1
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Over Cafeteria								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$58,900	LIFE	* *	5	$29,600	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement								
Explanation : Ground Water Penetration								
Ceramic Tile	3%	2-4	$11,700	2042	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, 3rd Floor Toilet								
Quarry Tile	2%			2046	* *	5	$4,100	
Terrazzo	2%			LIFE	* *	5	$2,100	
Vinyl Tile	70%			2033	$2,678,200	3	$47,300	
Vinyl Tile 9" X 9"	3%	0-2	$332,300	2043	* *	3	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Kitchen, Bathroom, Dressing Room								
Wood	10%			2048	* *	5	$25,400	
Interior Walls								
Ceramic Tile	5%	2-4	$29,000	2042	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%	2-4	$99,300	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	60%	4+	$154,200	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%	2-4	$237,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$26,500	
AcousTileSusp.Lay-In	2%			2046	* *	5	$2,600	
AcousTileSusp.Lay-In	3%			2053	* *	5	$4,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Exposed Struc: Concrete	30%			LIFE	* *	5	$6,200	
Metal Panel	1%			LIFE	* *	5	$1,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Plaster	44%	Now	$181,400	LIFE	* *	5	$36,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	0-2	$87,700	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various								
Iron Picket	20%			2068	* *			
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$225,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Along 13th Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : 13th Street								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : 13th Street Near Tree								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$54,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	100%	0-2	$414,600	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$2,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$78,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$59,800	10	$8,400	
Emergency, Battery	10%			2038	* *	10	$2,100	
Exit, Service	50%			2028	$19,200	1		
Exterior Lighting								
HID	20%			2028	$83,100	10	$100	
HID	10%	Now	$41,600	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear								
Explanation : Not Functional								
No Component	70%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$83,600	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$53,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$86,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Gasoline Fired Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	80%			2063	* *	4	$5,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Central Plant Steam Piping/Pmp	20%	0-2	$501,000	2063	* *	4	$900	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Condensate, Vacuum Pump Not Working								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Terminal Devices								
Air Handler	30%			2033	$502,900	1	$16,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room, Controls On Equipment Have Been Upgraded.								
Convector/Radiator	70%	Now	$25,500	2038	* *	1	$17,700	
Leak Evident, Extent : Moderate, Area Affected : 40%								
Location : Two Radiators Leaking, One At Penthouse And Exit 7								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Defective Steam Traps								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2038	* *	2	$500	
Split Unit	10%			2038	* *			
Window/Wall Unit	70%			2028	$236,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$782,500	LIFE	* *	2-5	$48,500	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Air Plenum								
Exhaust Fans								
Interior	100%			2033	$395,100	2	$2,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Basement And Penthouse Fan Rooms								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$104,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Sewage Ejector(s)								
Electric	100%	0-2	$46,600	2043	* *	4	$3,500	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : The Two Pumps Are Not Working								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,400	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 60 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 112 - BK**		
Address	: **7115 15 AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K112**
Program / Asset #	: **BOE0422.000 / 1382**	**Yr Built/Renovated**	: **1905 / 2011**
Area Sq Ft	: **45,972**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6180** **Lot** : **1**	**BIN**	: **3157760**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$187,700
Interior Architecture	$66,900	$1,384,500
Electrical	$165,600	$775,600
Mechanical	$191,000	$981,700
Total	**$423,500**	**$3,329,500**
Importance Code A		$187,700
Importance Code B	$423,500	$3,141,800
Total	**$423,500**	**$3,329,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$141,200			$6,600
Electrical	$5,100	$5,200	$4,400	$49,300
Mechanical	$21,400	$6,000	$9,900	$63,800
Site Pavements	$10,700			
Total	**$178,400**	**$11,200**	**$14,300**	**$119,700**
Importance Code A	$4,600	$4,600	$4,600	$4,700
Importance Code B	$169,700	$6,700	$9,800	$115,000
Importance Code C	$4,100			
Total	**$178,400**	**$11,200**	**$14,300**	**$119,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$108,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Elements								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$78,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Throughout Exterior Walls								
Windows								
Aluminum	10%			2051	* *	5	$2,300	
Under Construction	90%							
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$1,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$8,000	
Ceramic Tile	8%	Now	$16,900	2038	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout And Kitchen								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Basement Bathrooms								
Vinyl Tile	67%	Now	$27,700	2035	$1,384,500	3	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Rooms 302 And 309								
Vinyl Tile 9" X 9"	5%	Now	$29,900	2045	* *	3	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Wood	15%	Now	$66,900	2050	* *	5	$10,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout At Radiators								
Split/Cracked, Extent : Severe, Area Affected : 2%								
Location : Classroom 103 And 301								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$4,100	2038	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Glass: Single Pane	4%			LIFE	* *	5	$2,200	
Masonry: Brick	15%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Plaster	73%			LIFE	* *	5	$15,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs, Room 301 And Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Third Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stairs, Room 301 And Throughout								
Ceilings								
AcousTile,Adhered	10%	Now	$4,800	2040	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Cafeteria And Throughout								
AcousTileSusp.Lay-In	5%	Now	$1,200	2040	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Cafeteria And Throughout								
Exposed Struc: Concrete	10%	Now	$22,400	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Plaster	75%	Now	$34,100	LIFE	* *	5	$34,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$10,700	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Sidewalk Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk Throughout								
Explanation : Sidewalk Shed Installed								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed Installed								
Activity Yard								
Asphalt	20%			2038	* *			
Rubber Matting	15%			2035	$44,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Not Accessible, Construction Staging Area								
Not Accessible	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Fuse Rated At 1,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$200	
Raceway								
Conduit	80%			2035	$66,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Molded Case Bkrs	20%			2034	$28,600	5	$200	
Molded Case Bkrs	80%			2043	* *	5	$1,000	
Wiring								
Braided Cloth	10%			2034	$10,800	1		
Thermoplastic	50%			2045	* *	1		
Thermoplastic	40%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$36,700	5	$200	
Motor Control Center	50%			2033	$27,900	5	$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Lighting								
Interior Lighting								
Fluorescent	97%			2035	$680,700	10	$40,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$39,500	10	$5,500	
Exit, Battery	50%			2035	$33,300	10	$1,600	
Exterior Lighting								
HID	20%			2030	$43,900	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2030	$44,200	1	$8,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$8,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$121,400	1-3	$29,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Explanation : Only Call Station								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 5,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$45,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	$66,200	2045	* *	4	$2,300	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement. One Broken Oil Pump								
Controller Not Working, Extent : Moderate, Area Affected : 25%								
Location : Defective Thermostats In Various Locations Throughout								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum, Condensate Pumps Located In Basement Boiler Room								
Terminal Devices								
Air Handler	5%			2030	$44,300	1	$1,400	
Convector/Radiator	90%			2033	$346,400	1	$13,400	
Unit Heater - Steam	5%			2030	$13,400	4	$200	
Controls								
Electrical	100%			2033	$261,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$6,200	2030	$124,800	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Three Windoow, Wall Air Conditioning Units Are Not Working.								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,600	
Exhaust Fans								
Roof	80%			2035	$73,100	2	$1,100	
Wall Unit	20%			2035	$4,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$300,500	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$8,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2035	$9,400	4	$1,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

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
Plumbing								
Fixtures								
Generic	15%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floors Staff Toilet Rooms								
Explanation : Upgrade Of Toilets, Sinks And Urinals.								
Generic	85%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$13,000	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 112 - BX**				
Address	: **1925 SCHIEFFELIN AVENUE @E. 229 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X112**
Program / Asset #	: **BOE0252.000 / 412**			**Yr Built/Renovated**	: **1953 / 2013**
Area Sq Ft	: **71,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **49050**	**Lot**	: **500**	**BIN**	: **2065991**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$745,300	$60,100
Interior Architecture	$239,200	$454,100
Electrical		$631,700
Mechanical		$3,519,200
Site Pavements	$60,600	
Total	**$1,045,000**	**$4,665,000**
Importance Code A	$745,300	$60,100
Importance Code B	$188,200	$4,605,000
Importance Code C	$111,600	
Total	**$1,045,000**	**$4,665,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,200			
Interior Architecture	$137,300		$15,600	$5,900
Electrical	$15,300	$6,600	$8,500	$6,800
Mechanical	$45,800	$12,000	$16,600	$16,100
Site Enclosure	$13,300			
Site Pavements	$18,200			
Total	**$321,200**	**$18,600**	**$40,700**	**$28,800**
Importance Code A	$103,600	$6,700	$7,000	$6,700
Importance Code B	$98,400	$11,900	$33,700	$19,700
Importance Code C	$119,300			$2,400
Total	**$321,200**	**$18,600**	**$40,700**	**$28,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$101,300	LIFE	* *	5	$60,100	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade At Upper Portion								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Staircase B, Exit 3 And 4								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Front Entry And North Facade								
Explanation : Sidewalk Shed Existing								
Masonry: Granite	15%			LIFE	* *	5	$16,900	
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	98%	Now	$25,400	2052	* *	5	$5,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Cafeteria And Kitchen								
Metal Louvers	2%			2045	* *	10	$1,300	
Parapets								
Masonry: Brick	85%	Now	$40,500	LIFE	* *	5	$6,300	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Rear Parapet Wall								
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Various Locations Throughout								
Masonry: Limestone	15%			LIFE	* *	5-10	$13,500	
Roof								
Copper/Terne	6%	Now	$2,000	2064	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads, Drip Edge								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads, Drip Edge								
Modified Bitumen	94%	0-2	$644,000	2046	* *			
Blisters, Extent : Severe, Area Affected : 60%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roof								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Exit Stair 3 And 4, Bulkhead At Exit 5 And 6								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Main Roof								
Explanation : Last Patchwork Done Was Not Successful								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Ceramic Tile	5%			2045	* *	5	$5,500	
Recent Repair Evident, Extent : N/A, Area Affected : 70%								
Location : Bathrooms								
Terrazzo	5%	0-2	$10,600	LIFE	* *	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Stair Tread								
Vinyl Tile	75%			2041	* *	3	$31,200	
Vinyl Tile 9" X 9"	5%			2036	$454,100	3	$2,800	
Wood	5%			2064	* *	5	$10,400	
Interior Walls								
Cast in Place Concrete	10%	Now	$37,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%			2045	* *	5	$4,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,800	
Plaster	47%			LIFE	* *	5-10	$38,700	
Plaster	3%	Now	$29,000	LIFE	* *	5	$900	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead, Room 319, 3rd Floor Hallway								
SGFT/Glazed Masonry	25%	Now	$111,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Basement, Exit 5 And 6								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Ceilings								
AcousTile,Adhered	5%	Now	$54,800	2049	* *	5	$2,800	
Misaligned/Bulging, Extent : Severe, Area Affected : 40%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Basement								
AcousTile,Adhered	20%			2041	* *	5	$22,200	
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$83,200	
Plaster	15%			LIFE	* *	5-10	$28,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead, Room 319, 3rd Floor Hallway								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead, Room 319, 3rd Floor Hallway								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Site Enclosure								
Fence/Gates								
Chain Link	65%	Now	$8,400	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 40%								
Location : Throughout								
Iron Picket	35%	Now	$4,900	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 40%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	55%	0-2	$7,900	2049	* *			
Tripping Hazard, Extent : Light, Area Affected : 2%								
Location : Schieffelin Avenue								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Schieffelin Avenue And East 225 Street								
Explanation : Recent Repairs								
Cast in Place Concrete	45%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2041	* *			
Masonry: Granite	30%	Now	$10,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Rear And Front Steps At Entrances								
Activity Yard								
Asphalt	85%	Now	$60,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Rubber Matting	15%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2052	* *	5	$100	
Fused Disc Sw	6%			2035	$11,000	5	$100	
Molded Case Bkrs	80%			2052	* *	5	$1,500	
Molded Case Bkrs	10%			2035	$18,400	5	$200	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$61,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	40%			2031	$48,800	10	$6,900	
Emergency, Battery	10%			2041	* *	10	$1,700	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$600	
Alarm								
Security System								
Generic	90%			2031	$122,800	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	10%			2044	* *	1	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entrance Only								
Explanation : Cctv Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Radiant Heater	5%			2041	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$12,000	2049	* *	1	$60,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$582,200			
Terminal Devices								
Air Handler	20%			2031	$273,600	1	$8,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	80%			2034	$475,600	1	$18,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Electrical	100%			2034	$404,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2036	$345,300			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	60%			2031	$165,300	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	$33,700	2	$9,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,700	
Exhaust Fans								
Interior	90%			2031	$290,200	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	10%			2031	$14,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$747,000	1		
Galvanized Steel	20%	0-2	$3,700	2034	$185,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Corroded Water Main. Basement. Water Meter Room								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$7,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2041	* *	4	$1,100	
Submersible	30%			2030	$700	4	$700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 200mbh								

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

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
Plumbing								
Hot Water Storage Tank								
Generic	100%	Now	$800	2041	* *	1	$2,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Safety Valve Leaks. Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 119 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	Now	$2,500	2036	$50,300	1-2	$900	
Corroded, Extent : Light, Area Affected : 20%								
Location : Basement. Water Meter Room								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 112 - Q**
Address : **25-05 37 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0761.000 / 1591**
Area Sq Ft : **66,000**
Date of Survey : **15-Jan-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **344** **Lot** : **1**

Agency's Number : **Q112**
Yr Built/Renovated : **1953 / 2003**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4004170**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,200,600	$933,500
Interior Architecture	$104,900	$834,900
Electrical		$1,778,200
Mechanical	$451,400	$2,616,600
Site Enclosure	$135,800	
Total	**$2,892,700**	**$6,163,200**
Importance Code A	$2,200,600	$1,522,600
Importance Code B	$556,300	$4,640,600
Importance Code C	$135,800	
Total	**$2,892,700**	**$6,163,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,200		$14,800	
Interior Architecture	$145,500		$12,000	$3,700
Electrical	$10,700	$6,200	$6,400	$8,200
Mechanical	$89,000	$13,000	$17,100	$13,800
Site Enclosure	$7,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$276,500**	**$26,400**	**$57,500**	**$32,800**
Importance Code A	$45,700	$6,500	$21,300	$6,500
Importance Code B	$182,600	$19,800	$36,200	$26,300
Importance Code C	$48,300			
Total	**$276,500**	**$26,400**	**$57,500**	**$32,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2056	* *	10	$10,300	
Masonry: Brick	92%	4+	$340,100	LIFE	* *	5	$80,700	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Upper Portion Of Building Facades, Bulkhead								
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : All Of Facades								
Masonry: Limestone	3%			LIFE	* *	5	$3,900	
Windows								
Aluminum	94%	0-2	$1,489,500	2061	* *	5	$15,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Windows								
Explanation : Windows Does Not Close Fully, Breeze Coming Into Rooms.								
Metal Louvers	3%	Now	$5,500	2039	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Steel	3%			2044	* *	5	$12,200	
Parapets								
Masonry: Brick	90%	0-2	$371,100	LIFE	* *	5	$14,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Perimeter Parapet Walls								
Masonry: Limestone	5%			LIFE	* *	5-10	$9,700	
Metal Rail	5%			2049	* *	5-10	$14,400	
Roof								
Built-Up (BUR)	95%			2036	$787,000	10	$65,900	
Copper/Terne	5%			2064	* *	10	$8,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$32,300	
Ceramic Tile	3%	Now	$25,600	2039	* *	5	$2,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Restrooms								
Terrazzo	2%			LIFE	* *	5	$4,600	
Vinyl Tile	20%			2036	$834,900	3	$14,800	
Vinyl Tile	65%			2041	* *	3	$36,000	
Wood	5%			2051	* *	5	$13,800	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,600	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement								
Explanation : Paint Peeling On Concrete								
Glazed Ceramic Panel	3%			LIFE	* *	10	$2,400	
Plaster	70%			LIFE	* *	5-10	$53,000	
SGFT/Glazed Masonry	22%			LIFE	* *	10	$9,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2041	* *	5	$9,200	
Exposed Struc: Concrete	65%			LIFE	* *	5-10	$119,900	
Metal Panel	5%			LIFE	* *	5	$18,400	
Plaster	25%			LIFE	* *	5-10	$63,400	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$135,800	2066	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Between Playground And Park								
Iron Picket	60%			2071	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Various								
Retaining Walls								
Cast in Place Concrete	100%	4+	$7,900	2071	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Near Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2049	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	85%			2036	$125,900	1		
Conduit	15%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	80%			2035	$147,100	5	$1,400	
Molded Case Bkrs	10%			2052	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Under 600 Volts								
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2036	$30,700	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Room B1								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$906,700	10	$54,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$8,000	
Exit, Battery	50%			2031	$47,900	10	$2,200	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2036	$63,400	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2044	* *	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$174,300	1-3	$41,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Heating								
Energy Source								
Fuel Oil	1%			2036	$1,600	5	$200	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Building Exterior. Vault								
Interruptible Gas/Dual Fuel	99%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$29,500	2034	$589,100	1	$58,800	
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Basement. Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$10,800	2036	$541,200			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room, Penthouse Mechanical Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler Room, 1st Floor. Stair B								
Terminal Devices								
Air Handler	20%	Now	$12,700	2031	$254,400	1	$7,300	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Penthouse Mechanical Room								
Convector/Radiator	75%			2034	$414,500	1	$16,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2036	$83,800	1	$1,100	
Controls								
Pneumatic	30%			2030	$391,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Forced Air System								
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2036	$321,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Split Unit	20%			2044	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Telecom Room								
Window/Wall Unit	50%			2031	$128,000	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,300	
Exhaust Fans								
Interior	95%			2031	$284,700	2	$1,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Penthouse Mechanical Room								
Roof	5%			2036	$6,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%	Now	$5,200	2041	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room								
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 275mbh 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,100	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2036	$35,400	4	$3,900	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$46,700	1-2	$900	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 20 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 113 - M**		
Address	: **240 WEST 113 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M113**
Program / Asset #	: **BOE0065.000 / 1693**	**Yr Built/Renovated**	: **1938 / 2008**
Area Sq Ft	: **105,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1828** **Lot** : **15**	**BIN**	: **1055111**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$75,200	$1,949,800
Interior Architecture	$195,500	$9,856,900
Electrical	$564,000	$364,800
Mechanical	$3,197,900	$1,865,000
Total	**$4,032,600**	**$14,036,600**
Importance Code A	$75,200	$1,949,800
Importance Code B	$3,957,400	$12,086,800
Total	**$4,032,600**	**$14,036,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,700			$1,200
Interior Architecture	$26,200	$13,200		$24,200
Electrical	$9,800	$12,400	$10,800	$43,000
Mechanical	$32,300	$16,500	$23,300	$15,400
Site Pavements	$57,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$188,300**	**$49,300**	**$41,200**	**$91,000**
Importance Code A	$66,100	$10,400	$10,400	$11,800
Importance Code B	$116,100	$36,100	$30,800	$79,200
Importance Code C	$6,100	$2,700		
Total	**$188,300**	**$49,300**	**$41,200**	**$91,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Sidewalk Shed, Scaffoldings And Nettings From Ground To Parapet Level.								
Windows								
Aluminum	100%			2051	* *	5	$36,300	
Parapets								
Masonry: Brick	88%	Now	$75,200	LIFE	* *	5	$11,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Masonry: Limestone	10%	Now	$16,700	LIFE	* *	5	$1,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping Stones								
Metal: Cage/Fence	2%			2040	* *	5-10	$2,000	
Roof								
IRMA/Protected Membrane	100%	Now	$39,000	2035	$1,949,800			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Roof Over Fourth Floor								
Interior								
Floors								
Ceramic Tile	3%			2038	* *	5	$6,000	
Terrazzo	2%			LIFE	* *	5	$3,100	
Vinyl Tile	30%			2040	* *	3	$22,400	
Vinyl Tile 9" X 9"	60%	Now	$195,500	2035	$9,776,100	3	$44,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor And Cafeteria								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Wood	5%			2050	* *	5	$18,700	
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$5,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,700	
Glass: Single Pane	5%			LIFE	* *	5	$6,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transom Windows And Stair Dividers								
Explanation : Single Pane And Safety Glass								
Masonry: Brick	5%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$30,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	$26,200	2040	* *	5	$19,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors, Various Locations								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Plaster	65%			LIFE	* *	5	$80,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of Property								
Explanation : Sidewalk Shed, Scaffoldings And Nettings								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Right Side Of Property								
Explanation : Covered By Scaffoldings And Netting								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2040	* *			
Cast in Place Concrete	5%	Now	$2,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	70%			2040	* *			
Masonry: Granite	10%	Now	$6,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Entry Stairs								
Masonry: Granite	20%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Property								
Explanation : Used As Staging Area For Construction.								
Activity Yard								
Asphalt	75%	Now	$48,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Pavers/Stone	10%			2038	* *			
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Running Track Area								
Explanation : This Is Actually Artificial Turf								

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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DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	50%			2035	$124,800	1		
Conduit	50%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	60%			2034	$147,100	5	$1,700	
Molded Case Bkrs	30%			2043	* *	5	$800	
Wiring								
Braided Cloth	60%	2-4	$210,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$400	
Locally Mounted	50%	2-4	$92,900	2055	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	94%			2040	* *	10	$90,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	3%			2030	$89,400	2	$100	
LED	3%			2040	* *			
Egress Lighting								
Emergency, Battery	45%			2030	$81,200	10	$11,400	
Exit, LED	10%			2063	* *	1		
Exit, Service	45%			2030	$20,900	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$800	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Alarm								
Security System								
Generic	100%			2040	* *	1	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$64,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Statiosn, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$104,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$861,000			
Terminal Devices								
Air Handler	20%			2030	$404,700	1	$13,000	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement And Penthouse Fan Rooms								
Convector/Radiator	60%			2033	$527,500	1	$20,400	
Fan Coil Unit/Heat	10%			2045	* *	1	$3,400	
Fan Coil Unit/Heat	10%	0-2	$13,300	2045	* *	1	$3,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout Classrooms On The Old Wing Of The Building, 2 Of 40 Unit Ventilators With Multiple Mechanical Andn Or Electrical Defects								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Classrooms On The Old Wing Of The Building								
Controls								
Pneumatic	10%	0-2	$4,200	2029	$207,800			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement And Penthouse Fan Rooms								
Explanation : Defective Climate Control Thermostats								
Pneumatic	90%			2029	$1,870,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2035	$127,700			
Window/Wall Unit	75%			2030	$305,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,500	
Exhaust Fans								
Interior	75%			2030	$357,600	2	$2,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement And Penthouse Fan Rooms								
Roof	25%			2030	$52,200	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof Of Newer Wing Of The Building								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$274,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Fourth Floor								
Explanation : One Unit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$74,300	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 113 - Q**
Address : **78-23 87TH STREET BTWN: 87 ST., 88 ST.**
Borough : **QUEENS**
Agency's Number : **Q113**
Program / Asset # : **BOE0762.000 / 1566**
Yr Built/Renovated : **1928 / 2009**
Area Sq Ft : **97,000**
Project Type : **EDUCATION**
Date of Survey : **21-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **3846** **Lot** : **40** **BIN** : **4094055**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$390,500	$148,600
Interior Architecture	$325,800	$1,148,800
Electrical	$148,100	$1,905,900
Mechanical	$1,762,600	$1,971,800
Site Pavements	$191,000	
Total	**$2,818,100**	**$5,175,100**
Importance Code A	$390,500	$200,300
Importance Code B	$2,427,600	$4,974,800
Total	**$2,818,100**	**$5,175,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,000		$22,500	$22,200
Interior Architecture	$140,600	$6,000	$6,000	$82,200
Electrical	$66,600	$20,400	$27,300	$18,500
Mechanical	$77,200	$14,800	$61,700	$15,500
Site Enclosure	$13,000			
Site Pavements	$2,300			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$391,200**	**$62,800**	**$139,100**	**$160,100**
Importance Code A	$77,100	$6,100	$29,000	$28,300
Importance Code B	$270,100	$52,400	$110,100	$125,300
Importance Code C	$44,000	$4,400		$6,500
Total	**$391,200**	**$62,800**	**$139,100**	**$160,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Exterior								
Exterior Walls								
Cement - Fiber Panel	3%			2039	* *	10	$14,500	
Masonry: Brick	30%	Now	$390,500	LIFE	* *	5	$46,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 342 And Exit 11 Vestibule								
Masonry: Brick Cavity	60%			LIFE	* *	5	$92,600	
Masonry: Limestone	2%			LIFE	* *	5	$2,300	
Masonry: Marble	3%			LIFE	* *	5	$3,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$10,000	
Windows								
Aluminum	19%			2050	* *	5	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Window Guards								
Aluminum	55%			2050	* *	5	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Window Guards								
Aluminum	25%			2050	* *	5	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2009 Addition With Guards								
Explanation : Location Noted								
Metal Louvers	1%	Now	$25,500	2049	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Passenger Elevator Shaft								
Explanation : Air Infiltration								
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	* *	5	$55,900	
Masonry: Brick	5%			LIFE	* *	5	$1,000	
Masonry: Brick Cavity	40%			LIFE	* *	5	$8,300	
Metal Rail	10%			2047	* *	5-10	$37,300	
Marble Panels	5%			LIFE	* *	5	$1,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Exterior								
Roof								
Asphalt Shingle	40%	Now	$6,900	2037	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Downspouts At Play Yard And 79th Avenue								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Original Building Penthouse/Attic At Northeast Corner								
Copper/Terne	2%			2049	* *	10	$3,100	
IRMA/Protected Membrane	50%	4+	$15,000	2039	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 1%								
Location : Throughout 2009 Addition Roof								
Single Ply Membrane	8%			2039	* *	10	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2000 Addition								
Explanation : Location Noted								
Interior								
Floors								
Carpet	2%	4+	$17,500	2030	$58,400	3	$4,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Library								
Cast in Place Concrete	7%			LIFE	* *	5	$24,700	
Ceramic Tile	2%			2043	* *	5	$3,200	
Ceramic Tile	1%	0-2	$46,500	2037	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Staff Toilet Rooms In Original Building								
Poured Epoxy/Resin	2%			2033	$184,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratory Room 203								
Explanation : Location Noted								
Vinyl Tile	58%			2039	* *	3	$46,700	
Vinyl Tile	20%	4+	$273,500	2034	$911,600	3	$12,100	
Worn/Erode, Extent : Light, Area Affected : 75%								
Location : Throughout Original Building								
Wood	4%			2049	* *	5	$12,100	
Wood	4%			2062	* *	5	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,700	
Concrete Masonry Unit	20%			LIFE	* *	5	$14,000	
Folding Partition	3%			2050	* *	5	$13,100	
Gypsum Board	27%			LIFE	* *	5	$28,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	33%	0-2	$28,700	LIFE	* *	5	$17,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Room 342 And Exits 9 And 11 Vestibules								
SGFT/Glazed Masonry	7%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%			2047	* *	5	$104,700	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	30%	0-2	$30,100	LIFE	* *	5	$30,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Room 342								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%	2-4	$13,000	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Perimeter								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$59,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Along 88th Street								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Along 79th Avenue								
Explanation : Damaged Curbs								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$2,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Exit 7								
Activity Yard								
Asphalt	95%	0-2	$131,100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								
Rubber Matting	5%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	60%			2034	$124,000	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Disc Sw	15%			2050	* *	5	$300	
Molded Case Bkrs	60%			2050	* *	5	$1,500	
Molded Case Bkrs	20%			2033	$49,000	5	$500	
Wiring								
Braided Cloth	30%			2033	$89,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	$12,200	5	$100	
Locally Mounted	90%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$29,800	
Generators								
Diesel	100%			2043	* *	1	$37,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Lighting								
Interior Lighting								
Fluorescent	10%			2029	$148,100	10	$8,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Building Additions								
Fluorescent	8%			2034	$118,500	10	$7,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor, Library, Gymnasium, Staff Toilet								
Fluorescent	80%			2034	$1,184,500	10	$71,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Original Building								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	40%			2034	$24,500	1		
Emergency, Battery	10%	Now	$16,700	2044	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Exit, Service	5%			2029	$2,100	1		
Exit, Battery	45%	Now	$31,700	2034	$63,300			
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$700	
Alarm								
Security System								
Generic	50%			2034	$93,200	1	$18,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$93,200	1	$18,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$61,600	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Heating								
Energy Source								
Electricity	2%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms, 2nd Building Addition Corridors And Exits, 1st Building Addition Crawlspace								
Explanation : Electric Heating								
Natural Gas	35%			2054	* *	1		
Interruptible Gas/Dual Fuel	63%			2044	* *	1		
Conversion Equipment								
Radiant Heater	2%	Now	$1,000	2034	$51,700	2	$700	
Broken, Extent : Moderate, Area Affected : 7%								
Location : 1st Building Addition Crawlspace - 1 Electric Unit Heater								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms, 2nd Building Addition Corridors And Exits, 1st Building Addition Crawlspace								
Explanation : Electric Unit Heaters / Cabinet Heaters, Air Curtains								
Steam Boiler	63%			2039	* *	1	$60,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Boiler Room								
Explanation : 2 Units, 100 Bhp Each								
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Building Addition								
Explanation : Packaged Rooftop Units Provide Cooling And Gas Heating, Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	65%			2034	$336,000			
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Original Building - Throughout								
No Component	35%							
Terminal Devices								
Convector/Radiator	43%			2032	$227,000	1	$13,500	
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Original Building - Throughout								
Fan Coil Unit/Heat	20%			2029	$320,100	1	$6,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout - Unit Ventilators								
Unit Heater - Steam	2%			2029	$7,300	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Corridors, 1st Building Addition Basement								
Explanation : Ceiling-mounted Cabinet Heaters, Unit Heaters								
No Component	35%							

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Heating								
Controls								
Digital	35%	Now	$32,400	2027	$649,000			
Software Issue Suspected, Extent : Light, Area Affected : 100%								
Location : 2nd Building Addition - Throughout, Original Building 1st Floor - Various Locations - Front End Communication Issues								
Pneumatic	55%			2032	$686,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout Except Various Locations In 1st Floor								
Explanation : Location Noted								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%	Now	$58,400	2034	$584,100	2	$1,700	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : 2nd Building Addition Roof - Units No. 1, 2								
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : 2nd Building Addition Roof - Unit No, 1 - Refrigerant Leak								
Loose, Extent : Moderate, Area Affected : 25%								
Location : 2nd Building Addition Roof - Unit No, 1 - Vibration Isolators Defective								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition Roof								
Explanation : 5 Units, 407c Refrigerant								
Split Unit	2%			2034	$47,200			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom, Kitchen Dry Food Storage, Elevator Machine Rooms								
Window/Wall Unit	53%			2027	$199,400	1		
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Original Building - Throughout								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Building Addition - Throughout								
Explanation : Location Noted								
Terminal Devices								
Air Handler/Dir Expansion	10%			2029	$171,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Building Addition - Basement Mechanical Area								
Explanation : 3 Units With Dx And Steam Coils Serving 1st Building Addition								
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	$25,900	2	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Building Addition Roof								
Explanation : 3 Condensing Units Serving 1st Building Addition, R22 Refrigerant								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	55%			LIFE	* *	2-5	$29,700	
Ductwork/Diffusers	45%			LIFE	* *	2-5	$24,300	
Exhaust Fans								
Interior	55%			2029	$242,300	2	$1,600	
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Original Building - Fan Rooms								
Roof	45%			2034	$86,700	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	5%			2029	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition - Mechanical Room 301								
Explanation : 1 Unit For Science Rooms, 20 Gallons								
Gas Fired	95%			2027	$66,500	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Original Building - Boiler Room								
Explanation : 1 Unit, 250 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	45%			LIFE	* *	1		
Cast Iron	55%	Now	$19,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Building Exterior Leaders And Downspouts - Clogged And Missing Leaders								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

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
Plumbing								
Sump Pump(s)								
Non-Submersible	65%			2034	$12,900	4	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Boiler Room								
Explanation : 1 Duplex Set								
Submersible	35%	0-2	$500	2027	$1,100	4	$700	
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Freight Elevator - Wired In Series With Kitchen Lighting, Needs Dedicated Power Circuit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevators Pits								
Explanation : Location Noted								
Sewage Ejector(s)								
Electric	65%	Now	$3,400	2034	$33,800	4	$2,500	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Original Building Basement - Ejector Pump Room C01e Within Fire Pump Room - Defective Motor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement - Ejector Pump Room C01e Within Fire Pump Room								
Explanation : 1 Duplex Set, Serving Original And 1st Addition Buildings								
No Component	35%							
Backflow Preventer								
Generic	100%			2034	$44,400	1	$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From Cellar To 3rd Floor, One Unit From Cellar To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
No Component	55%							
Generic	45%			2054	* *	1-2	$12,200	
Fire Pump								
Generic	100%			2037	* *	1	$18,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement - Fire Pump Room C01d								
Explanation : Location Noted								
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 114 - BK**				
Address	: **1077 REMSEN AVENUE @BAYVIEW PL.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K114**	
Program / Asset #	: **BOE0424.000 / 1384**		**Yr Built/Renovated**	: **1907 / 2018**	
Area Sq Ft	: **104,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **09-Dec-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **8160**	**Lot** : **22**	**BIN**	: **3229159**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$345,500	$1,438,300
Interior Architecture	$1,105,900	$4,629,700
Electrical		$998,400
Mechanical		$3,032,500
Site Pavements		$141,700
Total	**$1,451,400**	**$10,240,500**
Importance Code A	$345,500	$1,438,300
Importance Code B	$863,200	$8,802,200
Importance Code C	$242,700	
Total	**$1,451,400**	**$10,240,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$232,200		$5,100	
Interior Architecture	$141,700			$13,500
Electrical	$30,400	$16,900	$21,000	$18,900
Mechanical	$103,000	$18,700	$24,000	$17,600
Site Enclosure	$19,200			
Site Pavements	$84,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$617,600**	**$42,800**	**$57,300**	**$57,200**
Importance Code A	$239,400	$7,200	$12,300	$7,200
Importance Code B	$265,800	$35,600	$45,000	$50,000
Importance Code C	$112,500			
Total	**$617,600**	**$42,800**	**$57,300**	**$57,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$236,600	LIFE	* *	5	$113,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$9,100	
Masonry: Brick	37%			LIFE	* *	5	$107,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Stair H Landings And Bulkhead								
Masonry: Brick Cavity	38%			LIFE	* *	5	$110,400	
Masonry: Granite	5%			LIFE	* *	5	$10,900	
Metal Panel	5%			2046	* *	5-10	$49,900	
Windows								
Aluminum	55%	Now	$36,200	2044	* *	5	$7,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Various Windows Throughout								
Aluminum w/ Guards	42%	Now	$37,200	2044	* *	5	$5,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Various Windows Throughout								
Metal Louvers	3%			2039	* *	10	$5,100	
Parapets								
Masonry: Brick	38%	Now	$39,200	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	42%			LIFE	* *	5-10	$22,900	
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Addition Roof								
Metal Panel	5%			2056	* *	5	$1,500	
Metal Rail	10%			2041	* *	5-10	$14,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Exterior								
Roof								
Built-Up (BUR)	70%	Now	$37,400	2036	$747,400			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 303 A At Mechanical Roof Penetration								
Metal Panel	5%	Now	$3,300	2041	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair A Bulkhead								
Single Ply Membrane	25%	Now	$46,900	2036	$468,600			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Corridor, Rooms 327, 329, 331 In 1999 Addition								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$12,900	LIFE	* *	5	$16,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Oil Tank Room								
Ceramic Tile	5%	0-2	$8,500	2039	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Boys Toilet Observed, 2nd Floor Boys Toilet Reported By Custodian								
Misaligned/Bulging, Extent : Moderate, Area Affected : 3%								
Location : 1st Floor Boys Room								
Marble Panels	2%			LIFE	* *	5	$4,400	
Quarry Tile	5%			2041	* *	5	$11,100	
Vinyl Tile	53%	0-2	$663,800	2036	$2,212,600	3	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, 1st Floor Corridor, 1st Floor Classrooms, 3rd Floor Corridor And Multi-purpose Room								
Uneven Substrate, Extent : Moderate, Area Affected : 40%								
Location : 1st Floor Corridor, 1st Floor Classrooms, Multi-purpose Room, And 3rd Floor Observed, 2nd Floor Reported By Custodian								
Vinyl Tile 9" X 9"	20%			2031	$2,417,100	3	$14,800	
Wood	10%			2051	* *	5	$27,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Interior								
Interior Walls								
Concrete Masonry Unit	12%			LIFE	* *	5	$31,600	
Glass: Single Pane	3%			LIFE	* *	5	$14,800	
Gypsum Board	15%			LIFE	* *	5-10	$83,900	
Masonry: Brick	10%			LIFE	* *	10	$9,900	
Metal: Cage/Fence	2%			LIFE	* *	10	$1,300	
Marble Panels	2%	Now	$23,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 3%								
Location : Lobby								
Plaster	46%	Now	$188,400	LIFE	* *	5	$45,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwell H, Bulkheads, Library, Gymnasium Office								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stairwell H, Bulkheads, Library, Gymnasium Office								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$16,400	
Ceilings								
AcousTileConcealSpLn	3%	0-2	$7,300	2041	* *	5	$2,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Multipurpose Space								
AcousTileSusp.Lay-In	30%	Now	$75,400	2041	* *	5	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, Corridors, And Main Office								
Exposed Struc: Steel	10%			LIFE	* *	10	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Arched Metal Panels								
Metal Panel	3%	2-4	$3,000	LIFE	* *	5	$5,500	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	54%	Now	$124,100	LIFE	* *	5	$49,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell H, Bulkheads, Library, Gymnasium Office								
Site Enclosure								
Fence/Gates								
Chain Link	35%	Now	$13,600	2046	* *			
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Gates Throughout Rear Lot / Driveway								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Rear Of Property								
Explanation : Crumbling Concrete At Fence Base								
Iron Picket	65%	Now	$5,500	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Corner Of Remsen Avenue And Bay View Place								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk On Remsen Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,300	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Main Entry Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Stairs And Other Areas Throughout								
Parking/Driveway								
Asphalt	65%	Now	$17,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Driveaway Through Rear Lot								
Cast in Place Concrete	35%			2041	* *			
Activity Yard								
Asphalt	70%	Now	$28,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	30%	Now	$28,300	2036	$141,700			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Courtyard								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Rear Courtyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	60%			2046	* *	5	$300	
Fused Disc Sw	40%			2036	$106,500	5	$200	
Raceway								
Conduit	30%			2056	* *	1		
Conduit	70%			2036	$174,700	1		
Panelboards								
Molded Case Bkrs	99%			2044	* *	5	$2,700	
Molded Case Bkrs	1%			2035	$2,500	5		

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Under 600 Volts								
Wiring								
Braided Cloth	10%			2035	$35,000	1		
Thermoplastic	30%			2056	* *	1		
Thermoplastic	60%			2036	$210,000	1		
Motor Controllers								
Locally Mounted	30%			2041	* *	5	$200	
Locally Mounted	70%			2034	$130,100	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$32,000	
Generators								
Diesel	100%			2039	* *	1	$40,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : One 210 Kilowatt Capacity, 263 Kilo-volt Ampere								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,900	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : One 314 Gallon Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	30%			2041	* *	1		
Emergency, Battery	20%			2041	* *	10	$5,000	
Exit, Battery	50%			2041	* *	10	$3,500	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$10,000	2041	* *	1	$17,500	
Cameras Damaged, Extent : Light, Area Affected : 100%								
Location : Third Floor Corridor, Outside By Exit 4								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$100,000	1	$19,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$274,700	1-3	$66,000	

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
Heating								
Energy Source								
Natural Gas	30%			2046	* *	1		
Interruptible Gas/Dual Fuel	70%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	70%			2041	* *	1	$72,100	
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Basement								
Explanation : 2 Units								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Reported Under Air Conditioning Section								
Distribution								
Steam Piping/Pump	70%	Now	$20,900	2046	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Air Handler	10%			2036	$140,300	1	$6,400	
Convector/Radiator	90%			2034	$548,600	1	$30,200	
Controls								
Digital	30%			2031	$642,300			
Electrical	30%			2031	$124,300			
Pneumatic	40%			2034	$576,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2041	* *	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 6 Rooftop Package Units								
Split Unit	5%			2036	$126,400			
Window/Wall Unit	65%			2031	$262,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$73,500	
No Component	20%							
Exhaust Fans								
Interior	10%			2031	$47,200	2	$300	
Roof	30%			2036	$62,000	2	$1,000	
Roof	40%			2031	$82,700	2	$1,300	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$407,900	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 81 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$37,600	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2036	$21,300	4	$3,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,400	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2056	* *	1-2	$8,700	
Fire Pump								
No Component	70%							
Generic	30%			2045	* *	1	$5,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 114 - BX**				
Address	: **1155 CROMWELL AVENUE @ MCCLELLAN ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X114**
Program / Asset #	: **BOE0254.000 / 200**			**Yr Built/Renovated**	: **1941 / 2000**
Area Sq Ft	: **69,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **02-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2**				
Block	: **2495**	**Lot**	: **100**	**BIN**	: **2003022**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$374,900	$70,100
Interior Architecture	$1,907,900	$2,397,400
Electrical	$617,300	$152,900
Mechanical	$517,000	$1,783,800
Site Enclosure	$92,600	
Site Pavements	$300,400	
Total	**$3,810,100**	**$4,404,200**
Importance Code A	$374,900	$70,100
Importance Code B	$3,018,400	$4,083,200
Importance Code C	$416,800	$250,800
Total	**$3,810,100**	**$4,404,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,200	$8,200		
Interior Architecture	$118,000	$13,800		$12,000
Electrical	$26,400	$14,900	$7,700	$6,400
Mechanical	$42,500	$2,700	$11,900	$2,700
Site Enclosure	$12,000			
Total	**$269,100**	**$39,600**	**$19,600**	**$21,100**
Importance Code A	$70,200	$8,400		
Importance Code B	$146,700	$31,300	$19,600	$21,100
Importance Code C	$52,200			
Total	**$269,100**	**$39,600**	**$19,600**	**$21,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	$295,700	LIFE	* *	5	$70,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	0-2	$35,400	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2043	* *	5-10	$30,100	
Slate Panels	10%	0-2	$34,900	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	2-4	$79,200	2041	* *	5	$16,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Ceramic Tile	5%	0-2	$42,600	2036	$426,000	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Quarry Tile	5%	2-4	$27,800	2038	* *	5	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	25%	0-2	$1,043,600	2043	* *	3	$13,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Classrooms 115, 116, 310, 101, 211a, 213b, 314, 307								
Vinyl Tile	40%			2033	$1,669,800	3	$29,500	
Wood	10%			2048	* *	5	$27,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2036	$250,800	5	$4,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Toilet Rooms								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	2-4	$40,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance, Cafeteria								
Plaster	50%	Now	$221,800	LIFE	* *	5	$13,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Main Office, Cafeteria								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	25%	2-4	$102,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Ceilings								
AcousTileConcealSpLn	25%	Now	$60,800	2038	* *	5	$23,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
Exposed Struc: Concrete	20%	0-2	$226,400	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Plaster	55%	0-2	$252,800	LIFE	* *	5	$50,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	95%	Now	$92,600	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Locations And Corner Of Jerome And Cromwell Avenues								
Not Accessible	5%							
Free Standing Walls								
Cast in Place Concrete	6%	Now	$3,200	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Cap Stone On Brick Free Standing Wall - Jerome Avenue								
Masonry: Brick	94%	Now	$8,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$300,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$37,100	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.								
Fused Disc Sw	20%			2033	$9,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 100 Ampere Emergency Lighting Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$199,700	2063	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Obsolete Equipment And On Extended Life								
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Knife Sw	5%	0-2	$9,200	2058	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Obsolete Equipment And On Extended Life								
Fused Toggle Switch	75%	0-2	$137,900	2058	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : On Extended Life								
Molded Case Bkrs	10%			2041	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Under 600 Volts								
Wiring								
Braided Cloth	90%	0-2	$184,000	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$12,200	5		
Locally Mounted	90%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,000	
Corroded, Extent : Light, Area Affected : 100%								
Location : Water Main								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$60,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	20%			2038	* *	10	$3,300	
Emergency, Battery	30%			2028	$35,600	10	$5,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	80%	Now	$22,600	2033	$452,600			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump In The Boiler Room Floor								
Under Construction	20%							
Terminal Devices								
Air Handler	20%			2028	$265,900	1	$8,500	
Convector/Radiator	80%			2031	$462,200	1	$17,800	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	2%	Now	$16,800	2033	$33,600			
Broken, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Split Unit	3%			2028	$50,300			
Window/Wall Unit	75%			2028	$200,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	
Exhaust Fans								
Interior	100%			2033	$313,400	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$180,400	1		
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2033	$341,600	4	$6,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$29,300	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 114 - Q**
Address : **134-01 CRONSTON AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0763.000 / 190**
Area Sq Ft : **67,000**
Date of Survey : **17-Oct-2023**
Areas Surveyed : **Roof, Floors 1,2,3**
Block : **16257** **Lot** : **1**

Agency's Number : **Q114**
Yr Built/Renovated : **1926 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4305615**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$169,200	$843,900
Interior Architecture	$2,505,200	$1,840,500
Electrical	$279,600	$547,600
Mechanical	$576,000	$2,748,800
Site Pavements	$75,200	$149,400
Total	**$3,605,000**	**$6,130,100**
Importance Code A	$169,200	$843,900
Importance Code B	$3,360,700	$5,286,300
Importance Code C	$75,200	
Total	**$3,605,000**	**$6,130,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,700			
Interior Architecture	$240,300	$600		$10,500
Electrical	$52,400	$12,600	$11,000	$22,100
Mechanical	$93,100	$10,300	$13,200	$9,500
Site Enclosure	$5,500			
Site Pavements	$42,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$445,900**	**$30,700**	**$31,300**	**$49,300**
Importance Code A	$62,400	$6,600	$6,600	$6,600
Importance Code B	$238,400	$24,000	$24,700	$42,700
Importance Code C	$145,100			
Total	**$445,900**	**$30,700**	**$31,300**	**$49,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,300	
Masonry: Brick	45%			LIFE	* *	5	$39,500	
Masonry: Brick Cavity	41%			LIFE	* *	5	$35,900	
Masonry: Granite	5%			LIFE	* *	5	$3,300	
Masonry: Limestone	2%			LIFE	* *	5	$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Along Cronston Avenue								
Masonry: Marble	2%			LIFE	* *	5	$1,300	
Windows								
Aluminum	55%	Now	$87,200	2043	* *	5	$8,900	
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	45%	Now	$82,000	2043	* *	5	$7,300	
Glazing Clouded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$8,000	
Masonry: Brick Cavity	40%			LIFE	* *	5	$6,400	
Metal Security Bars	2%			2050	* *			
Pre-Cast Concrete	8%			LIFE	* *	5	$8,000	
Roof								
Built-Up (BUR)	94%			2035	$778,700	10	$65,200	
Copper/Terne	5%	2-4	$4,700	2050	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Over Vent Shaft								
Skylight, Metal/Glass	1%			2045	* *	10	$2,300	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Interior								
Floors								
Cast in Place Concrete	27%	4+	$69,400	LIFE	* *	5	$87,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Mosaic Tile	8%	0-2	$113,400	2040	* *	5	$14,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilet Rooms And Kitchen								
Terrazzo	3%	2-4	$21,200	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Vinyl Tile	42%	Now	$87,700	2035	$1,753,300	3	$23,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Classrooms								
Uneven Substrate, Extent : Light, Area Affected : 20%								
Location : Main Office And 2nd Floor Classrooms								
Vinyl Tile	3%			2043	* *	3	$1,700	
Vinyl Tile 9" X 9"	15%	Now	$36,300	2030	$1,812,800	3	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Classrooms								
Wood	2%	Now	$18,000	2063	* *	5	$2,800	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Auditorium Stage								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Rooms 208 And 209								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Interior								
Interior Walls								
Ceramic Tile	7%	Now	$7,000	2038	* *	5	$3,100	
Adhesion Failure, Extent : Light, Area Affected : 2%								
Location : Bathroom, Kitchen								
Concrete Masonry Unit	7%	4+	$12,000	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazed Ceramic Panel	5%	0-2	$17,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium Lobby								
Metal: Cage/Fence	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal Frame With Wire Glass Stair Separation								
Marble Panels	2%	0-2	$32,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 1st Floor								
Plaster	52%	Now	$23,100	LIFE	* *	5	$13,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairs To Boiler Room								
SGFT/Glazed Masonry	25%	Now	$41,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : New Wing Corridors								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : New Wing Corridors								
Ceilings								
Exposed Struc: Concrete	60%	2-4	$271,700	LIFE	* *	5	$13,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Metal Panel	5%	4+	$150,100	LIFE	* *	5	$9,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium And Cafeteria								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium And Cafeteria								
Plaster	35%	Now	$32,200	LIFE	* *	5	$32,300	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Stair To Boiler Room								
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Stair To Boiler Room								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Site Enclosure								
Fence/Gates								
Chain Link	70%			2045	* *			
Iron Picket	30%	4+	$5,500	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	10%	Now	$6,900	2038	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Schoolyard								
Parking/Driveway								
Asphalt	100%	Now	$75,200	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Refuse Area								
Activity Yard								
Asphalt	85%	2-4	$35,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Playground And Rear Play Yard								
Rubber Matting	15%			2035	$149,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	$27,800	2045	* *	5	$100	
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : Brown Outs Reported At Main Electrical Service								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	75%			2035	$149,800	5	$200	
Fused Disc Sw	25%			2055	* *	5	$100	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	25%			2045	* *	1		
Conduit	5%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	30%			2043	* *	5	$500	
Molded Case Bkrs	50%	Now	$1,800	2034	$92,000	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Receptacles Are Not Working								
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$122,600	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$73,400	5	$300	
Locally Mounted	10%			2052	* *	5		
Variable Frequency Drive	30%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$16,500	2048	* *	1	$18,500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Generators								
Natural Gas	100%	Now	$85,200	2044	* *	1	$23,400	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Ratings								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$59,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2040	* *	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
HID	1%			2040	* *	10		
LED	1%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	40%			2040	* *	10	$6,500	
Emergency, Battery	10%			2030	$11,500	10	$1,600	
Exit, Service	40%			2040	* *	1		
Exit, Service	10%			2030	$3,000	1		
Exterior Lighting								
HID	10%			2035	$32,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$128,800	1	$25,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Cameras, Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns. No Central Station Connections								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$29,900	2048	* *	1	$59,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : During Blow Down Process At Both Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$11,000	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Fan Room Has Multiple Leaks								
Terminal Devices								
Air Handler	10%			2035	$129,100	1	$4,100	
Air Handler	10%			2040	* *	1	$4,100	
Convector/Radiator	70%			2033	$392,700	1	$15,200	
Fan Coil Unit/Heat	10%			2030	$170,100	1	$2,200	
Controls								
Digital	100%	Now	$98,500	2033	$1,970,400			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Custodian Office								
Explanation : System Is Inoperable Due To No Password Access To The System								
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	5%			2035	$81,500			
Window/Wall Unit	85%	Now	$44,200	2030	$220,900	1		
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$22,400	
No Component	40%							
Exhaust Fans								
Interior	50%			2043	* *	2	$1,000	
Roof	10%	Now	$700	2035	$13,300	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Fan For 1st Floor Lobby Bathroom								
No Component	40%							
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$3,500	2033	$175,200	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Water Main Valves								
Sanitary Piping								
Cast Iron	100%	Now	$86,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Sanitary Riser By Toilets 356 And 357 And Hand Sink On 2nd Floor By Stair A								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%	Now	$500	2040	* *	4	$1,000	
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : 5 Flood Pumps Not Connected And Cannot Be Turned On								
Submersible	30%			2028	$600	4	$600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 250 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 115 - BK**		
Address	: **1500 EAST 92ND ST BTWN: AVE. L AND AVE. M**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K115**
Program / Asset #	: **BOE0425.000 / 13**	**Yr Built/Renovated**	: **1922 / 2011**
Area Sq Ft	: **133,857**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Jul-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8256** **Lot** : **1**	**BIN**	: **3232559**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$863,200	$1,023,900
Interior Architecture	$1,173,000	$2,895,000
Electrical	$205,200	$3,818,200
Mechanical	$4,731,800	$2,652,100
Site Pavements	$343,500	$1,167,400
Total	**$7,316,700**	**$11,556,700**
Importance Code A	$2,057,900	$1,023,900
Importance Code B	$4,966,400	$9,768,900
Importance Code C	$292,400	$763,900
Total	**$7,316,700**	**$11,556,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,500		$8,200	
Interior Architecture	$44,000		$3,000	$21,300
Electrical	$60,600	$24,200	$23,300	$37,400
Mechanical	$125,400	$31,900	$73,500	$31,900
Site Pavements	$3,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$308,200**	**$70,500**	**$122,500**	**$105,000**
Importance Code A	$73,700	$13,300	$21,500	$13,300
Importance Code B	$231,200	$57,200	$101,000	$87,200
Importance Code C	$3,300			$4,600
Total	**$308,200**	**$70,500**	**$122,500**	**$105,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	$44,100	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead Walls On Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead Walls On Roof								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$71,000	
Masonry: Brick	86%			LIFE	* *	5	$156,200	
Masonry: Granite	2%			LIFE	* *	5	$2,700	
Metal Panel	3%			2051	* *	5-10	$37,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$11,800	
Windows								
Aluminum	90%	Now	$508,300	2047	* *	5	$26,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glass Block	10%			LIFE	* *	5	$3,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$9,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,600	
Masonry: Brick	75%			LIFE	* *	5	$17,400	
Metal Rail	5%			2044	* *	5-10	$20,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,300	
Roof								
Built-Up (BUR)	25%	Now	$355,000	2041	* *			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Roof Penetrations At Pitch Cups								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	10%			2044	* *	10	$21,800	
Modified Bitumen	55%			2036	$731,400	10	$65,300	
Panel/Paver: Cer/Brk	5%	Now	$16,400	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Inner Courtyard								
Skylight, Metal/Glass	5%			2041	* *	10	$19,800	
Soffits								
Metal Panel	100%			2051	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,800	
Ceramic Tile	3%			2040	* *	5	$6,000	
Marble Panels	2%			LIFE	* *	5	$3,000	
Quarry Tile	2%			2044	* *	5	$6,000	
Terrazzo	3%	4+	$11,500	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	50%			2036	$2,833,700	3	$50,100	
Vinyl Tile 9" X 9"	5%			2027	$820,300	3	$5,000	
Wood	25%			2046	* *	5	$93,900	
Interior Walls								
Cast in Place Concrete	10%	0-2	$236,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2040	* *	5	$9,100	
Concrete Masonry Unit	20%			LIFE	* *	5	$24,300	
Gypsum Board	10%			LIFE	* *	5	$18,200	
Masonry: Brick	10%			LIFE	* *			
Plaster	37%	Now	$56,000	LIFE	* *	5	$33,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	28%	Now	$18,700	2044	* *	5	$27,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	10%	Now	$60,200	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairwell To Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Stairwell To Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$12,300	
Metal Panel	2%			LIFE	* *	5	$4,900	
Plaster	50%			LIFE	* *	5	$61,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2041	* *			
Iron Picket	50%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036				
On-Site Walkways								
Cast in Place Concrete	85%			2036	$233,800			
Pavers/Stone	15%	0-2	$3,300	2034	$164,500			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Entry Stairs								
Parking/Driveway								
Asphalt	100%			2034	$365,600			
Activity Yard								
Asphalt	30%			2034	$109,200			
Cast in Place Concrete	40%			2036	$229,700			
Pavers/Stone	15%			2027	$343,500			
Rubber Matting	15%			2031	$64,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2041	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 600 Ampere Disconnect For Existing Distribution								
Fused Disc Sw	65%			2041	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Service Size 2,000 Amperes								
Transformers								
Dry Type	100%			2036	$27,400	5	$500	
Switchgear / Switchboard								
Fused Disc Sw	98%			2041	* *	5	$600	
Fused Disc Sw	2%			2031	$6,000	5		
Raceway								
Conduit	50%			2031	$147,900	1		
Conduit	50%			2051	* *	1		
Panelboards								
Fused Disc Sw	30%			2039	* *	5	$900	
Fused Knife Sw	2%			2030	$6,100	5	$100	
Fused Toggle Switch	3%			2030	$9,200	5	$100	
Molded Case Bkrs	60%			2039	* *	5	$2,100	
Molded Case Bkrs	5%			2030	$15,300	5	$200	
Wiring								
Thermoplastic	100%			2041	* *	1		
Motor Controllers								
Locally Mounted	100%			2036	$185,800	5	$900	

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	$27,400	1	$41,200	
Generators								
Diesel	100%			2034	$142,000	1	$51,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 200 Kilowatts Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,000	
Fuel Storage								
Main Tank	100%			2046	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Oil Tank Room								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%	Now	$32,700	2036	$1,634,600			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Twenty Ballasts Defective								
Fluorescent	5%			2036	$102,200	10	$6,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First And Second Floor Corridors								
Fluorescent	5%			2036	$102,200	10	$6,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Old Cafeteria And Gymnasium								
HID	5%			2036	$81,200	10	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Type Sodium								
Incandescent	5%			2027	$189,900	2	$200	
Egress Lighting								
Emergency, Service	20%			2031	$16,900	1		
Emergency, Battery	30%			2031	$69,000	10	$9,700	
Exit, Battery	50%			2036	$97,100	10	$4,500	
Exterior Lighting								
HID	100%			2031	$639,600	10	$400	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Alarm								
Security System								
Generic	100%			2031	$257,300	1	$50,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	4%	Now	$1,400	2031	$14,100	1-3	$3,000	
Devices Damaged, Extent : Light, Area Affected : 100%								
Location : Third Floor Staircase A Near Hatch								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Staircase A Near Hatch								
Explanation : One Smoke Detector Not Operational								
Generic, Digital	96%			2031	$339,400	1-3	$79,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 7,500 Gallons								
Conversion Equipment								
Steam Boiler	100%			2029	$1,194,700	1	$132,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$22,000	2041	* *			
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Condensate Return Pump In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Air Handler	40%			2036	$1,031,700	1	$33,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Of New Wing								
Explanation : See Air Conditioning								
Air Handler	30%	Now	$77,400	2027	$773,800	1	$22,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Of Old Wing								
Explanation : Gymnasium And Playroom, Supply Blowers Not In Service								
Convector/Radiator	20%			2029	$224,200	1	$8,700	
Fan Coil Unit/Heat	10%			2027	$339,800	1	$4,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2036	$808,800	1	$24,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof Of New Wing								
Ext Pkg Unit - Heating/Cooling	5%			2031	$115,100	2	$400	
No Component	55%							
Distribution								
CW & CHW Wtr Pipe/Pump	4%	Now	$4,000	2041	* *	4	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Make Up Water Pump Showing Signs Of Rusting And Leaking. Not In Service.								
CW & CHW Wtr Pipe/Pump	66%			2041	* *	4	$4,400	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2036	$478,700	1	$33,100	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2031	$71,400	2	$37,300	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,600	
Exhaust Fans								
Interior	90%	Now	$27,400	2027	$547,100	2	$3,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Of Old Wing								
Explanation : Gymnasium Exhaust Not In Service								
Roof	10%			2027	$26,600	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2041	* *	1		
Galvanized Steel	90%			2029	$1,574,800	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,200	4	$4,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2036	$61,200	1	$8,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	35%							
Generic	65%			2041	* *	1-5	$43,900	
Sprinkler								
No Component	35%							
Generic	65%			2041	* *	1-2	$24,400	
Fire Pump								
No Component	35%							
Generic	65%			2034	$85,100	1	$16,300	
Chemical System								
No Component	98%							
Generic	2%			2027	$1,200	1-10	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 115 - M**
Address : **586 WEST 177 STREET BTWN: AUDUBON AVE., ST NICHOLAS**
Borough : **MANHATTAN** | **Agency's Number** : **M115**
Program / Asset # : **BOE0066.000 / 1694** | **Yr Built/Renovated** : **1914 / 2014**
Area Sq Ft : **104,000** | **Project Type** : **EDUCATION**
Date of Survey : **28-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **2133** **Lot** : **40** **BIN** : **1063228**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$429,100	$202,300
Interior Architecture	$5,946,400	$444,600
Electrical	$192,900	$1,030,800
Mechanical	$260,300	$1,488,100
Site Pavements	$50,100	
Total	**$6,878,800**	**$3,165,700**
Importance Code A	$429,100	$254,900
Importance Code B	$4,068,300	$2,910,800
Importance Code C	$2,381,400	
Total	**$6,878,800**	**$3,165,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,400		$15,300	
Interior Architecture	$51,700		$9,400	$20,200
Electrical	$12,000	$11,000	$10,200	$11,700
Mechanical	$53,800	$15,200	$57,600	$15,200
Site Enclosure	$7,100			
Total	**$146,000**	**$26,200**	**$92,500**	**$47,100**
Importance Code A	$67,800	$10,300	$25,800	$10,300
Importance Code B	$71,100	$15,900	$66,700	$36,800
Importance Code C	$7,100			
Total	**$146,000**	**$26,200**	**$92,500**	**$47,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	85%			LIFE	* *	5	$138,600	
Masonry: Limestone	5%	0-2	$131,500	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2044	* *	5-10	$56,000	
Windows								
Aluminum	100%	Now	$243,300	2042	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Classroom 512								
Parapets								
Masonry: Brick	95%	Now	$54,400	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Inside Face Of Parapet								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Inside Face Of Parapet								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Inside Face Of Parapet								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
Metal Panel	5%			2047	* *	10	$6,500	
Modified Bitumen	95%	Now	$15,000	2042	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 402, 501, 510, 512								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,000	
Ceramic Tile	5%	Now	$29,100	2037	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	3%	Now	$182,200	2047	* *	5	$4,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	2%	0-2	$7,700	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entrance, Exit 6								
Vinyl Tile	45%	0-2	$51,300	2029	$2,565,100	3	$34,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	33%			2039	* *	3	$33,200	
Vinyl Tile 9" X 9"	2%	Now	$330,000	2044	* *	3	$1,500	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : School Safety, Kitchen Office								
Wood	5%			2049	* *	5	$18,900	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Auditorium								
Interior Walls								
Ceramic Tile	15%	0-2	$193,800	2030	$1,937,600	5	$17,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%	0-2	$199,900	LIFE	* *	5	$48,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%	0-2	$6,600	2032	$331,500	5	$5,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Metal Panel	5%	Now	$204,700	LIFE	* *	5	$12,600	
Deformed/Dented, Extent : Severe, Area Affected : 100%								
Location : Throughout Basement								
Plaster	90%	Now	$281,900	LIFE	* *	5	$113,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms, Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	$7,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Facade								
Explanation : Cast Stone At Stairs								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	25%			2039	* *			
Pavers/Stone	75%	0-2	$50,100	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	1%			2050	* *	5		
Fused Knife Sw	1%			2033	$2,500	5		
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	95%			2033	$233,000	5	$2,600	
Molded Case Bkrs	2%			2050	* *	5	$100	
Wiring								
Braided Cloth	20%			2033	$70,000	1		
Thermoplastic	80%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$93,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps. Recent Installation								
LED	2%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Battery	50%			2034	$89,400	10	$12,600	
Exit, Battery	50%			2034	$75,400	10	$3,500	
Exterior Lighting								
HID	20%	Now	$99,400	2044	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$19,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2034	$100,000	1	$19,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$66,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 7,500 Gallon Tank For No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%	Now	$46,400	2047	* *	1	$92,700	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Stream Traps Faulty In Basement.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$59,900	2044	* *	4	$5,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Steam Piping Leaking At Basement								
Terminal Devices								
Air Handler	20%	Now	$200,400	2034	$400,800	1	$11,600	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Supply Blowers Decommissioned								
Convector/Radiator	80%			2039	* *	1	$26,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2032	$322,700	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
No Component	20%							
Dehumidifier								
Generic	100%			2032	$557,900			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,000	
Exhaust Fans								
Roof	100%			2034	$206,600	2	$3,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units. One 98 Gallons And One 65 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$3,300	4	$3,300	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

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
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2044	* *	1-2	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 115 - Q**
Address : **80-51 261 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0764.000 / 1567**
Area Sq Ft : **71,000**
Date of Survey : **05-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8717** **Lot** : **1**

Agency's Number : **Q115**
Yr Built/Renovated : **1950 / 2006**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4178127**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$196,600	$945,900
Interior Architecture	$3,504,600	$369,200
Electrical	$270,500	$189,200
Mechanical	$165,300	$531,600
Site Pavements	$517,400	
Total	**$4,654,300**	**$2,035,900**
Importance Code A	$196,600	$945,900
Importance Code B	$4,398,400	$866,600
Importance Code C	$59,300	$223,400
Total	**$4,654,300**	**$2,035,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$3,900	$7,700	
Interior Architecture		$18,400	$2,600	$5,300
Electrical	$43,400	$14,600	$8,900	$6,800
Mechanical	$13,700	$27,300	$16,500	$9,800
Total	**$57,100**	**$64,100**	**$35,700**	**$21,800**
Importance Code A	$7,000	$11,100	$14,700	$7,000
Importance Code B	$50,100	$53,100	$20,900	$14,800
Importance Code C				
Total	**$57,100**	**$64,100**	**$35,700**	**$21,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	25%	Now	$196,600	LIFE	* *	5	$22,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Northwest Corner								
Masonry: Brick Cavity	70%			LIFE	* *	5	$61,700	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%			2049	* *	5	$15,400	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$8,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Pre-Cast Concrete	10%			LIFE	* *	5	$5,800	
Roof								
Built-Up (BUR)	85%			2033	$795,600	10	$66,600	
Copper/Terne	3%			2061	* *	10	$5,900	
Copper/Terne	2%			2048	* *	10	$3,900	
Modified Bitumen	10%			2041	* *	10	$7,800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Installed At Perimeter Edge Of Built Up Roof								
Explanation : Partial Replacement								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$18,400	
Ceramic Tile	3%			2036	$145,700	5	$2,500	
Terrazzo	2%			LIFE	* *	5	$1,300	
Vinyl Tile	25%			2038	* *	3	$7,900	
Vinyl Tile 9" X 9"	50%	Now	$3,445,300	2043	* *	3	$15,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Classrooms, Staircases								
Wood	10%			2048	* *	5	$15,800	
Interior Walls								
Ceramic Tile	5%			2036	$223,400	5	$4,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,600	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	60%	4+	$59,300	LIFE	* *	5	$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$16,800	
AcousTileConcealSpLn	5%			2046	* *	5	$5,300	
AcousTileSusp.Lay-In	5%			2038	* *	5	$4,200	
Exposed Struc: Concrete	60%			LIFE	* *	5	$7,900	
Plaster	10%			LIFE	* *	5	$5,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	95%	Now	$517,400	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	20%			2059	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Solar Panel								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

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
Under 600 Volts								
Transformers								
Dry Type	100%			2050	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 150 Kilovolts Amperes At 277/480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	25%			2053	* *	1		
Conduit	5%			2059	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$9,200	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,700	
Wiring								
Braided Cloth	35%	2-4	$71,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2053	* *	1		
Thermoplastic	5%			2059	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$300	
Locally Mounted	30%	2-4	$36,700	2053	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$62,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,600	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

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
Alarm								
Security System								
Generic	100%			2028	$136,500	1	$26,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$43,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights, Horns, Fire Alarm Panel And Smoke Detectors								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$70,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Distribution								
Steam Piping/Pump	100%			2059	* *			
Terminal Devices								
Air Handler	20%			2033	$273,600	1	$8,800	
Convector/Radiator	80%			2038	* *	1	$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$165,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	80%			2033	$258,000	2	$1,700	
Roof	20%			2033	$28,200	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$14,600	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 116 - BK**		
Address	: **515 KNICKERBOCKER AVENUE @GROVE ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K116**
Program / Asset #	: **BOE0426.000 / 1385**	**Yr Built/Renovated**	: **1897 / 2001**
Area Sq Ft	: **50,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,AT**		
Block	: **3317** **Lot** : **1**	**BIN**	: **3075909**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$79,300	$79,300
Interior Architecture	$256,100	$911,400
Electrical		$1,289,500
Mechanical	$142,300	$2,204,700
Total	**$477,800**	**$4,485,000**
Importance Code A	$79,300	$525,600
Importance Code B	$197,600	$3,959,400
Importance Code C	$200,800	
Total	**$477,800**	**$4,485,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,200		$33,100	
Interior Architecture	$111,500			$4,000
Electrical	$10,200	$4,700	$4,800	$6,300
Mechanical	$65,300	$9,200	$6,700	$6,800
Site Pavements				
Total	**$224,200**	**$13,900**	**$44,600**	**$17,000**
Importance Code A	$81,800	$5,000	$38,100	$5,000
Importance Code B	$96,300	$8,900	$6,600	$12,100
Importance Code C	$46,100			
Total	**$224,200**	**$13,900**	**$44,600**	**$17,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$158,700	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Exterior Brick								
Masonry: Brownstone	5%			LIFE	* *	5	$6,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Window Sills								
Explanation : Painted Surfaces								
Windows								
Wood	22%	Now	$15,400	2044	* *	5	$9,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	78%			2044	* *	5	$66,200	
Parapets								
Metal Cornice	100%			2064	* *	10	$4,100	
Roof								
Metal Panel	100%	0-2	$18,700	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Roof Leader Joints Are Broken								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,000	
Mosaic Tile	3%			2041	* *	5	$5,500	
Quarry Tile	1%			2041	* *	5	$1,100	
Traffic Topping	2%	Now	$21,500	2046	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stair Landings								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stair Landings								
Vinyl Tile	44%			2036	$911,400	3	$16,100	
Wood	40%			2051	* *	5	$54,900	
Interior Walls								
Ceramic Tile	3%	Now	$3,500	2039	* *	5	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base Of Wall Bathrooms								
Concrete Masonry Unit	7%			LIFE	* *	5	$5,800	
Masonry: Brick	20%	Now	$200,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Main Room								
Mosaic Tile	1%			LIFE	* *	10	$600	
Plaster	69%			LIFE	* *	5-10	$60,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2041	* *	5	$3,700	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$13,700	
Exposed Struc: Wood	10%			LIFE	* *	10	$11,000	
Metal Panel	1%			LIFE	* *	5	$1,800	
Plaster	69%			LIFE	* *	5-10	$86,800	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2046	* *			
Iron Picket	30%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Cast in Place Concrete	90%			2041	* *			
Rubber Matting	10%			2036	$20,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$166,500	5	$200	
Raceway								
Conduit	100%			2036	$82,900	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	90%			2035	$128,700	5	$1,200	
Wiring								
Braided Cloth	30%			2035	$32,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2036	$75,600	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								

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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DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

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
Lighting								
Interior Lighting								
Fluorescent	70%			2036	$534,200	10	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	30%			2044	* *			
Egress Lighting								
Emergency, Battery	25%			2031	$21,500	10	$3,000	
Emergency, Battery	25%			2041	* *	10	$3,000	
Exit, Battery	25%			2031	$18,100	10	$800	
Exit, Battery	25%			2041	* *	10	$800	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$96,100	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Offices								
Explanation : Intrusion Alarm System. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$132,100	1-3	$31,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways. Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$44,600	2034	$446,300	1	$44,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Boiler No. 1 Broken Boiler Casing								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Boiler No. 1 Leaking								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Boiler No. 1 Not Working								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

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
Heating								
Distribution								
Steam Piping/Pump	100%			2036	$410,000			
Malfunctioning, Extent : Moderate, Area Affected : 75%								
Location : Thermostats, Throughout								
Terminal Devices								
Convector/Radiator	100%			2034	$418,700	1	$16,200	
Controls								
Electrical	100%	2-4	$142,300	2031	$284,600			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Lack Of Functional Thermostat To Control Zone Temperature								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	$3,900	2031	$38,800	1		
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	80%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2031	$2,200	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%	0-2	$6,500	2034	$326,800	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve, Basement								
Not Insulated, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve Room In Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : Only One Water Line Entering The Building								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2036	$247,600	4	$7,400	
Sanitary Piping								
Cast Iron	20%	0-2	$6,400	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Backs Up In Basement When It Rains. Building Location In Low Ground Elevation Area May Contribute To The Problem.								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2027	$1,600	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$70,800	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 116 - M**		
Address	: **210 EAST 33 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M116**
Program / Asset #	: **BOE0067.000 / 2634**	**Yr Built/Renovated**	: **1926 / 2001**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **913** **Lot** : **7**	**BIN**	: **1020080**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$175,600	$93,700
Interior Architecture	$5,894,900	
Electrical	$361,000	$669,300
Mechanical	$499,200	$1,037,100
Total	**$6,930,700**	**$1,800,100**
Importance Code A	$175,600	$93,700
Importance Code B	$6,569,800	$1,706,400
Importance Code C	$185,400	
Total	**$6,930,700**	**$1,800,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$89,400	$39,300		
Interior Architecture	$95,400	$9,100	$15,500	$9,100
Electrical	$19,000	$27,200	$6,900	$5,900
Mechanical	$76,900	$10,100	$17,400	$10,100
Site Enclosure	$12,700			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$300,800**	**$93,100**	**$47,200**	**$32,500**
Importance Code A	$95,500	$45,500	$6,100	$6,100
Importance Code B	$199,100	$47,600	$25,600	$26,300
Importance Code C	$6,200		$15,500	
Total	**$300,800**	**$93,100**	**$47,200**	**$32,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$10,600	LIFE	* *	5	$17,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$27,100	
Masonry: Brick	70%	Now	$81,800	LIFE	* *	5	$48,500	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Through Window Louver In Basement Boiler Area And Electrical Room								
Masonry: Granite	3%			LIFE	* *	5	$1,600	
Masonry: Limestone	5%			LIFE	* *	5	$2,600	
Stucco Cement	12%	Now	$48,200	2046	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Side Facades								
Windows								
Aluminum	40%	Now	$30,500	2049	* *	5	$6,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Wood	60%			2049	* *	5	$187,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$4,700	
Masonry: Brick	90%			LIFE	* *	5	$5,400	
Roof								
Built-Up (BUR)	100%			2038	* *	10	$39,300	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$42,300	LIFE	* *	5	$21,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$5,600	2042	* *	5	$2,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Boys Toilet Room								
Vinyl Tile	5%	Now	$41,300	2038	* *	3	$1,800	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Throughout Classrooms, Cafeteria								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Classrooms, Cafeteria								
Vinyl Tile 9" X 9"	70%	Now	$5,574,500	2043	* *	3	$25,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Classrooms On The 2nd, 3rd And 5th Floors								
Wood	10%			2068	* *	5	$18,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$12,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Folding Partition	5%			2049	* *	5	$31,000	
Plaster	60%	Now	$185,400	LIFE	* *	5	$44,600	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout Stairwells								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2046	* *	5	$24,100	
AcousTileSusp.Lay-In	10%			2046	* *	5	$9,600	
Exposed Struc: Concrete	25%			LIFE	* *	5	$3,800	
Plaster	45%	4+	$135,100	LIFE	* *	5	$27,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$12,700	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%			2042	* *			
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2059	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$100	
Fused Knife Sw	1%	2-4	$1,800	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	79%			2032	$145,300	5	$1,300	
Molded Case Bkrs	10%			2055	* *	5	$200	
Wiring								
Braided Cloth	65%	2-4	$132,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2059	* *	1		
Thermoplastic	30%			2033	$61,300	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$55,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$53,300	10	$7,500	
Exit, Service	50%			2028	$13,700	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$119,200	1	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$38,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$61,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	0-2	$25,400	2033	$508,400			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Hot Water Return Piping								
Terminal Devices								
Air Handler	15%			2041	* *	1	$5,800	
Convector/Radiator	55%	0-2	$14,300	2031	$285,500	1	$9,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiator In 168								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building, Steam Radiators Are Beyond Useful Life Cycle								
Convector/Radiator	30%			2050	* *	1	$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$140,500	2043	* *	1	$3,900	
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Unit For Gymnasium And Cafeteria								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
Explanation : R-410a								
Split Unit	10%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Roof								
Explanation : 3 Units. R-410a								
Window/Wall Unit	65%	0-2	$15,600	2028	$156,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2041	* *	1	$5,800	
Fan Coil - 2 Pipe	10%			2041	* *	1	$2,000	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2041	* *	2	$10,800	
No Component	75%							

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	50%			2028	$140,800	2	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Penthouse. Exhaust Fans Are Beyond Useful Life Cycle								
Roof	50%			2028	$61,600	2	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Roof. Rooftop Exhaust Fans Are Beyond Their Useful Life Cycles								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$243,100	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$11,200	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Drain Piping Cracked. Drain Piping From Boys Bathroom In 1st Floor								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Beyond Its Useful Life Cycle Rating								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through 5th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$43,900	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 116 - Q**		
Address	: **107-25 WREN PLACE BTWN: 175 ST., POLHEMAS AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q116**
Program / Asset #	: **BOE0765.000 / 1568**	**Yr Built/Renovated**	: **1925 / 2006**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **10250** **Lot** : **1**	**BIN**	: **4218416**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,016,800	$121,300
Interior Architecture	$497,400	$51,000
Electrical	$193,100	$2,196,400
Mechanical	$1,883,700	$3,979,300
Site Enclosure	$197,800	
Site Pavements	$604,300	
Total	**$5,393,100**	**$6,348,000**
Importance Code A	$2,016,800	$808,500
Importance Code B	$2,669,100	$5,539,500
Importance Code C	$707,200	
Total	**$5,393,100**	**$6,348,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$3,800
Interior Architecture	$90,200			$7,300
Electrical	$98,700	$9,600	$20,900	$7,200
Mechanical	$64,900	$10,400	$33,300	$10,400
Site Pavements	$600			
Total	**$254,400**	**$20,000**	**$54,200**	**$28,700**
Importance Code A	$34,400	$7,600	$7,800	$11,500
Importance Code B	$219,500	$12,400	$46,400	$17,300
Importance Code C	$600			
Total	**$254,400**	**$20,000**	**$54,200**	**$28,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$31,600	
Masonry: Brick	90%	0-2	$511,300	LIFE	* *	5	$121,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Chimney Tower And Roof Top Equipment Rooms								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$5,100	
Masonry: Marble	2%			LIFE	* *	5	$2,000	
Windows								
Aluminum	80%	Now	$746,600	2050	* *	5	$15,300	
Air Infiltration, Extent : Moderate, Area Affected : 60%								
Location : Classrooms And Offices								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	85%			LIFE	* *	5	$15,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Exterior								
Roof								
Modified Bitumen	97%	0-2	$84,800	2039	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair D - bulkhead								
Skylight, Metal/Glass	3%	Now	$674,100	2064	* *			1
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Not Insulated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Leaking Above Trash Dumbwaiter								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,700	
Ceramic Tile	5%	Now	$101,700	2043	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms Throughout								
Mosaic Tile	2%	Now	$67,700	2047	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms Throughout								
Deflection Evident, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms Throughout								
Quarry Tile	5%			2047	* *	5	$8,800	
Terrazzo	3%	4+	$16,900	LIFE	* *	5	$2,800	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Front Vestibule/ Lobby								
Vinyl Tile	50%	Now	$33,200	2039	* *	3	$22,000	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Room 307								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Room 307								
Uneven Surface, Extent : Moderate, Area Affected : 2%								
Location : Room 307								
Wood	25%			2062	* *	5	$55,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$161,000	2043	* *	5	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms Throughout, Rooms 211,212,214								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms Throughout								
Gypsum Board	10%			LIFE	* *	5	$11,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$40,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2047	* *	5	$16,300	
Exposed Struc: Concrete	10%	Now	$167,000	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Below Boiler Room Restroom								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Below Boiler Room Restroom								
Plaster	75%			LIFE	* *	5	$51,000	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$197,800	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Wren Place, Gate At Dumpster Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Entry Gates								
Iron Picket	10%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$165,100	2047	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Wren Place- Tree Pits At Driveway								
On-Site Walkways								
Cast in Place Concrete	98%			2047	* *			
Masonry: Marble	2%	2-4	$600	LIFE	* *	5		
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
Location : Front Steps								
Parking/Driveway								
Asphalt	100%	Now	$348,500	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Site Pavements								
Activity Yard								
Asphalt	80%	Now	$90,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch And One 400 Ampere Disconnect Switch For Air Conditioners								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	90%			2033	$165,500	5	$1,800	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2034	$61,300	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,057,800	10	$63,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2029	$23,500	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	4%			2034	$87,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Gymnasium								
Explanation : LEDs Observed								
LED	4%	Now	$43,700	2034	$87,400			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Chandeliers Not Working								
Egress Lighting								
Emergency, Service	10%			2029	$4,900	1		
Emergency, Battery	20%			2029	$26,500	10	$3,700	
Emergency, Battery	20%	Now	$26,500	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exit, LED	40%			2062	* *	1		
Exit, Service	10%			2029	$3,400	1		
Exterior Lighting								
LED	5%			2034	$21,100			
LED	5%	Now	$21,100	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Lighting Out Of Service								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Camera, Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$203,400	1-3	$47,500	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	$180,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 7500 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$34,400	2032	$687,200	1	$68,600	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - Boiler No.2 - Flue Gas Automatic Damper Is Not Operational								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - Burner Control Panels Defective								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - Burners Leak Oil At Both Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 232 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$12,600	2044	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room - Damaged Feedwater Tank Insulation								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	7%			2029	$103,900	1	$3,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Auditorium Blower								
Convector/Radiator	53%			2032	$341,700	1	$13,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	40%	Now	$78,200	2029	$781,900	1	$9,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Various Locations - Unit Ventilators - Motors Defective - 15 Units								
Controls								
Pneumatic	100%	Now	$457,100	2032	$1,523,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Defective Thermostats And Control Valves								
Air Conditioning								
Energy Source								
Electricity	80%			2056	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Air Conditioners Panel Boards / Service Upgrade								
No Component	20%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2034	$37,400			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor - Telecom Room								
Window/Wall Unit	32%			2033	$95,600	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	46%	Now	$137,400	2034	$137,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor - Auditorium, Cafeteria, Kitchen, Other Locations								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	$42,900	
Abandoned in Place, Extent : Light, Area Affected : 2%								
Location : Kitchen Ceiling - Kitchen General Exhaust Duct, Exhaust Fan Permanently Removed								
Exhaust Fans								
Interior	93%	Now	$16,300	2029	$325,200	2	$1,800	
Broken, Extent : Moderate, Area Affected : 7%								
Location : Fan Room Above Gymnasium - Gymnasium Exhaust - Broken Pulley								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas, Fan Room Above Gymnasium								
Roof	5%			2034	$7,600	2	$100	
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,012,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary Unit, 80 Gallons. There Is An Additional Gas Fired Unit Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$15,800	4	$1,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$21,800	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 117 - Q**
Address : **85-15 143 STREET 143 ST AND 85 ROAD**
Borough : **QUEENS**
Agency's Number : **Q117**
Program / Asset # : **BOE0766.000 / 1569**
Yr Built/Renovated : **1928 / 2013**
Area Sq Ft : **93,000**
Project Type : **EDUCATION**
Date of Survey : **14-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **9723** **Lot** : **150** **BIN** : **4208040**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$447,600	
Interior Architecture	$486,600	$1,425,900
Electrical	$76,800	$772,700
Mechanical	$3,185,200	$1,341,100
Site Pavements		$153,800
Total	**$4,196,200**	**$3,693,500**
Importance Code A	$629,600	$581,000
Importance Code B	$3,566,500	$3,112,500
Total	**$4,196,200**	**$3,693,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,800	$32,000		
Interior Architecture	$80,600	$11,800		$6,800
Electrical	$37,000	$11,900	$9,100	$10,400
Mechanical	$339,600	$104,500	$61,000	$16,400
Site Enclosure	$22,000			
Site Pavements	$65,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$588,600**	**$167,400**	**$77,300**	**$40,800**
Importance Code A	$61,900	$53,500	$7,200	$6,700
Importance Code B	$433,100	$113,900	$70,100	$34,100
Importance Code C	$93,600			
Total	**$588,600**	**$167,400**	**$77,300**	**$40,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	* *	5	$42,800	
Masonry: Brick Cavity	30%			LIFE	* *	5	$23,300	
Masonry: Granite	5%			LIFE	* *	5	$2,900	
Masonry: Limestone	8%			LIFE	* *	5	$4,700	
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Windows								
Aluminum	100%	0-2	$24,900	2041	* *	5	$12,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Parapets								
Masonry: Brick	40%	0-2	$12,000	LIFE	* *	5	$4,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Over Kitchen								
Masonry: Brick Cavity	25%			LIFE	* *	5	$2,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1928 Wing								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Rail	25%			2046	* *	5-10	$52,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	60%			2038	* *	10	$32,000	
Single Ply Membrane	40%	Now	$447,600	2043	* *			
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Over 1992 Addition								
Insul Deter/Miss, Extent : Moderate, Area Affected : 15%								
Location : Over 1992 Addition								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Over 1992 Addition								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Over 1992 Addition								
Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 5%								
Location : Over 1992 Addition								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over 1992 Addition								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$18,400	
Ceramic Tile	5%			2042	* *	5	$4,200	
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	60%	0-2	$142,600	2033	$1,425,900	3	$18,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Classroom 211								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Classrooms Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Classroom 211								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Classroom 211								
Vinyl Tile 9" X 9"	5%	Now	$344,000	2043	* *	3	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Library, Storage Rooms And Stair Landings								
Wood	15%			2048	* *	5	$23,600	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Classrooms In 1928 Side								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	15%	Now	$11,100	2042	* *	5	$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Drinking Fountain								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,300	
Gypsum Board	20%			LIFE	* *	5	$7,900	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	35%	Now	$28,600	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair A								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	35%	Now	$10,000	2046	* *	5	$14,700	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout 3rd Floor In 1992 Addition								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor In 1992 Addition								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,300	
Plaster	55%	Now	$28,800	LIFE	* *	5	$28,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair A								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Site Enclosure								
Fence/Gates								
Chain Link	40%	0-2	$16,600	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Play Area								
Iron Picket	60%	0-2	$5,400	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Between Exit 1 And 2								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along 143 Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$13,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 143 Street								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$31,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot On South Side								
Activity Yard								
Asphalt	75%	2-4	$19,500	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Side Play Yard								
Rubber Matting	25%			2033	$153,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2059	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch For Building Addition								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$400	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	9%			2032	$22,100	5	$200	
Fused Toggle Switch	1%			2032	$2,500	5		
Molded Case Bkrs	80%			2032	$196,200	5	$2,000	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$76,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$63,900	10	$9,000	
Exit, Battery	50%			2038	* *	10	$3,100	
Exterior Lighting								
LED	10%	Now	$25,500	2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Not Operational								
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$245,600	1-3	$59,000	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	25%			2043	* *	1		
Interruptible Gas/Dual Fuel	70%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Fuel Oil Tanks, 6,000 Gallons Each								
Conversion Equipment								
Furnace	5%			2028	$14,800	1	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Addition Roof								
Explanation : Make-up Air Unit For Kitchen								
Radiant Heater	5%	Now	$24,800	2028	$123,900	2	$1,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Building Addition - Exit 5								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Electric Cabinet Heaters								
Steam Boiler	70%	0-2	$58,100	2031	$581,000	1	$58,000	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 132 Bhp Each								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Gas Heating By Building Addition - Exterior Packaged Unit - Heating/Cooling								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$18,200	
Steam Piping/Pump	35%	Now	$4,300	2033	$213,500			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Defective Chemical Treatment System								
No Component	30%							

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Heating								
Terminal Devices								
Air Handler	15%	0-2	$10,800	2028	$215,000	1	$7,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas - Auditorium, Cafeteria And Gymnasium Blowers								
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Basement Fan Area - Gymnasium Blower								
Explanation : Defective Heating Coils								
Convector/Radiator	45%			2031	$280,300	1	$13,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Fan Coil Unit/Heat	10%	Now	$9,400	2028	$188,900	1	$2,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Classrooms								
Unit Inoperable, Extent : Severe, Area Affected : 5%								
Location : Room 211								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Classrooms								
Explanation : Unit Ventilators								
No Component	30%							
Controls								
Digital	30%	Now	$65,600	2027	$656,400			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Building Addition - Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Packaged AC Units Are Not Running During Winter In Ventilation Mode								
Pneumatic	70%	Now	$103,100	2027	$1,030,700			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium, Gymnasium, Cafeteria, Library, Corridors								
Explanation : Defective Controls								
Air Conditioning								
Energy Source								
Electricity	90%			2041	* *	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	27%	Now	$8,600	2028	$432,000	2	$1,200	
Noisy/Vibrating, Extent : Light, Area Affected : 15%								
Location : Building Addition - Roof - Unit No. 2								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition - Roofs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roofs								
Explanation : 8 Units, 15 Tons Each Approximately, Condensate Lines Are Not Routed To Roof Drains								
Split Unit	3%			2033	$67,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Rooms								
Explanation : Location Noted								
Window/Wall Unit	50%			2033	$180,400	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Various Locations								
Window/Wall Unit	5%	Now	$18,000	2033	$18,000	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Original Building - Counselors Office, Computer Room								
Window/Wall Unit	5%			2027	$18,000	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	25%	Now	$47,100	LIFE	* *	2	$30,300	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Building Addition - Roof								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$41,500	
No Component	20%							
Exhaust Fans								
Interior	70%	Now	$14,800	2028	$295,600	2	$1,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Fan Areas								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Area - Gymnasium Exhaust								
Roof	30%			2028	$55,400	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Plumbing								
Water Heater With Tanks								
Gas Fired	50%			2031	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 275 Mbh Input 100 Gallons. Quantity 1								
Under Construction	50%							
Sanitary Piping								
Cast Iron	100%	Now	$24,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Area Above Auditorium Exhaust								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$19,100	4	$2,900	
Backflow Preventer								
Generic	100%			2028	$42,500	1	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2043	* *	1-5	$9,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairwell								
Explanation : Location Noted								
Sprinkler								
No Component	68%							
Generic	32%			2043	* *	1-2	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Paint Room, Building Addition - Throughout								
Explanation : Location Noted								
Fire Pump								
No Component	70%							
Generic	30%			2029	$27,300	1	$5,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

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
Fire Suppression								
Chemical System								
Wet	100%			2028	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 120 Square Feet (24x5)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 118 - Q**
Address : **190-20 109TH RD. BTWN: 191 ST., 190 PL.**
Borough : **QUEENS**
Agency's Number : **Q118**
Program / Asset # : **BOE0767.000 / 2531**
Yr Built/Renovated : **1927 / 2010**
Area Sq Ft : **69,000**
Project Type : **EDUCATION**
Date of Survey : **04-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **10926** **Lot** : **50** **BIN** : **4233850**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$630,200	$99,900
Interior Architecture	$136,400	$54,700
Electrical	$422,100	$642,700
Mechanical	$2,367,000	$2,586,700
Site Enclosure	$82,300	
Site Pavements	$314,700	
Total	**$3,952,700**	**$3,384,000**
Importance Code A	$630,200	$715,700
Importance Code B	$3,189,400	$2,668,300
Importance Code C	$133,000	
Total	**$3,952,700**	**$3,384,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,100			$3,900
Interior Architecture	$77,100	$3,000	$1,300	$8,400
Electrical	$7,200	$7,900	$101,300	$6,400
Mechanical	$177,000	$9,900	$37,300	$10,100
Site Enclosure	$18,900			
Site Pavements	$44,800			
Total	**$347,000**	**$20,800**	**$139,900**	**$28,800**
Importance Code A	$52,900	$6,800	$7,000	$10,700
Importance Code B	$245,700	$12,500	$132,900	$18,000
Importance Code C	$48,400	$1,400		
Total	**$347,000**	**$20,800**	**$139,900**	**$28,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$99,900	
Masonry: Granite	2%			LIFE	* *	5	$1,600	
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	70%	Now	$443,800	2050	* *	5	$9,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	30%			2050	* *	5	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$18,200	
Masonry: Limestone	20%			LIFE	* *	5	$5,700	
Roof								
Built-Up (BUR)	95%	Now	$186,400	2039	* *			
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Office 351and Stair E- Bulkhead								
Copper/Terne	5%	Now	$22,100	2062	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Stair E - Bulkhead Ceiling								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,500	
Ceramic Tile	3%			2043	* *	5	$3,100	
Terrazzo	5%	4+	$24,700	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Entrance Corridor								
Traffic Topping	2%			2039	* *	5	$2,600	
Vinyl Tile	65%			2039	* *	3	$33,500	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Classrooms								
Wood	15%			2062	* *	5	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Interior								
Interior Walls								
Cast in Place Concrete	4%	Now	$29,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	3%			2043	* *	5	$2,800	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$22,800	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,400	
Plaster	85%	Now	$136,400	LIFE	* *	5	$54,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 349, Gymnasium And 3rd Floor Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$18,900	2054	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 110th Road, 191st Street								
Explanation : Vandalism To Fence Cut Opening								
Iron Picket	50%	2-4	$82,300	2069	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$93,400	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 190th Place, 191st Street And 110th Road								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$50,800	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Exterior Steps On 190th Place And 109th Road								
Activity Yard								
Asphalt	90%	Now	$170,500	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Rear Play Yard								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	10%	Now	$44,800	2039	* *			
Tripping Hazard, Extent : Severe, Area Affected : 100%								
Location : Small Play Yard Off 110th Road								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Small Play Yard Off 110th Road								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes With 1,600 Ampere Fuses.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	70%			2042	* *	5	$1,300	
Molded Case Bkrs	20%			2033	$36,800	5	$400	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2034	$40,900	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	70%	2-4	$85,600	2054	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms And Roof								
Locally Mounted	20%			2032	$24,500	5	$100	
Locally Mounted	10%			2039	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	1%			2034	$10,500	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	96%			2039	* *	10	$60,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2029	$4,400	1		
Emergency, Battery	40%			2029	$47,400	10	$6,700	
Exit, LED	40%			2062	* *	1		
Exit, Service	10%			2029	$3,000	1		
Exterior Lighting								
HID	10%			2029	$33,000	10		
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Alarm								
Security System								
Generic	100%			2029	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$182,200	1-3	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One Tank, No.2 Oil, 7,500 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$30,800	2032	$615,800	1	$61,500	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler No.2 Mud Leg Leaking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 232 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$565,800			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$265,900	1	$8,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas, Fan Rooms								
Convector/Radiator	50%			2032	$288,900	1	$11,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%	Now	$43,800	2029	$437,900	1	$5,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms, Other Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Unit Heater - Steam	5%			2034	$20,100	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Vestibule, 1st And 3rd Floor Corridors								
Explanation : Location Noted								
Controls								
Pneumatic	100%	Now	$27,300	2028	$1,365,500			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Locations - Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium, Library								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%	Now	$33,600	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Telecom Room								
Window/Wall Unit	78%			2033	$208,800	1		
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : Throughout								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium, Library								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

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
Ventilation								
Exhaust Fans								
Interior	95%			2029	$297,700	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas, Fan Rooms								
Roof	5%			2029	$6,900	2	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof - Kitchen Hood Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$18,100	2034	$907,400	1		
Not Insulated, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria Ceiling								
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 100 Gallons. 2 Additional Gas Fired Units Are Abandoned In Place								
Sanitary Piping								
Cast Iron	100%	Now	$17,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement - Kitchen Grease Trap								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$14,100	4	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - 1 Duplex Set								
Backflow Preventer								
Generic	100%	Now	$3,200	2034	$31,600	1	$3,800	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Closet Within Cafeteria								
Explanation : Leaking Reduced Pressure Zone Valve, 1 Of 3								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 40%								
Location : 2nd And 3rd Floor Toilet Rooms								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$48,900	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 119 - BK**		
Address	: **3829 AVENUE K BTWN: EAST 38 ST., EAST 39 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K119**
Program / Asset #	: **BOE0428.000 / 1359**	**Yr Built/Renovated**	: **1904 / 2009**
Area Sq Ft	: **52,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7786** **Lot** : **1**	**BIN**	: **3215816**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,118,400	
Interior Architecture		$2,005,600
Electrical		$210,400
Mechanical		$1,045,900
Total	**$1,118,400**	**$3,262,000**
Importance Code A	$1,118,400	
Importance Code B		$3,262,000
Total	**$1,118,400**	**$3,262,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$28,500	
Interior Architecture	$59,100	$8,900		
Electrical	$31,000	$4,900	$52,800	$5,800
Mechanical	$8,200	$8,600	$13,400	$7,600
Site Pavements	$8,300			
Total	**$106,600**	**$22,400**	**$94,700**	**$13,400**
Importance Code A	$5,200	$5,200	$33,800	$5,200
Importance Code B	$74,500	$17,200	$60,900	$8,200
Importance Code C	$27,000			
Total	**$106,600**	**$22,400**	**$94,700**	**$13,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$38,100	
Masonry: Brick	85%			LIFE	* *	5	$41,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%	Now	$1,118,400	2059	* *	5	$11,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$3,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,200	
Roof								
Built-Up (BUR)	10%			2039	* *	10	$2,900	
IRMA/Protected Membrane	90%			2039	* *	10	$25,700	
Soffits								
Stucco Cement	100%			2039	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,100	
Mosaic Tile	5%	Now	$20,000	2039	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 2nd Floor Toilet								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 2nd Floor Toilet								
Terrazzo	5%	4+	$8,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry								
Vinyl Tile	85%			2034	$2,005,600	3	$26,600	
Interior Walls								
Ceramic Tile	5%	Now	$10,800	2037	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And Toilet Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilet Rooms								
Concrete Masonry Unit	10%	Now	$14,800	LIFE	* *	5	$3,100	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room								
Masonry: Brick	5%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$18,400	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

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
Interior								
Ceilings								
AcousTile,Adhered	10%	4+	$5,500	2047	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : First Floor Classroom								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,300	
Plaster	80%			LIFE	* *	5	$41,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Iron Picket	60%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$6,900	2047	* *			
Tripping Hazard, Extent : Light, Area Affected : 10%								
Location : Sidewalk At Left Of Building								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Sidewalk At Left Of Building								
Explanation : 1 Inch Raised Slab At Joint								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry								
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	75%			2037	* *			
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2054	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Electric Service Room								
Explanation : One 200 Ampere Emergency Lighting Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	30%			2034	$44,400	1		
Conduit	70%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$14,300	5	$100	
Molded Case Bkrs	90%			2056	* *	5	$1,200	
Wiring								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	80%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$66,000	5	$300	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Room Adjacent To Cafeteria								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$47,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2034	$44,700	10	$6,300	
Exit, Battery	50%			2034	$37,700	10	$1,800	
Exterior Lighting								
HID	20%	Now	$24,800	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 66%								
Location : Roof Parapet								
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 66%								
Location : Roof Mounted Fixtures								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chimney Above Roof								
Explanation : Air Terminals On Chimney And Downleads Installed								
Alarm								
Security System								
Generic	100%			2034	$100,000	1	$19,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$33,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$51,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two New Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2060	* *	4	$3,800	
Terminal Devices								
Air Handler	10%			2034	$100,200	1	$3,200	
Convector/Radiator	80%			2032	$348,300	1	$13,400	
Unit Heater - Steam	10%			2042	* *	4	$500	
Controls								
Electrical	100%			2032	$296,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2034	$87,600	2	$500	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2042	* *			
Window/Wall Unit	80%			2032	$161,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Interior	15%			2034	$35,400	2	$200	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$1,600	4	$1,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Dual Pump System								
Backflow Preventer								
Generic	100%			2042	* *	1	$3,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 119 - BX**				
Address	: **1075 PUGSLEY AVENUE @BLACKROCK AVENUE**				
Borough	: **BRONX**			**Agency's Number**	: **X119**
Program / Asset #	: **BOE0259.000 / 418**			**Yr Built/Renovated**	: **1939 / 1992**
Area Sq Ft	: **54,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **19-Dec-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **3789**	**Lot**	: **21**	**BIN**	: **2025696**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$247,300	$160,800
Interior Architecture	$742,600	
Electrical		$928,700
Mechanical		$2,055,000
Total	**$989,900**	**$3,144,500**
Importance Code A	$247,300	$160,800
Importance Code B	$742,600	$2,983,700
Total	**$989,900**	**$3,144,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,500			
Interior Architecture	$91,800		$30,300	$2,100
Electrical	$36,700	$5,100	$5,200	$6,700
Mechanical	$34,500	$8,000	$10,600	$8,000
Site Pavements	$12,800			
Total	**$199,300**	**$13,100**	**$46,100**	**$16,700**
Importance Code A	$28,600	$5,300	$5,100	$5,300
Importance Code B	$119,900	$7,800	$41,000	$10,000
Importance Code C	$50,800			$1,400
Total	**$199,300**	**$13,100**	**$46,100**	**$16,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$1,300	
Masonry: Brick	95%			LIFE	* *	5	$204,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Facade								
Masonry: Limestone	4%			LIFE	* *	5	$6,400	
Windows								
Aluminum	100%			2061	* *	5	$26,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Window Replacement Work								
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	$117,600	
Masonry: Brick	65%			LIFE	* *	5-10	$101,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall Replacement								
Masonry: Limestone	5%			LIFE	* *	5-10	$13,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall Replacement								
Pre-Cast Concrete	5%			LIFE	* *	5	$14,300	
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,500	
Ceramic Tile	5%			2039	* *	5	$5,200	
Quarry Tile	5%			2049	* *	5	$7,700	
Sheet Vinyl/Rubber	5%			2041	* *	5	$7,700	
Vinyl Tile	65%			2041	* *	3	$25,100	
Vinyl Tile 9" X 9"	5%	Now	$421,800	2046	* *	3	$1,900	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor And 3rd Floor Corridors								
Wood	10%			2051	* *	5	$19,300	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	$4,700	
Ceramic Tile	3%			2045	* *	5	$2,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,600	
Masonry: Brick	2%			LIFE	* *	10	$600	
Plaster	48%			LIFE	* *	5-10	$38,700	
SGFT/Glazed Masonry	35%			LIFE	* *	10	$16,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2049	* *	5	$15,500	
AcousTileConcealSpLn	8%			2049	* *	5	$10,300	
AcousTileSusp.Lay-In	5%			2049	* *	5	$5,200	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$19,300	
Exposed Struc: Steel	5%			LIFE	* *	10	$10,300	
Metal Panel	2%			LIFE	* *	5	$5,200	
Plaster	50%	Now	$320,800	LIFE	* *	5	$32,200	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Third Floor Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2062	* *			
Iron Picket	75%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,800	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Blackrock Avenue At Parking Lot Entrance								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Blackrock Avenue Near Parking Lot								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Blackrock Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	90%			2045	* *			
Cast in Place Concrete	8%			2049	* *			
Rubber Matting	2%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$159,800	5	$200	
Fused Disc Sw	20%			2062	* *	5		
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2062	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	85%			2035	$121,600	5	$1,200	
Molded Case Bkrs	5%			2058	* *	5	$100	
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$66,000	5	$300	
Locally Mounted	10%			2053	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$46,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	6%			2041	* *			
Egress Lighting								
Emergency, Battery	40%			2031	$37,100	10	$5,200	
Emergency, Battery	10%	Now	$9,300	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways And Basement								
Exit, Service	40%			2041	* *	1		
Exit, Service	10%	Now	$2,400	2046	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	5%			2031	$12,900	10		
HID	5%	Now	$12,900	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$142,600	1-3	$34,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Electricity	5%			2062	* *	1		
Natural Gas	95%			2062	* *	1		
Conversion Equipment								
Radiant Heater	5%			2044	* *	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Basement Mechanical Room, Penthouse Mechanical Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%			2053	* *	1	$50,800	
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2031	$208,100	1	$6,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	58%			2034	$262,200	1	$10,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$274,200	1	$3,500	
Unit Heater - Steam	2%			2044	* *	4	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Location Noted								
Controls								
Electrical	100%			2035	$307,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$146,600	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Auditorium, Cafeteria								
Explanation : Location Noted								
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

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
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$33,400	
No Component	30%							
Exhaust Fans								
Interior	60%			2036	$147,100	2	$1,000	
Roof	10%			2036	$10,700	2	$200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$568,100	1		
Galvanized Steel	20%			2034	$141,200	1		
Sanitary Piping								
Cast Iron	100%	Now	$13,900	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Storage Area								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2031	$1,700	4	$1,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 299mbh								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$38,200	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 12 - BK**		
Address	: **430 HOWARD AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K012**
Program / Asset #	: **BOE0977.000 / 4140**	**Yr Built/Renovated**	: **1993 /**
Area Sq Ft	: **99,286**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1457** **Lot** : **32**	**BIN**	: **3039174**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$156,600	$158,600
Interior Architecture	$125,100	$50,800
Electrical	$94,900	$535,000
Mechanical	$203,700	$6,465,800
Total	**$580,300**	**$7,210,100**
Importance Code A	$156,600	$1,238,900
Importance Code B	$423,700	$5,971,300
Total	**$580,300**	**$7,210,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$87,900	$7,000	$16,900	
Interior Architecture	$76,000	$8,900	$2,100	$12,900
Electrical	$43,100	$18,000	$25,800	$16,200
Mechanical	$40,700	$18,000	$114,000	$20,000
Site Pavements	$24,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$279,600**	**$59,100**	**$165,900**	**$56,200**
Importance Code A	$92,800	$11,900	$22,000	$4,900
Importance Code B	$155,200	$45,400	$144,000	$51,300
Importance Code C	$31,500	$1,800		
Total	**$279,600**	**$59,100**	**$165,900**	**$56,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	$23,600	LIFE	* *	5	$19,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Oil Tank Room								
Masonry: Brick Cavity	70%			LIFE	* *	5	$90,000	
Masonry: Brick Cavity	10%	0-2	$22,900	LIFE	* *	5	$12,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Roof Penthouse								
Metal, Corrugated	5%			2054	* *	1		
Metal/Glass Curt Wall	5%			LIFE	* *	5	$12,000	
Metal Panel	7%			2054	* *	5-10	$61,800	
Windows								
Aluminum	97%	Now	$60,000	2050	* *	5	$1,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Auditorium								
Glazing Clouded, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Metal Louvers	3%			2043	* *	10	$600	
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	$7,500	
Masonry: Brick Cavity	40%			LIFE	* *	5	$7,500	
Metal Rail	20%			2047	* *	5-10	$68,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,900	
Roof								
IRMA/Protected Membrane	95%	Now	$96,600	2039	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms And Cafeteria								
Roll Roofing	5%			2033	$55,800	5	$14,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$15,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Boiler Room								
Ceramic Tile	10%			2043	* *	5	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms								
Quarry Tile	5%			2047	* *	5	$10,600	
Sheet Vinyl/Rubber	2%			2039	* *	5	$4,200	
Vinyl Tile	73%	Now	$58,200	2039	* *	3	$38,600	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2062	* *	5	$13,200	
Interior Walls								
Cast in Place Concrete	5%	Now	$23,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler, Oil Tank And Electric Room								
Ceramic Tile	3%			2043	* *	5	$3,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,400	
Gypsum Board	60%			LIFE	* *	5	$43,800	
SGFT/Glazed Masonry	27%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	55%	Now	$66,900	2047	* *	5	$50,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 2nd Floor								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2047	* *	5	$14,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%	Now	$33,100	LIFE	* *	5	$46,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 4%								
Location : Library And 4th Floor								
Metal Panel	5%			LIFE	* *	5	$9,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Chain Link	50%			2054	* *			
Iron Picket	20%			2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	20%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$7,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	40%	0-2	$2,800	2043	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : North Activity Yard								
Cast in Place Concrete	40%			2047	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Southwest Activity Yard								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Under 600 Volts								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$30,600	
Generators								
Diesel	100%			2037	* *	1	$38,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room At Sub-basement								
Explanation : Emergency Generator Rated At 313 Kilovolt Amperes, 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$22,100	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	18%			2034	$272,800	10	$16,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
HID	2%	2-4	$12,000	2034	$24,100			
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Gymnasium And Auditorium								
LED	80%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : Led Lighting Fixtures								
Egress Lighting								
Emergency, Service	50%			2034	$31,300	1		
Exit, Service	20%			2029	$8,800	1		
Exit, Service	30%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Lighting								
Exterior Lighting								
HID	20%			2029	$94,900	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$18,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2039	* *	1	$18,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$262,200	1-3	$61,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Pull Stations, Bells, Horns And Strobs								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Hot Water Boiler	100%			2032	$1,080,300	1	$49,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%	4+	$11,100	2042	* *	4	$4,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Circulating Pumps With Minor Corrosion At Pumps And Valving. System Water Logged Due To Coagulation Of System Antifreeze In Radiators And Piping.								
Terminal Devices								
Air Handler	50%			2034	$956,600	1	$30,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : See Air Conditioning Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$16,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Heating								
Controls								
Pneumatic	100%			2032	$1,964,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2034	$1,049,900	1	$32,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	30%							
Terminal Devices								
Air Handler/Dir Expansion	70%			2034	$955,100	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2029	$144,200	2	$48,400	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,400	
Exhaust Fans								
Interior	90%			2034	$405,800	2	$2,700	
Roof	10%			2034	$19,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 25 Gallon								
Sanitary Piping								
Cast Iron	10%	Now	$2,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Rear Reception Area								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$53,200	4	$4,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 180 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	40%							
Generic	60%			2044	* *	1-5	$30,000	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$5,600	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 12 - BX**		
Address	: **2555 TRATMAN AVENUE @ E.169 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X012**
Program / Asset #	: **BOE0164.000 / 505**	**Yr Built/Renovated**	: **1928 / 2004**
Area Sq Ft	: **70,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3983** **Lot** : **1**	**BIN**	: **2041864**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$68,100	$68,100
Interior Architecture	$235,600	
Electrical		$2,105,100
Mechanical	$1,444,800	$2,063,900
Site Pavements	$119,100	
Total	**$1,867,600**	**$4,237,100**
Importance Code A	$68,100	$68,100
Importance Code B	$1,799,400	$4,169,000
Total	**$1,867,600**	**$4,237,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$116,400	$9,100	$26,200	
Interior Architecture	$142,400		$27,500	$5,000
Electrical	$83,600	$6,500	$8,100	$7,400
Mechanical	$94,800	$16,100	$19,400	$14,700
Site Pavements	$22,200			
Total	**$459,500**	**$31,700**	**$81,100**	**$27,100**
Importance Code A	$123,900	$16,000	$33,100	$6,900
Importance Code B	$250,400	$15,700	$48,000	$20,200
Importance Code C	$85,200			
Total	**$459,500**	**$31,700**	**$81,100**	**$27,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$26,700	LIFE	* *	5	$40,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Frisby Avenue								
Glazed Ceramic Panel	3%	Now	$13,100	LIFE	* *	5	$14,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : 1965 Wing								
Masonry: Brick	35%			LIFE	* *	5	$73,400	
Masonry: Brick	30%			LIFE	* *	5	$62,900	
Masonry: Granite	5%			LIFE	* *	5	$7,900	
Metal Panel	2%			2056	* *	5-10	$14,400	
Stucco Cement	20%			2049	* *	5	$52,400	
Windows								
Aluminum	50%			2052	* *	5	$18,100	
Aluminum	50%			2058	* *	5	$18,100	
Parapets								
Masonry: Brick Cavity	55%			LIFE	* *	5-10	$43,700	
Efflorescence, Extent : Light, Area Affected : 1%								
Location : South Side								
Masonry: Limestone	10%			LIFE	* *	5-10	$14,200	
Metal Panel	10%	Now	$1,900	2056	* *	5	$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : North Side. Parapet Cap								
Pre-Cast Concrete	10%			LIFE	* *	5	$14,600	
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Roof								
Explanation : Metal Guardrail As Parapet								
Roof								
Built-Up (BUR)	45%			2041	* *	10	$20,000	
Copper/Terne	2%			2051	* *	10	$2,200	
Modified Bitumen	53%			2044	* *	10	$23,500	
Soffits								
Masonry: Granite	68%	4+	$4,200	LIFE	* *	5	$400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Overing Street								
Metal Panel	32%	Now	$200	2056	* *	5	$500	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%								
Location : Entrance On Tratman Avenue								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,100	
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : Basement								
Ceramic Tile	3%			2039	* *	5	$3,400	
Terrazzo	2%			LIFE	* *	5	$3,600	
Vinyl Tile	50%			2041	* *	3	$21,500	
Vinyl Tile 9" X 9"	35%	Now	$164,200	2046	* *	3	$15,000	
Worn/Erode, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Wood	5%			2051	* *	5	$10,700	
Interior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	$8,400	
Glazed Ceramic Panel	3%			LIFE	* *	10	$4,100	
Gypsum Board	5%			LIFE	* *	5-10	$12,800	
Plaster	50%			LIFE	* *	5-10	$63,900	
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : Basement								
SGFT/Glazed Masonry	35%			LIFE	* *	10	$26,300	
Ceilings								
AcousTile,Adhered	15%			2041	* *	5	$17,200	
AcousTileConcealSpLn	10%			2049	* *	5	$14,300	
AcousTileSusp.Lay-In	20%			2049	* *	5	$22,900	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$28,600	
Plaster	15%			LIFE	* *	5-10	$29,500	
Plaster	20%	0-2	$71,400	LIFE	* *	5	$14,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Classrooms 1924 Section								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : 4th Floor Classrooms 1924 Section								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2056	* *			
Iron Picket	5%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$50,600	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Tratman Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Tratman Avenue								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Tratman Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Tratman Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$900	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rear Walkways								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	95%	2-4	$68,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Activity Yard								
Rubber Matting	5%	Now	$21,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Rear Yard Play Area								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Rear Yard Play Area								
Open Seams, Extent : Severe, Area Affected : 75%								
Location : Rear Yard Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2036	$27,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	40%			2036	$18,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	100%			2036	$148,100	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	90%			2035	$165,500	5	$1,700	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2036	$102,200	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$1,047,100	10	$62,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T8 Lamps								
LED	2%			2036	$39,700			
Egress Lighting								
Emergency, Battery	33%	Now	$39,700	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Emergency, Battery	17%			2031	$20,500	10	$2,900	
Exit, Service	50%			2031	$15,500	1		
Exterior Lighting								
HID	10%	Now	$33,400	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$67,300	1	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Generic	50%			2031	$67,300	1	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$43,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040
P. S. 12 - BX
Asset # : 505

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	90%			2049	* *	1	$62,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Steam Boiler	10%	Now	$1,300	2049	* *	1	$6,200	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Boiler Room.								
Distribution								
Steam Piping/Pump	5%	Now	$2,900	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Boiler Room. Vacuum Pump								
Steam Piping/Pump	95%			2036	$545,300			
Terminal Devices								
Air Handler	40%			2031	$539,500	1	$17,300	
Convector/Radiator	55%			2034	$322,400	1	$12,400	
Convector/Radiator	5%	Now	$1,500	2034	$29,300	1	$1,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2030	$1,385,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	$16,300	2036	$27,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2031	$162,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,800	
Exhaust Fans								
Interior	80%			2036	$254,300	2	$1,700	
Roof	20%			2044	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	0-2	$36,600	2034	$183,000	1		
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2044	* *	4	$2,200	
Backflow Preventer								
Generic	100%			2044	* *	1	$4,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 150 Gallon Units								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2046	* *	1-5	$17,700	
Sprinkler								
No Component	95%							
Generic	5%			2036	$49,600	1-2	$1,000	
Chemical System								
Generic	100%	Now	$3,000	2029	$59,500	1	$22,500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 8 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 120 - BK**		
Address	: **18 BEAVER STREET @ FLUSHING AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K120**
Program / Asset #	: **BOE0429.000 / 1360**	**Yr Built/Renovated**	: **1965 / 2010**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3137** **Lot** : **26**	**BIN**	: **3071806**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$853,100	$104,400
Interior Architecture	$4,011,400	
Electrical	$500,500	$786,800
Mechanical	$978,600	$651,400
Site Pavements	$178,500	
Total	**$6,522,100**	**$1,542,500**
Importance Code A	$853,100	$104,400
Importance Code B	$5,571,300	$1,438,100
Importance Code C	$97,600	
Total	**$6,522,100**	**$1,542,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,500		$13,100	
Interior Architecture	$170,400			$14,200
Electrical	$20,800	$80,300	$11,000	$9,100
Mechanical	$16,000	$20,300	$24,600	$16,300
Site Enclosure	$15,600			
Site Pavements	$41,100			
Total	**$320,500**	**$100,700**	**$48,700**	**$39,600**
Importance Code A	$66,100	$9,800	$22,700	$9,600
Importance Code B	$175,000	$90,800	$26,000	$30,000
Importance Code C	$79,400			
Total	**$320,500**	**$100,700**	**$48,700**	**$39,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$42,900	
Masonry: Brick	95%			LIFE	* *	5	$104,400	
Windows								
Aluminum	100%			2049	* *	5	$26,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$8,200	LIFE	* *	5	$6,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% *Location : Lower And Upper Roof*								
Masonry: Brick	85%	Now	$48,300	LIFE	* *	5	$7,500	
Vertical Cracks, Extent : Moderate, Area Affected : 5% *Location : Throughout*								
Metal: Cage/Fence	5%			2046	* *	5-10	$3,400	
Roof								
IRMA/Protected Membrane	95%	Now	$853,100	2038	* *			
Expansion Joint Failure, Extent : Moderate, Area Affected : 25% *Location : Lower Roof*								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 25% *Location : Lower Roof*								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15% *Location : Lower Roof*								
Recent Repair Evident, Extent : N/A, Area Affected : 25% *Location : Lower Roof*								
Metal Panel	5%			2046	* *	10	$6,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,200	
Ceramic Tile	3%	0-2	$26,300	2042	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Toilets And Kitchen								
Terrazzo	2%			LIFE	* *	5	$2,400	
Vinyl Tile	25%	Now	$21,500	2038	* *	3	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Landings Throughout								
Vinyl Tile 9" X 9"	50%	4+	$3,733,000	2043	* *	3	$28,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	10%	Now	$278,400	2061	* *	5	$14,200	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Gymnasium								
Patching Evident, Extent : Severe, Area Affected : 25%								
Location : Gymnasium								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%	Now	$7,600	2042	* *	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout And Kitchen								
Concrete Masonry Unit	10%	4+	$43,300	LIFE	* *	5	$9,000	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$40,500	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	$36,800	2038	* *	5	$28,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors And Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors And Cafeteria								
Exposed Struc: Concrete	45%			LIFE	* *	5	$10,500	
Exposed Struc: Steel	5%			LIFE	* *			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	5%			LIFE	* *	5	$9,300	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	15%	Now	$34,800	LIFE	* *	5	$14,000	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Auditorium								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%	Now	$15,600	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gate At West End Of Beaver Street								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$28,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%	2-4	$97,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Steps At Entrance Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$12,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot								

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

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	25%			2046	* *			
Pavers/Stone	25%			2042	* *			
Rubber Matting	50%	Now	$80,800	2038	* *			
Tripping Hazard, Extent : Light, Area Affected : 50%								
Location : Playground								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Playground								
Explanation : Vegetation Growth Causing Misalignment								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$209,700	5	$400	
Fused Disc Sw	10%			2043	* *	5		
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	2%			2049	* *	5		
Fused Disc Sw	8%			2032	$19,600	5	$200	
Molded Case Bkrs	10%			2049	* *	5	$300	
Molded Case Bkrs	80%			2032	$196,200	5	$2,000	
Wiring								
Braided Cloth	80%	2-4	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,400	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Control Valve Rm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Lighting								
Interior Lighting								
Fluorescent	70%			2041	* *	10	$62,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms And Basement								
Explanation : T-8 Lamps								
Fluorescent	6%			2038	* *	10	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room Basement								
Explanation : T-8 Lamps								
LED	24%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, 3rd Floor Corridor And Classrooms								
Explanation : LED Lighting Recent Installation								
Egress Lighting								
Emergency, Battery	45%			2028	$75,000	10	$10,500	
Emergency, Battery	5%			2041	* *	10	$1,200	
Exit, Service	30%			2028	$12,800	1		
Exit, Service	20%			2041	* *	1		
Exterior Lighting								
HID	9%			2028	$41,700	10		
LED	1%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$800	
Alarm								
Security System								
Generic	100%			2028	$186,500	1	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Cafeteria, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$59,800	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$96,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

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
Heating								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Traps Replaced Throughout								
Terminal Devices								
Air Handler	20%			2028	$373,800	1	$12,000	
Convector/Radiator	70%			2038	* *	1	$21,900	
Fan Coil Unit/Heat	10%			2033	$246,300	1	$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$263,400	1		
Window/Wall Unit	20%			2027	$75,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Interior	20%			2033	$88,100	2	$600	
Roof	80%			2028	$154,200	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2043	* *	1		
Galvanized Steel	25%			2031	$317,000	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 100 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$19,900	4	$2,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$41,200	1-2	$800	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square-foot Hood								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 120 - BK
Asset # : 1360

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 120 - Q**
Address : **58-01 136TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0768.000 / 1556**
Area Sq Ft : **94,000**
Date of Survey : **06-Nov-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **6373** **Lot** : **1**

Agency's Number : **Q120**
Yr Built/Renovated : **1932 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4139491**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$91,700	$114,200
Interior Architecture	$278,300	$7,393,200
Electrical		$1,082,900
Mechanical		$1,703,800
Site Pavements		$79,500
Total	**$370,000**	**$10,373,700**
Importance Code A	$91,700	$114,200
Importance Code B	$219,400	$10,259,500
Importance Code C	$58,800	
Total	**$370,000**	**$10,373,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$157,000			
Interior Architecture	$118,400		$24,600	$13,000
Electrical	$34,900	$8,800	$9,300	$11,100
Mechanical	$49,000	$17,900	$22,200	$15,100
Site Enclosure	$5,900			
Site Pavements	$13,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$385,800**	**$33,900**	**$63,400**	**$46,400**
Importance Code A	$164,900	$7,900	$7,900	$7,900
Importance Code B	$148,100	$26,000	$53,700	$38,500
Importance Code C	$72,800		$1,800	
Total	**$385,800**	**$33,900**	**$63,400**	**$46,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$85,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,800	
Masonry: Brick	50%	Now	$91,700	LIFE	* *	5	$54,400	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Stair Bulkhead								
Masonry: Brick Cavity	25%			LIFE	* *	5	$54,400	
Masonry: Limestone	15%			LIFE	* *	5	$24,500	
Windows								
Aluminum	75%			2061	* *	5	$24,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum w/ Guards	25%			2061	* *	5	$8,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$31,600	
Masonry: Brick	75%			LIFE	* *	5-10	$57,100	
Metal Panel	10%			2046	* *	5	$4,300	
Metal Rail	5%			2041	* *	5-10	$10,000	
Roof								
Copper/Terne	3%			2051	* *	10	$4,600	
Modified Bitumen	97%			2046	* *	10	$59,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$30,300	
Mosaic Tile	5%	Now	$13,300	2041	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Bathroom								
Quarry Tile	5%			2041	* *	5	$10,400	
Terrazzo	5%	Now	$13,300	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby And First Floor Corridor								
Vinyl Tile	15%			2036	$587,700	3	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement And New Wing								
Vinyl Tile 9" X 9"	60%	Now	$136,100	2031	$6,805,500	3	$31,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : 1932 Wing								
Wood	5%			2051	* *	5	$13,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$14,800	
Ceramic Tile	3%			2039	* *	5	$3,500	
Concrete Masonry Unit	9%			LIFE	* *	5	$8,500	
Glass: Single Pane	1%			LIFE	* *	5	$1,800	
Gypsum Board	19%			LIFE	* *	5-10	$38,100	
Masonry: Brick	10%			LIFE	* *	10	$3,500	
Marble Panels	3%			LIFE	* *	10	$1,400	
Plaster	40%	Now	$58,800	LIFE	* *	5	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Around Windows 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 304								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$5,900	
Ceilings								
AcousTile,Adhered	10%			2049	* *	5	$13,900	
AcousTileSusp.Lay-In	23%			2049	* *	5	$31,900	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$17,300	
Metal Panel	2%			LIFE	* *	5	$6,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	55%			LIFE	* *	5-10	$130,900	
Site Enclosure								
Fence/Gates								
Chain Link	40%	2-4	$5,900	2046	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Playground								
Iron Picket	60%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$2,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along 58th Avenue								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$5,200	2041	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Along 58th Avenue								
Masonry: Granite	25%	0-2	$6,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Steps								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Site Pavements								
Activity Yard								
Asphalt	35%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southeast Corner								
Explanation : Painted								
Asphalt	45%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : New Installation								
Rubber Matting	10%			2036	$79,500			
Rubber Matting	10%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : New Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 1200 Amperes, 800 Amperes And 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$116,500	5	$200	
Fused Disc Sw	35%			2056	* *	5	$100	
Molded Case Bkrs	15%			2056	* *	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Fused Knife Sw	4%			2035	$9,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridor On 2nd And 3rd Floor								
Explanation : Obsolete And On Extended Life								
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	40%			2035	$98,100	5	$1,000	
Molded Case Bkrs	30%			2052	* *	5	$700	
Molded Case Bkrs	20%			2044	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Under 600 Volts								
Wiring								
Braided Cloth	20%			2035	$59,700	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2036	$149,400	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$400	
Locally Mounted	30%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Across Electrical Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2036	$11,900	1		
Emergency, Battery	30%	Now	$4,800	2036	$48,500			
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Throughout The Building								
Explanation : Battery Replacement Required								
Exit, Battery	50%			2044	* *	10	$3,200	
Exterior Lighting								
LED	5%			2044	* *			
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2036	$90,300	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$90,300	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$24,800	2036	$248,300	1-3	$52,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Elevator								
Explanation : Elevator Recall Not Operational								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Heating								
Energy Source								
Natural Gas	30%			2046	* *	1		
Interruptible Gas/Dual Fuel	70%			2056	* *	1		
Conversion Equipment								
Furnace	30%			2044	* *	1	$13,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Steam Boiler	70%			2049	* *	1	$65,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	70%			2036	$539,500			
No Component	30%							
Terminal Devices								
Air Handler	15%			2031	$271,700	1	$8,700	
Convector/Radiator	55%			2041	* *	1	$16,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2044	* *	2	$1,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	30%			2031	$109,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$58,100	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$24,900	
Exhaust Fans								
Interior	70%			2031	$298,800	2	$2,000	
Roof	30%			2036	$56,000	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$245,800	1		
Water Heater With Tanks								
Electric	100%			2035	$72,600	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 80 Gallon Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,300	4	$3,000	
Sewage Ejector(s)								
Electric	100%			2036	$50,400	4	$5,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2056	* *	1-5	$14,200	
Sprinkler								
No Component	70%							
Generic	30%			2046	* *	1-2	$7,900	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 121 - BK**		
Address	: **5301 20TH AVENUE @53 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K121**
Program / Asset #	: **BOE0430.000 / 1361**	**Yr Built/Renovated**	: **1929 / 2013**
Area Sq Ft	: **48,112**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5495** **Lot** : **1101**	**BIN**	: **3253281**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$212,900	$72,100
Interior Architecture	$196,200	
Electrical		$1,240,900
Mechanical		$1,351,600
Site Pavements	$195,300	
Total	**$604,400**	**$2,664,600**
Importance Code A	$212,900	$72,100
Importance Code B	$333,300	$2,592,500
Importance Code C	$58,200	
Total	**$604,400**	**$2,664,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,700	$3,800	$2,200	
Interior Architecture	$118,500		$9,000	
Electrical	$3,400	$2,700	$3,800	$3,300
Mechanical	$30,500	$7,200	$10,700	$6,700
Site Pavements	$71,600			
Total	**$236,800**	**$13,700**	**$25,700**	**$10,000**
Importance Code A	$17,500	$8,600	$7,000	$4,800
Importance Code B	$128,500	$5,100	$17,600	$5,200
Importance Code C	$90,900		$1,100	
Total	**$236,800**	**$13,700**	**$25,700**	**$10,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$144,200	
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Windows								
Aluminum	80%	Now	$87,800	2044	* *	5	$9,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Glazing Clouded, Extent : Light, Area Affected : 50%								
Location : Lexan Window Panes Throughout								
Aluminum w/ Guards	20%			2044	* *	5	$4,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$62,100	
Metal Rail	5%			2053	* *	5-10	$9,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,400	
Roof								
Copper/Terne	5%			2071	* *	10	$3,800	
Modified Bitumen	95%			2044	* *	10	$28,800	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$43,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Basement And Upper Floor Corridors								
Explanation : Epoxy Coating								
Ceramic Tile	1%	Now	$15,200	2051	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Staff Bathrooms								
Ceramic Tile	4%			2049	* *	5	$2,600	
Sheet Vinyl/Rubber	5%			2044	* *	5	$4,900	
Terrazzo	5%			LIFE	* *	5	$5,100	
Vinyl Tile	50%			2041	* *	3	$12,300	
Wood	20%	Now	$80,400	2051	* *	5	$12,300	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$58,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall At Electrical Main Feed, Boiler Room Amd Oil Tank Room								
Cast Stone/Terra Cotta	5%	2-4	$4,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Basement								
Ceramic Tile	1%	Now	$25,300	2051	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Staff Bathrooms								
Ceramic Tile	3%			2049	* *	5	$2,200	
Glass: Single Pane	5%			LIFE	* *	5	$5,600	
Masonry: Brick	24%			LIFE	* *	10	$5,400	
Marble Panels	2%			LIFE	* *	10	$600	
Plaster	50%			LIFE	* *	5-10	$31,800	
Ceilings								
Exposed Struc: Concrete	4%	Now	$8,100	LIFE	* *	5	$400	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Street Level Hatch To Basement On 20th Avenue								
Exposed Struc: Concrete	16%			LIFE	* *	5-10	$13,200	
Plaster	80%			LIFE	* *	5-10	$90,500	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2062	* *			
Iron Picket	75%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$40,400	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 20th Avenue								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$31,300	2049	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Exit Stair On 20th Avenue								
Explanation : Mortar Joints Deteriorated								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	85%	Now	$195,300	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Rear Yard Play Area								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	15%			2044	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$166,500	5	$200	
Raceway								
Conduit	95%			2036	$78,800	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	85%			2035	$121,600	5	$1,100	
Molded Case Bkrs	5%			2044	* *	5	$100	
Wiring								
Braided Cloth	75%			2035	$81,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$21,600	1		
Thermoplastic	5%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$719,700	10	$43,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$5,800	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	10%			2031	$23,000	10		
No Component	90%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$29,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$47,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$7,900	2036	$394,500			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Valve On Condensate Piping Return At Condensate Pump Has Broken								
Terminal Devices								
Air Handler	20%			2031	$185,400	1	$6,000	
Convector/Radiator	60%			2041	* *	1	$9,300	
Fan Coil Unit/Heat	20%			2031	$244,300	1	$3,100	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	20%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Four Units At The Gymnasium								
Window/Wall Unit	70%			2031	$130,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,500	
Exhaust Fans								
Interior	100%			2031	$218,500	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$125,800	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 190 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$9,900	4	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$34,100	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 121 - BX**
Address : **2750 THROOP AVENUE @ ARNOW AVENUE**
Borough : **BRONX**
Agency's Number : **X121**
Program / Asset # : **BOE0261.000 / 2687**
Yr Built/Renovated : **1953 / 2011**
Area Sq Ft : **93,000**
Project Type : **EDUCATION**
Date of Survey : **30-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **4526** **Lot** : **1** **BIN** : **2054253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$698,900	$422,900
Interior Architecture	$420,900	$2,408,000
Electrical		$776,300
Mechanical		$3,307,700
Site Pavements		$51,200
Total	**$1,119,800**	**$6,966,100**
Importance Code A	$698,900	$422,900
Importance Code B	$239,300	$6,543,200
Importance Code C	$181,600	
Total	**$1,119,800**	**$6,966,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,500			
Interior Architecture	$55,100		$2,100	$7,400
Electrical	$17,800	$8,900	$8,900	$11,400
Mechanical	$78,700	$15,800	$21,500	$13,500
Site Enclosure	$25,400			
Site Pavements	$58,800			
Total	**$284,300**	**$24,700**	**$32,500**	**$32,200**
Importance Code A	$57,700	$9,200	$9,200	$9,200
Importance Code B	$189,700	$15,500	$23,300	$23,000
Importance Code C	$36,900			
Total	**$284,300**	**$24,700**	**$32,500**	**$32,200**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Exterior								
Exterior Walls								
Glass Block	2%	2-4	$3,200	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stair C And D Between 1st And 2nd Floors								
Masonry: Brick	93%			LIFE	* *	5	$144,700	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Bouck Avenue								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead A And B								
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Windows								
Aluminum	60%	Now	$298,200	2052	* *	5	$7,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Aluminum w/ Guards	40%	Now	$267,500	2052	* *	5	$5,100	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$71,200	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$14,600	
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Roof								
Built-Up (BUR)	55%	Now	$35,100	2036	$350,600			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair Bulkhead								
Copper/Terne	5%			2051	* *	10	$6,700	
Modified Bitumen	40%			2044	* *	10	$21,300	
Recent Replace Evident, Extent : N/A, Area Affected : 40%								
Location : Roof Above Auditorium, Cafeteria, And Gymnasium								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$73,200	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium And Basement								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ponding, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room, Fan Room								
Ceramic Tile	5%			2039	* *	5	$4,200	
Terrazzo	5%			LIFE	* *	5	$6,600	
Vinyl Tile	35%	4+	$16,600	2041	* *	3	$11,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Room 209								
Vinyl Tile 9" X 9"	35%			2031	$2,408,000	3	$14,700	
Wood	10%			2051	* *	5	$15,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,200	
Plaster	65%	Now	$106,200	LIFE	* *	5	$12,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor Leading To Boiler Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor Leading To Boiler Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stair A And B								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor Leading To Boiler Room								
SGFT/Glazed Masonry	25%	Now	$75,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Room 219								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Wall, Basement Corridor Leading To Boiler Room								
Ceilings								
AcousTile,Adhered	60%	Now	$166,100	2041	* *	5	$25,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Cafeteria, And Basement Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$21,000	
Plaster	20%	Now	$10,500	LIFE	* *	5	$10,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 209								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Site Enclosure								
Fence/Gates								
Chain Link	45%			2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	55%	4+	$11,800	2056	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : Throop Avenue								
Retaining Walls								
Cast in Place Concrete	5%			2056	* *			
Masonry: Brick	95%	0-2	$13,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bouck Avenue And Driveway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$33,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Bouck Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Bouck Avenue								
On-Site Walkways								
Asphalt	85%	Now	$19,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Pavements Outside Temporary Classroom								
Cast in Place Concrete	10%	Now	$3,500	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pavements Outside Temporary Classroom								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Pavements Outside Temporary Classroom								
Pavers/Stone	5%			2039	* *			
Parking/Driveway								
Pavers/Stone	100%			2039	* *			
Activity Yard								
Asphalt	75%	0-2	$2,600	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	25%			2036	$51,200			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	65%			2036	$134,300	1		
Conduit	20%			2046	* *	1		
Conduit	15%			2062	* *	1		
Panelboards								
Fused Disc Sw	2%			2044	* *	5		
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Knife Sw	5%			2035	$12,300	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Fused Toggle Switch	10%			2035	$24,500	5	$200	
Molded Case Bkrs	15%			2044	* *	5	$400	
Molded Case Bkrs	58%			2035	$142,200	5	$1,400	
Molded Case Bkrs	2%			2058	* *	5		
Wiring								
Braided Cloth	68%			2035	$203,100	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Thermoplastic	10%			2036	$29,900	1		
Thermoplastic	2%			2062	* *	1		
Motor Controllers								
Locally Mounted	60%			2053	* *	5	$400	
Locally Mounted	30%			2041	* *	5	$200	
Locally Mounted	5%			2034	$6,100	5		
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$81,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2036	$11,700	1		
Emergency, Battery	25%	Now	$8,000	2036	$40,000			
Not Functioning, Extent : Light, Area Affected : 15%								
Location : Throughout The Building								
Emergency, Battery	5%			2044	* *	10	$1,100	
Exit/Emergency Light Combo	5%			2044	* *			
Exit, Battery	45%			2044	* *	10	$2,800	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$600	
Alarm								
Security System								
Generic	100%	Now	$3,600	2031	$178,800	1	$31,300	
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Zone 68								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$4,900	2041	* *	1-3	$52,100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Custodians Office, Gymnasium								
Explanation : Printer And Manual Pull Station Are Not Operational								

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
Heating								
Energy Source								
Natural Gas	100%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								

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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DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$92,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2062	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%	Now	$35,800	2036	$358,400	1	$10,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coil In Unit For Gymnasium								
Convector/Radiator	75%			2041	* *	1	$22,500	
Fan Coil Unit/Heat	5%			2044	* *	1	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Controls								
Digital	100%			2035	$2,735,000			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	40%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria Gymnasium Auditorium								
Window/Wall Unit	40%			2031	$144,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,100	
Exhaust Fans								
Interior	100%			2044	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	* *	1		
Galvanized Steel	80%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$70,000	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement 300 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

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
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2044	* *	4	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Submersible	50%	Now	$900	2029	$1,500	4	$1,000	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. Broken Float Mechanism								
Sewage Ejector(s)								
Electric	100%			2044	* *	4	$5,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 121 - Q**		
Address	: **126-10 109 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q121**
Program / Asset #	: **BOE0770.000 / 1558**	**Yr Built/Renovated**	: **1925 / 2014**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **11607** **Lot** : **1**	**BIN**	: **4249769**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$74,200	$173,900
Interior Architecture	$308,500	$57,800
Electrical	$378,600	$540,700
Mechanical	$868,600	$1,244,700
Total	**$1,629,900**	**$2,017,200**
Importance Code A	$74,200	$173,900
Importance Code B	$1,247,300	$1,843,200
Importance Code C	$308,500	
Total	**$1,629,900**	**$2,017,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$86,900		$8,800	$700
Electrical	$8,000	$16,800	$8,800	$7,200
Mechanical	$42,700	$11,200	$14,900	$11,200
Site Pavements	$14,600			
Total	**$152,200**	**$28,000**	**$32,500**	**$19,100**
Importance Code A	$7,600	$7,800	$7,600	$7,600
Importance Code B	$141,300	$20,200	$24,900	$11,500
Importance Code C	$3,300			
Total	**$152,200**	**$28,000**	**$32,500**	**$19,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$52,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Scaffolding Installed Throughout								
Masonry: Brick	90%			LIFE	* *	5	$121,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	$5,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Metal Louvers	1%			2042	* *	10	$2,400	
Under Construction	99%							
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$16,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Parapets								
Pre-Cast Concrete	10%			LIFE	* *	5	$11,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Parapets								
Roof								
Built-Up (BUR)	95%			2038	* *	10	$74,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Metal Panel	5%			2046	* *	10	$7,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Basement								
Ceramic Tile	5%			2042	* *	5	$5,900	
Quarry Tile	5%			2046	* *	5	$8,800	
Terrazzo	5%			LIFE	* *	5	$4,600	
Vinyl Tile	60%			2038	* *	3	$26,400	
Vinyl Tile 9" X 9"	5%	Now	$48,100	2043	* *	3	$2,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	10%	0-2	$35,900	2048	* *	5	$11,000	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

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
Interior								
Interior Walls								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$308,500	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 312, 412, 252, Stair Z, Rooms 150, 151, Stair C, Auditorium At Windows								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,700	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	85%			LIFE	* *	5	$57,800	
Site Enclosure								
Fence/Gates								
Chain Link	55%			2053	* *			
Under Construction	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Iron Picket Fence								
Explanation : Iron Picket Fence Removed Due To Construction								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$3,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
Activity Yard								
Asphalt	40%	0-2	$11,300	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	10%			2038	* *			
Under Construction	50%							

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$139,800	5	$200	
Fused Disc Sw	30%			2053	* *	5	$100	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	3%			2049	* *	5	$100	
Fused Disc Sw	7%			2032	$12,900	5	$100	
Molded Case Bkrs	15%			2049	* *	5	$300	
Molded Case Bkrs	75%			2032	$137,900	5	$1,500	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$67,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Office, Exit Doors								
Explanation : Intrusion Alarm Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$47,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$31,600	2033	$631,400			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Supply Line And Vacuum Pump, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Air Handler	15%			2028	$222,600	1	$7,100	
Convector/Radiator	60%			2031	$386,800	1	$14,900	
Fan Coil Unit/Heat	25%			2028	$488,700	1	$6,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2032	$119,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$21,500	
No Component	50%							
Exhaust Fans								
Interior	45%			2028	$157,400	2	$1,100	
Roof	5%			2041	* *	2	$100	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tankless Unit With One 250 Gallon Tank								
Sanitary Piping								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Repacement Is In Progress								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,800	4	$1,600	
Backflow Preventer								
Generic	100%			2033	$35,200	1	$4,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$54,500	1-2	$1,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 122 - Q**		
Address	: **21-21 DITMARS BLVD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q122**
Program / Asset #	: **BOE0771.000 / 2532**	**Yr Built/Renovated**	: **1925 / 2009**
Area Sq Ft	: **109,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **880** **Lot** : **1**	**BIN**	: **4019633**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$618,500	$213,600
Interior Architecture	$5,621,600	$2,113,900
Electrical	$676,600	$1,109,600
Mechanical	$1,787,200	$1,559,100
Total	**$8,703,900**	**$4,996,200**
Importance Code A	$618,500	$266,200
Importance Code B	$7,624,800	$4,730,000
Importance Code C	$460,600	
Total	**$8,703,900**	**$4,996,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$62,900			$19,400
Interior Architecture	$53,000	$18,900	$5,000	$8,100
Electrical	$5,300	$43,200	$10,200	$12,200
Mechanical	$62,200	$26,200	$23,200	$16,500
Site Enclosure	$35,100			
Total	**$218,400**	**$88,300**	**$38,400**	**$56,200**
Importance Code A	$73,700	$11,000	$10,800	$30,200
Importance Code B	$61,700	$77,300	$27,600	$26,000
Importance Code C	$83,000			
Total	**$218,400**	**$88,300**	**$38,400**	**$56,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	0-2	$10,000	LIFE	* *	5	$38,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Window Sills								
Masonry: Brick	90%	Now	$618,500	LIFE	* *	5	$146,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Compressor Room, Stairs 2, 3, 8, And 5th Floor Classrooms								
Masonry: Granite	5%			LIFE	* *	5	$6,100	
Masonry: Marble	2%			LIFE	* *	5	$2,400	
Windows								
Aluminum	99%	Now	$48,200	2049	* *	5	$24,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%								
Location : Throughout								
Metal Louvers	1%			2042	* *	10	$3,100	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$3,400	
Masonry: Brick Cavity	80%			LIFE	* *	5	$17,700	
Metal Rail	8%			2050	* *	5-10	$31,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,900	
Roof								
Built-Up (BUR)	95%			2041	* *	10	$66,900	
Copper/Terne	5%	Now	$4,700	2048	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Soffits								
Masonry: Marble	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$10,100	
Marble Panels	3%			LIFE	* *	5	$4,500	
Traffic Topping	20%	0-2	$393,900	2033	$1,969,300	5	$25,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Hallways								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Hallways								
Vinyl Tile	20%			2038	* *	3	$15,100	
Vinyl Tile 9" X 9"	12%	Now	$198,000	2043	* *	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Rooms 201, 202, 204, 206, 213, 214, 252, 307, 311, 313, 412, 512, 559								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	30%	Now	$3,692,000	2073	* *	5	$56,700	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Classrooms, Cafeteria, Rooms 302, 303, 304, 305, 306, 402, 404, 415, 417, 419, 419, 420								
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Cafeteria								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : 4th And 3rd Floor Classrooms								
Wood	10%			2068	* *	5	$37,800	
Interior Walls								
Cast in Place Concrete	10%	Now	$89,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Ceramic Tile	5%			2042	* *	5	$11,500	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$371,300	LIFE	* *	5	$44,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 5th Floor Classrooms And Stair Bulkheads								
SGFT/Glazed Masonry	10%	Now	$42,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Gymnasium								
Ceilings								
AcousTileSusp.Lay-In	5%			2050	* *	5	$10,100	
Exposed Struc: Concrete	25%			LIFE	* *	5	$7,900	
Plaster	70%	Now	$877,100	LIFE	* *	5	$88,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor Classrooms								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$9,400	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Iron Picket	50%	Now	$25,600	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gate Lock								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : 20th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	30%			2042	* *			
Cast in Place Concrete	70%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	97%			2042	* *			
Rubber Matting	3%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$186,400	5	$300	
Fused Disc Sw	30%			2043	* *	5	$100	
Raceway								
Conduit	80%			2033	$199,600	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Molded Case Bkrs	75%			2032	$183,900	5	$2,200	
Molded Case Bkrs	15%			2041	* *	5	$400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	$70,000	1		
Motor Controllers								
Locally Mounted	40%			2038	* *	5	$300	
Locally Mounted	60%			2031	$111,500	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$94,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2041	* *	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	15%			2038	* *	10	$3,900	
Emergency, Battery	35%			2028	$65,600	10	$9,200	
Exit, Service	10%			2038	* *	1		
Exit, Service	40%			2028	$19,300	1		
Exterior Lighting								
HID	15%			2028	$78,100	10	$100	
LED	15%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$209,500	1	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$287,900	2043	* *	1-3	$61,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$8,900	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 25%								
Location : Thermostats, Various Locations.								
Steam Piping/Pump	95%			2033	$849,100			
Terminal Devices								
Air Handler	10%			2028	$210,000	1	$6,700	
Convector/Radiator	50%			2031	$456,300	1	$17,600	
Fan Coil Unit/Heat	40%			2028	$1,106,900	1	$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	$31,700	2033	$63,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Third Floor, Room 308 And 309								
Window/Wall Unit	45%			2031	$190,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	95%			2028	$470,300	2	$3,200	
Roof	5%			2028	$10,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	20%			2027	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 50 Gallon Unit								
Gas Fired	80%			2031	$14,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

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
Plumbing								
Storm Drain Piping								
Cast Iron	10%	0-2	$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up At 1st Floor And Basement When It Rains								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,300	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Aged								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$46,300	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 123 - BK**				
Address	: **100 IRVING AVENUE @ SUYDAM ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K123**
Program / Asset #	: **BOE0431.000 / 1362**			**Yr Built/Renovated**	: **1901 / 2009**
Area Sq Ft	: **86,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **15-Feb-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Att**				
Block	: **3203**	**Lot**	: **1**	**BIN**	: **3251867**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$769,000	$175,000
Interior Architecture	$1,452,800	$1,660,700
Electrical	$78,900	$910,300
Mechanical	$728,600	$1,661,800
Total	**$3,029,300**	**$4,407,800**
Importance Code A	$769,000	$175,000
Importance Code B	$1,459,100	$4,232,800
Importance Code C	$801,200	
Total	**$3,029,300**	**$4,407,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,400	$7,900		
Interior Architecture	$20,700			$12,100
Electrical	$8,800	$8,500	$10,000	$8,000
Mechanical	$32,200	$91,500	$20,900	$15,100
Site Pavements	$30,300			
Total	**$150,400**	**$107,900**	**$30,900**	**$35,300**
Importance Code A	$66,900	$16,600	$8,500	$8,500
Importance Code B	$82,700	$91,300	$22,400	$26,800
Importance Code C	$800			
Total	**$150,400**	**$107,900**	**$30,900**	**$35,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$83,800	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Masonry: Brick	85%	Now	$769,000	LIFE	* *	5	$91,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Front Entry, Chimney And Interior Courtyard								
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Recent Repair Evident, Extent : N/A, Area Affected : 95%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$40,800	2049	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	5%	Now	$1,700	LIFE	* *	5	$2,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
No Component	95%							
Roof								
Modified Bitumen	25%			2038	* *	10	$7,900	
Synthetic Slate/Cedar	75%	Now	$15,900	2046	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Leaders By Play Yard								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$214,100	LIFE	* *	5	$26,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	5%	Now	$17,700	2042	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2046	* *	5	$9,200	
Vinyl Tile	65%	Now	$113,000	2038	* *	3	$30,000	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement, B01, B03								
Vinyl Tile 9" X 9"	14%			2033	$1,409,000	3	$8,600	
Wood	1%			2061	* *	5	$2,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Gypsum Board	2%	Now	$800	LIFE	* *	5	$1,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 463								
Masonry: Brick	10%	Now	$546,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Throughout Basement, Basement Classrooms								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Column Near Old Ash Hoist In Basement And Stairs No. 2 And 4								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement Classroom								
Explanation : Loose Units								
Plaster	73%	Now	$254,800	LIFE	* *	5	$30,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Room 401								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor By Auditorium								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%	Now	$189,800	LIFE	* *	5	$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Old Coal Bunker And Ceiling Below Stair In Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Old Coal Bunker And Boiler Room								
Fiber Board	10%			2033	$197,500			
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	70%	Now	$134,800	LIFE	* *	5	$54,100	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Music Room And Adjacent Classrooms And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2053	* *			
Iron Picket	45%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : By Trash Dumpster								

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

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

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
Site Pavements								
Activity Yard								
Asphalt	80%			2042	* *			
Cast in Place Concrete	20%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	30%			2049	* *	5	$700	
Molded Case Bkrs	60%			2032	$147,100	5	$1,400	
Wiring								
Thermoplastic	30%			2053	* *	1		
Thermoplastic	70%			2033	$209,100	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	50%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$78,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$73,900	10	$10,400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

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
Alarm								
Security System								
Generic	100%			2038	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations, Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$85,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$14,100	2033	$705,200			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement And Basement								
Terminal Devices								
Air Handler	10%			2028	$165,700	1	$5,300	
Convector/Radiator	70%			2031	$504,100	1	$19,400	
Fan Coil Unit/Heat	20%			2028	$436,700	1	$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2032	$166,800	1		
Window/Wall Unit	20%			2028	$66,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

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
Ventilation								
Exhaust Fans								
Interior	10%	0-2	$3,900	2028	$39,100	2	$200	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Attic								
Roof	20%			2028	$34,200	2	$500	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$224,800	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tankless Unit With Two 100 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Room 113								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$60,900	1-2	$1,200	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 123 - M**			
Address	:	**301 WEST 140 STREET @ 8TH AVE.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M123**
Program / Asset #	:	**BOE0071.000 / 694**	**Yr Built/Renovated**	:	**1959 / 2014**
Area Sq Ft	:	**118,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**03-Jan-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2**			
Block	:	**2042** **Lot** : **35**	**BIN**	:	**1060726**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$854,700	$1,902,800
Interior Architecture	$257,900	$3,571,600
Electrical	$403,200	$969,000
Mechanical	$415,300	$4,409,000
Site Pavements	$107,400	
Total	**$2,038,500**	**$10,852,400**
Importance Code A	$854,700	$1,902,800
Importance Code B	$1,005,200	$8,949,600
Importance Code C	$178,700	
Total	**$2,038,500**	**$10,852,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,500	$42,900		
Interior Architecture	$94,900	$14,800		$12,400
Electrical	$36,400	$17,600	$11,600	$11,000
Mechanical	$96,400	$16,900	$28,000	$16,900
Total	**$264,200**	**$92,300**	**$39,600**	**$40,300**
Importance Code A	$48,200	$54,800	$11,700	$11,700
Importance Code B	$216,000	$37,500	$27,900	$28,600
Importance Code C				
Total	**$264,200**	**$92,300**	**$39,600**	**$40,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

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
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	$34,700	
Masonry: Limestone	2%			LIFE	* *	5	$900	
Metal Panel	28%			2043	* *	5-10	$111,400	
Granite Panels	5%	Now	$36,500	LIFE	* *	5	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	5%			2043	* *	5	$10,800	
Windows								
Aluminum	85%	Now	$526,300	2055	* *	5	$9,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Metal Louvers	15%			2036	$180,100	10	$19,800	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$15,000	
Repairs in Progress, Extent : N/A, Area Affected : 66%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,000	
Roof								
Built-Up (BUR)	97%	Now	$328,300	2033	$1,641,600			
Blisters, Extent : Severe, Area Affected : 5%								
Location : Main Roof								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Roof								
Copper/Terne	2%			2048	* *	10	$7,100	
Skylight, Metal/Glass	1%			2043	* *	10	$4,700	
Interior								
Floors								
Carpet	15%			2034	$448,100	3	$37,100	
Cast in Place Concrete	10%			LIFE	* *	5	$36,100	
Ceramic Tile	2%			2036	$190,500	5	$3,300	
Ceramic Tile	3%			2048	* *	5	$5,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor And Basement								
Terrazzo	5%	2-4	$15,800	LIFE	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
Traffic Topping	5%	Now	$40,300	2033	$403,000	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Vinyl Tile	60%			2033	$2,799,900	3	$49,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

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
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	$117,100	2042	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Boys Restroom								
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,900	
Glass Block	10%	2-4	$61,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Corridor								
Glass: Single Pane	2%			LIFE	* *	5	$2,600	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$23,400	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	0-2	$79,300	2038	* *	5	$12,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	10%	0-2	$26,400	2038	* *	5	$10,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,500	
Fiber Board	5%			2033	$128,000			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	10%			LIFE	* *	5	$20,000	
Plaster	50%			LIFE	* *	5	$50,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$107,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	90%			2046	* *			
Cast in Place Concrete	10%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

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
Site Pavements								
Activity Yard								
Rubber Matting	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	70%			2032	$171,700	5	$2,200	
Molded Case Bkrs	25%			2049	* *	5	$800	
Wiring								
Braided Cloth	60%			2032	$210,000	1		
Thermoplastic	40%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$106,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2038	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%	Now	$24,300	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2038	* *	10	$4,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

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
Lighting								
Exterior Lighting								
HID	10%			2038	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,500	
Alarm								
Security System								
Generic	100%			2033	$226,800	1	$44,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	95%			2028	$296,100	1-3	$69,100	
Generic, Digital	5%			2038	* *	1-3	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Carbon Monoxide Detection System								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$116,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Air Handler	30%			2033	$682,100	1	$21,900	
Convector/Radiator	70%			2038	* *	1	$26,700	
Controls								
Digital	100%			2031	$3,470,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2038	* *			
Window/Wall Unit	60%			2028	$274,600	1		
Window/Wall Unit	10%	2-4	$45,800	2033	$45,800	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,800	
Exhaust Fans								
Interior	30%	Now	$3,200	2033	$160,800	2	$900	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Auditorium Unit								
Roof	60%	4+	$140,700	2043	* *	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Roof	10%			2038	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$30,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement Near Domestic Hot Water Heater								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$24,200	4	$2,500	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallon Unit. Quantity 1								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$50,100	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 123 - Q**
Address : **145-01 119TH AVE. BTWN: INWOOD ST., 145 ST.**
Borough : **QUEENS**
Agency's Number : **Q123**
Program / Asset # : **BOE0772.000 / 2533**
Yr Built/Renovated : **1928 / 2011**
Area Sq Ft : **109,000**
Project Type : **EDUCATION**
Date of Survey : **12-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **12019** **Lot** : **10** **BIN** : **4260828**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$577,400	$51,400
Interior Architecture	$2,635,200	$2,011,500
Electrical	$837,400	$616,900
Mechanical	$4,165,700	$2,114,300
Total	**$8,215,700**	**$4,794,100**
Importance Code A	$577,400	$75,100
Importance Code B	$5,997,500	$4,646,700
Importance Code C	$1,640,800	$72,300
Total	**$8,215,700**	**$4,794,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,000		$15,900	$4,300
Interior Architecture	$10,900	$12,200		$3,100
Electrical	$46,000	$11,200	$23,200	$10,200
Mechanical	$16,300	$16,200	$56,700	$17,300
Site Enclosure	$36,300			
Site Pavements	$13,300			
Total	**$178,900**	**$39,600**	**$95,800**	**$35,000**
Importance Code A	$66,800	$10,800	$26,900	$15,100
Importance Code B	$63,600	$28,800	$68,900	$19,900
Importance Code C	$48,400			
Total	**$178,900**	**$39,600**	**$95,800**	**$35,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	$433,400	LIFE	* *	5	$51,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Exit Near Play Yard And Roof Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation								
Masonry: Limestone	2%	4+	$6,700	LIFE	* *	5	$800	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Windows								
Aluminum	70%	Now	$49,300	2050	* *	5	$10,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classroom Window								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Rooms Throughout								
Aluminum	30%			2050	* *	5	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Windows								
Explanation : Window Guards								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$9,400	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick Cavity	30%			LIFE	* *	5	$4,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,500	
Roof								
Built-Up (BUR)	95%	Now	$144,000	2039	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Base Flashing Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 305, 319 And Back Of Auditorium								
Copper/Terne	5%			2049	* *	10	$15,900	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$8,400	
Quarry Tile	2%			2047	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$6,600	
Vinyl Tile	38%			2034	$1,805,400	3	$23,900	
Vinyl Tile 9" X 9"	15%	Now	$103,200	2044	* *	3	$9,400	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Cafeteria And Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Random Locations Throughout								
Wood	35%			2049	* *	5	$110,200	
Interior Walls								
Masonry: Brick	15%	Now	$440,400	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	80%	Now	$1,200,300	LIFE	* *	5	$72,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Back Of Auditorium And Various Room On 2nd & 3rd Floors								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Back Of Auditorium And Various Room On 2nd & 3rd Floors								
Ceilings								
AcousTile,Adhered	10%			2047	* *	5	$16,800	
Exposed Struc: Concrete	10%	Now	$51,500	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Roof Stair								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Basement								
Metal Panel	5%			LIFE	* *	5	$10,500	
Plaster	75%	Now	$784,600	LIFE	* *	5	$78,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Back Of Auditorium And Various Room On 2nd & 3rd Floors								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Back Of Auditorium And Various Room On 2nd & 3rd Floors								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%	4+	$36,300	2069	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Random Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$12,100	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Activity Yard								
Asphalt	84%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	5%	4+	$1,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Curbs In Activity Yard								
Pavers/Stone	1%			2047	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2034	$23,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	45%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two Main Service Switches Rated At 800 And 400 Amperes								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	60%			2034	$159,800	5	$300	
Fused Disc Sw	40%			2054	* *	5	$200	
Raceway								
Conduit	90%	0-2	$11,200	2034	$224,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Knife Sw	5%	2-4	$12,300	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	20%			2042	* *	5	$600	
Molded Case Bkrs	70%			2033	$171,700	5	$2,000	
Wiring								
Braided Cloth	70%	2-4	$245,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2039	* *	5	$600	
Locally Mounted	20%			2032	$37,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$90,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2039	* *	1		
Emergency, Battery	25%			2039	* *	10	$6,600	
Exit, Battery	50%			2039	* *	10	$3,700	
Exterior Lighting								
LED	10%	Now	$12,000	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Explanation : Malfunctioning								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Alarm								
Security System								
Generic	100%			2029	$209,500	1	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$287,900	1-3	$67,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No. 2 Oil, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$108,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 231 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$89,400	2034	$893,800			
Controller Not Working, Extent : Light, Area Affected : 10%								
Location : Boiler Room - Defective Chemical Treatment System Controls								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Boiler Feedwater Pumps Leaking								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Heating								
Terminal Devices								
Air Handler	30%			2029	$630,100	1	$20,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas								
Convector/Radiator	45%			2032	$410,700	1	$15,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2029	$553,500	1	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Unit Ventilators								
Unit Heater - Steam	5%			2029	$31,700	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Floor Mounted Cabinet Heaters								
Controls								
Pneumatic	100%	Now	$2,157,100	2039	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Thermostats, Valves; Basement - Defective Compressor, Refrigerated Air Dryers And Blower Controls								
Air Conditioning								
Energy Source								
Electricity	65%			2042	* *	1		
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Assembly Spaces, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2029	$53,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor - Telecom Room								
Window/Wall Unit	13%	Now	$55,000	2034	$55,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor, Other Locations								
Window/Wall Unit	50%			2033	$211,400	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	20%			2034	$99,000	2	$700	
Interior	70%			2029	$346,500	2	$2,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas								
Roof	10%			2034	$21,700	2	$300	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$367,200	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Boiler Room - One 1500 Gallons Unit And One 100 Gallons Unit								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - 1 Unit, 100 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$281,200	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement By Oil Tank Room								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$22,300	4	$2,300	
Backflow Preventer								
Generic	100%			2034	$49,800	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Rooms 151, 156								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$77,200	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 124 - BK**		
Address	: **515 4TH AVENUE @13TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K124**
Program / Asset #	: **BOE0432.000 / 1363**	**Yr Built/Renovated**	: **1900 / 2008**
Area Sq Ft	: **33,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1034** **Lot** : **1**	**BIN**	: **3023391**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$391,000	
Interior Architecture	$1,085,000	
Electrical	$150,600	$206,700
Mechanical	$417,500	$897,200
Total	**$2,044,000**	**$1,103,800**
Importance Code A	$391,000	
Importance Code B	$1,653,000	$1,103,800
Total	**$2,044,000**	**$1,103,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,100			$20,800
Interior Architecture	$208,700	$5,500		$4,300
Electrical	$3,700	$3,400	$3,200	$9,000
Mechanical	$7,500	$4,300	$5,300	$4,300
Site Enclosure	$42,200			
Site Pavements	$46,000			
Total	**$322,200**	**$13,200**	**$8,600**	**$38,500**
Importance Code A	$17,400	$3,300	$3,300	$24,100
Importance Code B	$207,700	$8,800	$5,300	$14,400
Importance Code C	$97,100	$1,200		
Total	**$322,200**	**$13,200**	**$8,600**	**$38,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

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
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	$147,400	LIFE	* *	5	$35,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 301, 302 And 302b								
Masonry: Limestone	10%	Now	$65,100	LIFE	* *	5	$4,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Cheek Walls								
Stucco Cement	25%			2040	* *	5	$33,600	
Windows								
Aluminum	100%	Now	$178,600	2043	* *	5	$6,100	
Glazing Clouded, Extent : Moderate, Area Affected : 45%								
Location : South And West Facade								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$2,800	
Metal Panel	5%			2045	* *	5	$600	
Metal Rail	10%			2040	* *	5-10	$6,000	
Roof								
Modified Bitumen	100%	Now	$14,100	2040	* *			
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 301, 203 And 304c								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,800	
Mosaic Tile	5%	Now	$25,500	2040	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Vinyl Tile	65%			2040	* *	3	$12,900	
Vinyl Tile 9" X 9"	25%	Now	$21,700	2030	$1,085,000	3	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$2,400	
Masonry: Brick	10%	Now	$47,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal Cage Stair Enclosure								
Plaster	80%	Now	$48,300	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 301, 302, 304, Stair And Freight Shaft								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$5,300	
Embossed Metal	5%	Now	$16,300	LIFE	* *	5	$1,200	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Plaster	70%			LIFE	* *	5	$23,200	
Plaster	15%	Now	$49,500	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Mechanical Rooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 301, 302, 304 And Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2045	* *			
Iron Picket	15%			2055	* *			
Retaining Walls								
Masonry: Brick	15%			2045	* *			
Masonry: Fieldstone	85%	0-2	$42,200	2045	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Stair Cheek wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$21,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : 13th Street								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$1,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	85%	Now	$23,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Schoolyard								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Around Drains								
Rubber Matting	15%			2035	$49,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$23,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Inside Multipurpose Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Raceway								
Conduit	70%			2035	$43,900	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Toggle Switch	1%			2034	$1,000	5		
Molded Case Bkrs	70%			2043	* *	5	$600	
Molded Case Bkrs	29%			2034	$29,600	5	$300	
Wiring								
Braided Cloth	40%			2034	$31,600	1		
Thermoplastic	50%			2035	$39,500	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boys Bathroom								
Explanation : Connected To The Water Main Pipe								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

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
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$4,000	
Exit, Battery	50%			2040	* *	10	$1,100	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$63,400	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$87,200	1-3	$21,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Oil Tanks Of 4,000 Gallons Each								
Fuel No. 2								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$32,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Boiler Units. Lead, Lag Controller Operating Boiler Installed In 2020								
Distribution								
Central Plant Steam Piping/Pmp	100%			2045	* *	4	$1,600	
Terminal Devices								
Convector/Radiator	90%			2033	$248,700	1	$9,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2035	$83,800	1	$1,100	
Controls								
Electrical	100%	2-4	$93,900	2030	$187,900			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Controls								
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

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
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	15%			2035	$120,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Distribution Frame Room								
Explanation : Two Existing Split Units Serving Main Distribution Frame Room								
Window/Wall Unit	65%			2030	$83,200	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Interior	95%			2035	$142,400	2	$1,000	
Roof	5%			2040	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%	Now	$2,600	2055	* *	1		
Pump(s) Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Basement								
Galvanized Steel	70%			2033	$302,000	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 225 Gallons Gasoline Fired Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$6,800	4	$1,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 124 - M (ECF)**		
Address	: **40 DIVISION STREET @ MANHATTAN BRIDGE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M124**
Program / Asset #	: **BOE0072.000 / 164**	**Yr Built/Renovated**	: **1976 / 2012**
Area Sq Ft	: **93,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **289** **Lot** : **1**	**BIN**	: **1075787**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,114,900	$231,400
Interior Architecture	$153,500	$1,663,600
Electrical	$415,800	$1,489,200
Mechanical	$2,055,300	$1,648,400
Total	**$4,739,500**	**$5,032,600**
Importance Code A	$2,114,900	$231,400
Importance Code B	$2,569,200	$4,801,200
Importance Code C	$55,400	
Total	**$4,739,500**	**$5,032,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,900			
Interior Architecture	$51,500		$2,500	$7,400
Electrical	$11,500	$41,000	$8,700	$10,400
Mechanical	$59,000	$57,800	$35,500	$25,500
Site Enclosure	$58,300			
Site Pavements	$92,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$284,900**	**$106,000**	**$53,800**	**$50,500**
Importance Code A	$46,400	$9,400	$9,200	$9,200
Importance Code B	$152,900	$96,600	$42,200	$41,300
Importance Code C	$85,500		$2,500	
Total	**$284,900**	**$106,000**	**$53,800**	**$50,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	$134,700	LIFE	* *	5	$75,500	
Graffiti, Extent : Light, Area Affected : 5%								
Location : East Side								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Coiling Doors	3%			2046	* *	5	$7,300	
Windows								
Metal Louvers	2%			2042	* *	10	$3,200	
Steel	98%	Now	$1,920,600	2058	* *	5	$156,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$11,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,600	
Roof								
Modified Bitumen	100%	Now	$59,700	2038	* *			
Blisters, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Soffits								
Stucco Cement	100%	Now	$4,900	2046	* *	5	$7,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Side								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	5%			2042	* *	5	$4,200	
Quarry Tile	5%			2046	* *	5	$6,300	
Sheet Vinyl/Rubber	5%			2041	* *	5	$6,300	
Terrazzo	10%	4+	$16,100	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	70%	Now	$33,300	2033	$1,663,600	3	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	15%	Now	$55,400	2042	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Hall By Principal Office								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,600	
Folding Partition	3%			2049	* *	5	$4,900	
Glass: Single Pane	5%			LIFE	* *	5	$2,500	
Gypsum Board	47%			LIFE	* *	5	$18,500	
Metal Panel	10%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5	$2,600	
Metal Panel	5%			LIFE	* *	5	$5,300	
Plaster	75%	Now	$98,100	LIFE	* *	5	$39,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	$35,900	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Iron Picket	25%	2-4	$6,500	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	$15,900	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$22,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Division Street								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Division Street								
On-Site Walkways								
Asphalt	75%	2-4	$3,200	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	25%	Now	$1,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Parking/Driveway								
Asphalt	100%	4+	$22,300	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	75%	Now	$23,800	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	25%	Now	$18,700	2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Playground								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 2,000 Ampere And One 1,600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	75%			2031	$20,500	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 750 Kilovolt Ampere, 480/277 High Voltage - 208/120 Low Voltage								
Dry Type	25%			2038	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 75 Kilovolt Amperes, 480/277 High Voltage - 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$209,700	5	$400	
Fused Disc Sw	10%			2043	* *	5		
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	3%			2041	* *	5	$100	
Fused Disc Sw	7%			2032	$17,200	5	$200	
Molded Case Bkrs	85%			2032	$208,500	5	$2,100	
Molded Case Bkrs	5%			2041	* *	5	$100	
Wiring								
Thermoplastic	90%			2033	$268,900	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	40%			2031	$48,900	5	$300	
Motor Control Center	60%			2031	$181,500	5	$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Lighting								
Interior Lighting								
Fluorescent	82%			2038	* *	10	$69,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2028	$42,600	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor Lobby								
Incandescent	5%			2028	$131,900	2	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Elevator Lobbies								
Explanation : Halogen Bulbs								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Gymnasium And Auditorium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2028	$79,900	10	$11,200	
Exit, Service	50%			2028	$20,500	1		
Exterior Lighting								
HID	20%			2028	$88,900	10	$100	
LED	5%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	50%			2033	$89,400	1	$17,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2033	$89,400	1	$17,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$245,600	1-3	$59,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two 7500 Gallons Oil Tanks								

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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DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$41,500	2038	* *	1	$82,900	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Bottom Of The Boilers								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Bottom Of The Boilers								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Sub-basement, 1 Of 2 Defective Boiler Burners								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two No. 2 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	5%	0-2	$4,500	2028	$89,600	1	$2,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coil Leaks, 2nd Floor Motor Room								
Air Handler	15%			2028	$268,800	1	$8,600	
Convector/Radiator	60%			2031	$467,200	1	$18,000	
Fan Coil Unit/Heat	20%			2028	$472,200	1	$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2028	$281,000	1	$8,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Reciprocating Compr/Chiller	10%	0-2	$70,200	2043	* *	1	$3,900	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Fan Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Defective Old Unit, 2nd Floor Fan Room								
Split Unit	10%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Cafeteria								
Window/Wall Unit	45%			2032	$162,300	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$2,100	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	$314,100	1	$11,500	
Fan Coil - 2 Pipe	10%			2038	* *	1	$3,000	
Fan Coil - 4 Pipe	10%			2028	$307,900	1	$3,000	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$6,500	
Dry Cooler	30%			2028	$111,400	2	$19,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	20%			2028	$84,500	2	$600	
Roof	60%			2033	$110,900	2	$1,700	
Roof	20%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$243,100	1		
Water Heater With Tanks								
Electric	100%	0-2	$1,500	2031	$72,600	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two 80 Gallon Units. Wrong Piping Connection.								
HW Heat Exchanger								
Steam Fired	100%			2033	$460,500	4	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Unit Used Only For Domestic Hot Water Storage								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2033	$9,500	4	$1,000	
Non-Submersible	50%			2041	* *	4	$1,000	
Sewage Ejector(s)								
Electric	100%			2033	$49,900	4	$3,700	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Third Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$46,900	
Sprinkler								
No Component	90%							
Generic	10%			2033	$131,700	1-2	$2,600	
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covering 5 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 124 - Q**
Address : **129-15 150 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0965.000 / 1182**
Area Sq Ft : **98,000**
Date of Survey : **13-Sep-2022**
Areas Surveyed :
Block : **11882** **Lot** : **1**

Agency's Number : **Q124**
Yr Built/Renovated : **1927 / 2014**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4257530**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$229,700	$54,500
Interior Architecture	$562,900	
Electrical	$94,200	$980,000
Mechanical	$4,151,300	$1,982,000
Site Pavements	$117,400	
Total	**$5,155,500**	**$3,016,500**
Importance Code A	$229,700	$54,500
Importance Code B	$4,720,000	$2,962,000
Importance Code C	$205,800	
Total	**$5,155,500**	**$3,016,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,000		$18,900	$12,700
Interior Architecture	$97,800	$2,100		$3,700
Electrical	$23,600	$22,600	$25,800	$16,000
Mechanical	$40,900	$20,700	$80,500	$23,600
Site Enclosure	$25,400			
Site Pavements	$55,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$292,500**	**$52,600**	**$132,400**	**$63,200**
Importance Code A	$42,000		$19,100	$12,700
Importance Code B	$170,900	$52,600	$113,300	$50,400
Importance Code C	$79,600			
Total	**$292,500**	**$52,600**	**$132,400**	**$63,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$229,700	LIFE	* *	5	$54,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Original Building Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 409 And 410								
Masonry: Brick Cavity	20%			LIFE	* *	5	$15,600	
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,600	
Window Wall	2%			2054	* *	5	$5,800	
Windows								
Aluminum	75%			2050	* *	5	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Window Guards								
Aluminum	15%			2050	* *	5	$3,800	
Aluminum	10%			2050	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2002 Addition								
Explanation : Window Guards								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$6,900	
Masonry: Brick Cavity	28%			LIFE	* *	5	$3,200	
Metal Rail	5%			2051	* *	5-10	$10,400	
Pre-Cast Concrete	7%			LIFE	* *	5	$5,100	
Roof								
Built-Up (BUR)	25%			2039	* *	10	$13,300	
Copper/Terne	5%			2062	* *	10	$6,700	
IRMA/Protected Membrane	65%	Now	$42,000	2039	* *			
Insul Miss/Displaced, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Modified Bitumen	5%			2039	* *	10	$2,700	
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$27,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement - 2002 Wing								
Ceramic Tile	5%			2043	* *	5	$4,200	
Quarry Tile	5%	4+	$63,300	2047	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$3,300	
Deflection Evident, Extent : Light, Area Affected : 1%								
Location : First Floor								
Vinyl Tile	34%			2039	* *	3	$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1st And 4th Floors								
Vinyl Tile 9" X 9"	1%	0-2	$68,800	2044	* *	3	$300	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Room 153								
Wood	35%	Now	$35,900	2049	* *	5	$27,600	
Ridging, Extent : Moderate, Area Affected : 1%								
Location : Room 211								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Explanation : Recently Refinished								
Interior Walls								
Ceramic Tile	3%	4+	$2,200	2043	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	13%			LIFE	* *	5	$3,400	
Gypsum Board	7%			LIFE	* *	5	$2,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	63%	0-2	$205,800	LIFE	* *	5	$12,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Rooms 253, 409, 410, 453, Gymnasium								
SGFT/Glazed Masonry	6%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$34,600	2039	* *	5	$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	30%	2-4	$21,500	2047	* *	5	$12,600	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Gypsum Board	2%			LIFE	* *	5	$2,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Kitchen Storage								
Plaster	43%	0-2	$225,000	LIFE	* *	5	$22,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rooms 206, 253, 409, 453 And Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	45%	2-4	$9,300	2044	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Random Locations Throughout								
Iron Picket	55%	4+	$12,400	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$3,700	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Side Entry Gate On 130th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$117,400	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 150th Street And 130th Street								
On-Site Walkways								
Asphalt	60%	0-2	$47,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Courtyard And Rear Area								
Cast in Place Concrete	40%	Now	$8,300	2047	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Stairs At 130th Street And Ramp Cheek Wall In Courtyard								
Activity Yard								
Asphalt	85%			2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	7%			2047	* *			
Rubber Matting	8%			2039	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$116,500	5	$200	
Fused Disc Sw	40%			2044	* *	5	$200	
Molded Case Bkrs	10%			2044	* *	5	$300	
Raceway								
Conduit	70%			2034	$144,600	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	29%			2033	$71,100	5	$700	
Molded Case Bkrs	60%			2042	* *	5	$1,500	
Wiring								
Braided Cloth	50%			2033	$149,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2034	$59,700	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$85,600	5	$500	
Locally Mounted	30%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$30,200	
Generators								
Diesel	100%	Now	$2,800	2037	* *	1	$34,200	
Indicators Inoperable, Extent : Light, Area Affected : 2%								
Location : Damper Controls Not Operational. Generator Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Stand-by Power								
Fuel Storage								
Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2039	* *	10	$9,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Storage Spaces, Partial Stairs								
LED	90%			2042	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2044	* *	10	$9,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2044	* *	10	$3,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
Fluorescent	2%			2034	$8,000	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
HID	8%	Now	$7,500	2034	$37,500			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$600	
Alarm								
Security System								
Generic	50%			2029	$94,200	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$94,200	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$258,800	1-3	$60,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement - Boiler Room								
Explanation : 2 Units Under Construction, Temporary Boiler And Oil Tank Outside The Building								
Distribution								
Hot Wtr Piping/Pump	25%			2042	* *	4	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Throughout Building Addition Perimeter								
Explanation : Location Noted								
Steam Piping/Pump	75%			2034	$602,700			
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Original Building - Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Vacuum Pumps, Steam Traps								
Terminal Devices								
Convector/Radiator	63%			2032	$517,000	1	$19,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	25%			2039	* *	1	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout Perimeter								
Explanation : Location Noted								
Fan Coil Unit/Heat	10%			2029	$248,800	1	$3,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Corridors								
Unit Heater - Hot Water	2%	Now	$11,900	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Building Addition - Main Entrance Vestibule - Ceiling Recessed Cabinet Heater								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	73%	Now	$108,100	2029	$1,080,700	1	$29,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Original Building Roof - 1 Compressor Per Unit Defective, 1 Condenser Fan Defective At House Chiller Unit								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Original Building Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Roof								
Explanation : 2 Units, Packaged Air Cooled Chillers For Original Building								
Reciprocating Compr/Chiller	23%	Now	$34,100	2029	$340,500	1	$9,400	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Building Addition - Penthouse Mechanical Room - 1 Compressor Defective								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition - Penthouse Mechanical Room - Air Cooled Chiller, Screw Compressors, For Building Addition								
Split Unit	2%	Now	$4,800	2029	$47,700			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Telecom Room B24								
Window/Wall Unit	2%			2027	$7,600	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - 1st Floor - 2 Units								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	75%	Now	$2,400	2034	$121,700	4	$3,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Original Building Roof At Gymnasium Air Handler - Missing Insulation								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Dual Temperature System With Fan Coils And Chilled Water For Auditorium And Gymnasium Air Handlers								
CW & CHW Wtr Pipe/Pump	25%			2044	* *	4	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - From Penthouse Mechanical Room To Basement Mechanical Room								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	25%			2034	$486,800	1	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Mechanical Room								
Explanation : Air Handlers With Steam And Chilled Water Coils For Building Addition								
Air Handler/Cool/Ht	25%			2029	$486,800	1	$15,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Basement Fan Area And Roof								
Fan Coil - 2 Pipe	50%			2029	$1,530,700	1	$15,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Overhead Dual Temperature Fan Coils								
Heat Rejection								
Dry Cooler	25%			2034	$115,100	2	$17,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : 2 Units, Air Cooled Condensers For Chillers								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%	Now	$66,100	LIFE	* *	2-5	$41,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Original Building Roof								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$13,700	
Exhaust Fans								
Interior	20%			2029	$89,000	2	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Basement Fan Area, Fan Room Above Gymnasium								
Interior	15%			2034	$66,800	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Basement Mechanical Room								
Explanation : Return / Exhaust Fans								
Roof	10%			2034	$19,500	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : Location Noted								
Roof	55%	Now	$2,100	2029	$107,100	2	$1,300	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Original Building Roof - Defective Automatic Damper Actuators								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary Unit, 100 Gallons. 2 Additional Water Heater Units Are Abandoned In Place, 1 Electric And 1 Gas Fired								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	90%			2042	* *	4	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - Duplex Set								
Explanation : Location Noted								
Non-Submersible	5%			2029	$1,000	4	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Water Main								
Explanation : For Reduced Pressure Zone Valve Drainage - Simplex								
Submersible	5%			2027	$200	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area By Water Main								
Explanation : For Reduced Pressure Zone Valve Drainage - Simplex								
Sewage Ejector(s)								
Electric	100%			2034	$52,500	4	$3,900	
Backflow Preventer								
Generic	100%			2034	$44,800	1	$6,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2044	* *	1-5	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Dry Standpipe								

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

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
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 125 - M**		
Address	: **425 WEST 123 STREET BTWN: MORNINGSIDE AVE.,AMSTERDAM**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M125**
Program / Asset #	: **BOE0073.000 / 695**	**Yr Built/Renovated**	: **1925 / 2011**
Area Sq Ft	: **134,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **1964** **Lot** : **12**	**BIN**	: **1059526**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$826,300	$172,400
Interior Architecture	$1,331,700	$3,926,700
Electrical	$559,900	$474,600
Mechanical	$1,793,200	$6,448,400
Total	**$4,511,000**	**$11,022,200**
Importance Code A	$1,543,800	$172,400
Importance Code B	$2,313,600	$10,766,600
Importance Code C	$653,500	$83,100
Total	**$4,511,000**	**$11,022,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,500			
Interior Architecture	$136,500		$5,100	$205,700
Electrical	$32,600	$12,700	$33,200	$15,600
Mechanical	$62,500	$27,400	$80,800	$29,900
Site Pavements	$9,700			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$268,200**	**$62,400**	**$141,500**	**$273,500**
Importance Code A	$4,500	$13,300	$13,300	$13,600
Importance Code B	$263,600	$49,100	$128,200	$259,900
Total	**$268,200**	**$62,400**	**$141,500**	**$273,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	$290,700	LIFE	* *	5	$172,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : At Support Angles Of Windows								
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : 1st Floor Level								
Masonry: Fieldstone	5%	Now	$102,500	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Masonry: Limestone	5%			LIFE	* *	5	$7,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Roof Coping Stone								
Stucco Cement	2%	0-2	$4,500	2039	* *	5	$4,900	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : West Side								
Windows								
Aluminum	95%	Now	$136,800	2050	* *	5	$14,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : 6th Floor								
Metal Clad	5%	Now	$75,600	2059	* *	5	$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Pool Area								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Pool Area								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$16,600	
Masonry: Limestone	20%	Now	$105,600	LIFE	* *	5	$5,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : At West Side Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : At West Side Coping								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 421, 423								
Roof								
Plaza Roof: Stone Panels	20%			2054	* *			
Skylight, Metal/Glass	15%	Now	$114,900	2044	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Over Pool								
Synthetic Slate/Cedar	65%			2043	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Interior								
Floors								
Carpet	5%			2030	$186,400	3	$20,600	
Cast in Place Concrete	5%	Now	$17,900	LIFE	* *	5	$22,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room Below Stage								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Room Below Stage								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Room Below Stage								
Explanation : This Room Contains Vacuum Condensate Return Line								
Ceramic Tile	8%	0-2	$19,000	2043	* *	5	$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staff Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Staff Toilets Throughout								
Mosaic Tile	5%	Now	$49,400	2039	* *	5	$12,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Around Pool								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Around Pool								
Marble Panels	2%	0-2	$18,500	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Terrazzo	15%	2-4	$59,100	LIFE	* *	5	$24,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Stairwell Landings, Corridors								
Vinyl Tile	50%	Now	$58,200	2034	$2,910,800	3	$38,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor								
Vinyl Tile 9" X 9"	5%	Now	$16,900	2034	$842,700	3	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 4th Floor								
Wood	5%			2062	* *	5	$19,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$308,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Pool Wall								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Exterior Pool Wall, Behind Auditorium Stage								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	70%	Now	$345,300	LIFE	* *	5	$83,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd, 3rd Floor, Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Backstage, Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd, 3rd Floor, Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	$10,300	
Embossed Metal	2%			LIFE	* *	5	$1,900	
Exposed Struc: Concrete	21%			LIFE	* *	5	$6,800	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	70%	4+	$560,800	LIFE	* *	5	$90,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Auditorium, Rooms 204, 216, 217								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Premium								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2054	* *			
Iron Picket	5%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$5,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West 123rd Street								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	100%	4+	$3,900	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Rear Yard								

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$600	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Electrical Room, Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room, Basement								
Explanation : There Is A 2,500 Ampere Main Disconnect Switch In Good Condition.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$600	
Raceway								
Conduit	70%			2034	$207,000	1		
Conduit	30%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Fused Knife Sw	5%	0-2	$15,300	2059	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Fused Toggle Switch	65%	2-4	$199,300	2059	* *	5	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	20%			2056	* *	5	$700	
Wiring								
Braided Cloth	60%	2-4	$245,500	2059	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	20%			2034	$81,800	1		
Thermoplastic	20%			2060	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
LED	100%			2042	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2029	$115,200	10	$16,200	
Exit, Battery	50%			2039	* *	10	$4,500	
Exterior Lighting								
LED	15%			2042	* *			
LED	5%	2-4	$1,800	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Roof Of 5th Floor								
Explanation : Out Of Services								
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$50,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$85,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$41,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 12,000 Gallon Tank For No. 4 Fuel								
Conversion Equipment								
Steam Boiler	33%	0-2	$236,800	2054	* *	1	$39,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three No. 4 Oil Burning Steam Boilers From 1925								
Steam Boiler	67%	Now	$480,800	2054	* *	1	$80,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Back Statge. Broken And Leaking Steam Piping.								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Vacuum, Condensate Pump At Gasket								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Heating								
Distribution								
Steam Piping/Pump	85%			2034	$934,000			
Steam Piping/Pump	5%	Now	$33,000	2064	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Boiler Room And Pool Equipment Room								
Steam Piping/Pump	10%	Now	$65,900	2064	* *			
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Boiler Room Oil Valve Module And Safety Valve								
Terminal Devices								
Air Handler	25%			2034	$645,500	1	$20,700	
Convector/Radiator	75%	0-2	$84,200	2032	$841,500	1	$29,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Leaking Radiators In Rooms 305, 502 And 505								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Rooms 107, 206, 300 And 406 Unit Vents Are Not Working								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	0-2	$265,200	2032	$2,651,800			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2033	$271,500	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2032	$223,600	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6th Floor Interior Units								
Ext Pkg Unit - Heating/Cooling	25%			2034	$576,300	2	$2,100	
Abandoned in Place, Extent : Light, Area Affected : 30%								
Location : Steam Coils In Rooftop Unit								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	2%			2029	$65,200			
Window/Wall Unit	35%	0-2	$18,200	2029	$181,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Multiple Mechanical And Or Electrical Defects								
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Ventilation								
Exhaust Fans								
Interior	50%	Now	$121,700	2034	$304,300	2	$1,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : House Fan								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Gymnasium. Noisy								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	10%			2029	$1,700	2		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : For Kitchen								
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%	4+	$199,000	2064	* *	4	$13,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	4+	$27,500	2044	* *	4	$2,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Pool Filter/Treatment								
Sand	100%	Now	$4,900	2039	* *	4	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Pool Equipment Room								
Explanation : Pool Drains Clogged								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

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
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 2 Units								
Hydraulic	34%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$70,100	
Sprinkler								
No Component	65%							
Generic	35%			2054	* *	1-2	$13,100	
Fire Pump								
No Component	50%							
Generic	50%			2043	* *	1	$12,500	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 100 Square Feet (20x5).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 126 - M**				
Address	: **80 CATHERINE STREET @ CHERRY ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M126**
Program / Asset #	: **BOE0074.000 / 1697**			**Yr Built/Renovated**	: **1966 / 2009**
Area Sq Ft	: **88,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **10-Dec-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **111**	**Lot**	: **160**	**BIN**	: **1083357**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,688,900	$838,800
Interior Architecture	$10,582,700	$531,900
Electrical	$847,100	$847,000
Mechanical	$502,500	$886,300
Site Pavements		$49,600
Total	**$13,621,200**	**$3,153,600**
Importance Code A	$1,688,900	$893,100
Importance Code B	$11,483,600	$1,913,900
Importance Code C	$448,700	$346,700
Total	**$13,621,200**	**$3,153,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$8,900		
Interior Architecture	$53,200	$26,300		
Electrical	$21,500	$40,300	$8,200	$8,200
Mechanical	$6,300	$3,400	$10,900	$3,400
Site Enclosure	$7,100			
Total	**$88,100**	**$79,000**	**$19,100**	**$11,700**
Importance Code A		$9,100		
Importance Code B	$51,300	$69,900	$19,100	$11,700
Importance Code C	$36,800			
Total	**$88,100**	**$79,000**	**$19,100**	**$11,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$116,400	LIFE	* *	5	$47,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick Cavity	85%	4+	$144,000	LIFE	* *	5	$80,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Courtyard Facade Missing Flashing								
Metal Panel	5%			2053	* *	5-10	$32,600	
Windows								
Aluminum	100%	Now	$1,428,500	2058	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$18,100	
Masonry: Brick Cavity	83%			LIFE	* *	5	$14,600	
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Interior Face								
Metal Rail	2%			2046	* *	5-10	$6,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,500	
Roof								
Built-Up (BUR)	98%			2033	$699,600	10	$58,500	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Gymnasium Roof								
Metal Panel	2%			2046	* *	10	$2,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$8,900	
Ceramic Tile	3%	Now	$23,500	2036	$234,800	5	$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Toilets								
Terrazzo	2%	Now	$51,900	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Entrance Lobby Stairs								
Vinyl Tile 9" X 9"	90%			2028	$9,992,700	3	$45,800	
Wood	2%			2068	* *	5	$5,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$29,700	2036	$297,100	5	$2,600	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	12%			LIFE	* *	5	$5,100	
Folding Partition	3%	Now	$448,700	2058	* *	5	$4,000	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Plaster	60%			LIFE	* *	5	$19,000	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	0-2	$89,400	2038	* *	5	$13,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	10%			2038	* *	5	$16,900	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,200	
Metal Panel	5%			LIFE	* *	5	$8,500	
Plaster	50%			LIFE	* *	5	$42,400	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	50%	Now	$4,900	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Masonry: Brick	50%	Now	$2,200	2053	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Side Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	25%			2046	* *			
Pavers/Stone	15%			2042	* *			
Pavers/Stone	60%			2036	$49,600			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Toggle Switch	5%	2-4	$12,300	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	90%			2032	$220,700	5	$2,100	
Molded Case Bkrs	5%			2041	* *	5	$100	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2043	* *	1		
Thermoplastic	25%			2033	$74,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$72,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$4,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library, Lobby, Bathrooms								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$75,600	10	$10,600	
Exit, Service	50%			2028	$19,400	1		
Exterior Lighting								
HID	20%			2028	$84,100	10	$100	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

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
Alarm								
Security System								
Generic	100%			2028	$169,200	1	$32,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$232,400	1-3	$54,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	$54,200	5	$5,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$253,400	2043	* *	4	$4,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Steam Leaking Both Supply And Return								
Terminal Devices								
Air Handler	20%	4+	$135,700	2033	$339,100	1	$9,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Mechanical Equipment Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Mechanical Equipment Room								
Explanation : Air Handling Equipment Approaching End Of Useful Life								
Convector/Radiator	80%			2038	* *	1	$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$273,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

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
Ventilation								
Exhaust Fans								
Interior	20%			2033	$79,900	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Third Floor Mechanical Equipment Room, The Auditorium And Lunch Room Exhaust Fans Approaching End Of Useful Life Cycle								
Roof	80%	0-2	$56,000	2033	$139,900	2	$1,700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Roof. Three Rooftop Exhaust Fans Are Not Working								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof, The Rooftop Exhaust Fans Are Approaching End Of Useful Life								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$57,500	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Water Main, Basement								
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,800	4	$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 126 (ECF) - BX**		
Address	: **175 WEST 166 STREET @ OGDEN AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X126**
Program / Asset #	: **BOE0265.000 / 395**	**Yr Built/Renovated**	: **1972 / 2023**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2526** **Lot** : **83**	**BIN**	: **2003495**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,436,000	$748,700
Interior Architecture	$982,000	$5,363,300
Electrical	$519,800	$982,900
Mechanical	$926,300	$5,679,000
Total	**$3,864,100**	**$12,773,900**
Importance Code A	$1,436,000	$1,519,900
Importance Code B	$1,865,100	$9,506,600
Importance Code C	$563,000	$1,747,400
Total	**$3,864,100**	**$12,773,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$106,000			
Interior Architecture	$86,800		$15,400	$12,900
Electrical	$3,600	$9,300	$10,100	$62,000
Mechanical	$99,700	$13,800	$20,700	$28,700
Site Enclosure	$54,100			
Site Pavements	$90,200			
Total	**$440,400**	**$23,100**	**$46,200**	**$103,600**
Importance Code A	$148,800	$9,500	$9,500	$9,700
Importance Code B	$207,400	$13,600	$21,300	$93,900
Importance Code C	$84,200		$15,400	
Total	**$440,400**	**$23,100**	**$46,200**	**$103,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	$21,900	LIFE	* *	5	$35,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Concrete Masonry Unit	5%	Now	$19,600	LIFE	* *	5	$2,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Entry Walls								
Masonry: Brick Cavity	85%	0-2	$541,200	LIFE	* *	5	$60,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	98%	Now	$98,100	2043	* *	5	$8,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	2%			2044	* *	10	$2,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,600	
Masonry: Brick Cavity	55%	4+	$9,600	LIFE	* *	5	$4,700	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Roof								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Rail	35%			2052	* *	5-10	$53,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Exterior								
Roof								
IRMA/Protected Membrane	35%	Now	$206,400	2035	$688,100			
Broken Paver Blocks, Extent : Severe, Area Affected : 25%								
Location : Auditorium/ Gymnasium Roof								
Debris on Roof, Extent : Moderate, Area Affected : 25%								
Location : Auditorium/ Gymnasium Roof								
Insul Miss/Displaced, Extent : Severe, Area Affected : 5%								
Location : Auditorium/ Gymnasium Roof								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Auditorium/ Gymnasium Roof								
Modified Bitumen	65%	Now	$590,300	2045	* *			1
Blisters, Extent : Severe, Area Affected : 30%								
Location : Main Roof And Lobby/1st Floor Corridor Roof								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Main Roof								
Ridging, Extent : Moderate, Area Affected : 15%								
Location : Main Roof And Lobby/1st Floor Corridor Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof And Lobby/1st Floor Corridor Roof								
Soffits								
Cast in Place Concrete	100%	Now	$33,800	LIFE	* *	5	$27,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exit Canopies								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Exit Canopies								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$23,100	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Mosaic Tile	5%	0-2	$31,800	2033	$635,800	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Toilet Rooms And Kitchen Area								
Terrazzo	5%	4+	$12,700	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor And Stairwells								
Vinyl Tile	78%	0-2	$292,000	2035	$2,920,200	3	$38,700	
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	2%	Now	$16,200	2038	* *	5	$2,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Main Stage And Piano Stage								
Deflection Evident, Extent : Severe, Area Affected : 10%								
Location : Auditorium Stage								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Auditorium Stage								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%	0-2	$208,300	2038	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Toilet Rooms								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms And Kitchen Area								
Concrete Masonry Unit	15%	0-2	$71,200	LIFE	* *	5	$14,800	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Auditorium, Bulkheads And Basement								
Folding Partition	5%			2034	$1,747,400	5	$30,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Cafeteria								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Gymnasium And Cafeteria								
Plaster	45%			LIFE	* *	5	$33,300	
SGFT/Glazed Masonry	25%	2-4	$283,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors And Stairwells								
Ceilings								
AcousTile,Adhered	5%			2052	* *	5	$6,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%			2035	$59,800			
Metal Panel	30%	0-2	$127,000	LIFE	* *	5	$46,800	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Corridors, Kitchen And Small Cafeteria								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Kitchen And Small Cafeteria								
Plaster	50%			LIFE	* *	5	$39,000	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Various Rooms Throughout								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2065	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Large And Small Play Yards								
Explanation : Recent Installation								
Iron Picket	25%	Now	$26,400	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Along University Avenue								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Free Standing Walls								
Masonry: Brick	100%	0-2	$15,800	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Inner Courtyard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Inner Courtyard								
Retaining Walls								
Cast in Place Concrete	100%	4+	$11,800	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	0-2	$37,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : At Curb Along West 166th Street								
Pavers/Stone	5%	Now	$11,000	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Tree Surrounds								
Sinking/Subsiding, Extent : Severe, Area Affected : 40%								
Location : Throughout Tree Surrounds								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Site Pavements								
On-Site Walkways								
Asphalt	50%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkway At Rear								
Explanation : Recent Installation								
Cast in Place Concrete	20%	0-2	$4,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Inner Courtyard Walkway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inner Courtyard And Exit Stairs								
Explanation : Location Noted								
Cast in Place Concrete	30%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkway At Rear								
Explanation : Recent Installation								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$37,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Delivery Area At Ogden Avenue								
Activity Yard								
Asphalt	92%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Large And Small Play Yards								
Explanation : Recent Installation								
Pavers/Stone	3%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Small Play Yard								
Explanation : Recent Installation								
Rubber Matting	5%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Small Play Yard								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2035	$37,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity On Main Switch								
Fused Disc Sw	20%			2061	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Switch For Emergency Lights								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$186,400	5	$300	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	10%			2051	* *	5	$300	
Molded Case Bkrs	80%			2034	$196,200	5	$2,000	
Wiring								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	90%			2035	$268,900	1		
Motor Controllers								
Locally Mounted	65%			2033	$79,500	5	$400	
Locally Mounted	35%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$83,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	40%			2035	$66,000	10	$9,300	
Emergency, Battery	10%			2030	$16,500	10	$2,300	
Exit, Service	30%			2035	$12,700	1		
Exit, Service	20%			2030	$8,500	1		
Exterior Lighting								
Fluorescent	10%			2030	$39,200	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Entry And Exit Doors								
No Component	90%							
Alarm								
Security System								
Generic	90%			2030	$166,100	1	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm								
Generic	10%			2043	* *	1	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Cameras Observed								

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

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$253,600	2045	* *	1-3	$53,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$228,600	5	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : System Was Converted For No.4 Oil Storage And Delivery								
Conversion Equipment								
Steam Boiler	90%			2033	$771,100	1	$85,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 No.4 Oil Burning Steam Boilers								
Steam Boiler	10%	Now	$34,300	2040	* *	1	$8,600	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Damaged Fire Box Refractory On Both Units								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room, Draft Louvers Being Operated Manually								
Distribution								
Steam Piping/Pump	90%			2035	$708,500			
Steam Piping/Pump	10%	Now	$15,700	2035	$78,700			
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Condensate Return Line In Basement Floods The Mechanical Room								
Terminal Devices								
Air Handler	20%			2030	$370,000	1	$11,900	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	80%			2040	* *	1	$24,800	
Controls								
Pneumatic	100%			2033	$1,899,800			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2035	$116,700			
Window/Wall Unit	85%	Now	$31,700	2030	$316,500	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Auditorium Unit								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,500	
Exhaust Fans								
Interior	20%			2030	$87,200	2	$600	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Roof	80%			2030	$152,600	2	$2,400	
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$1,254,900	1		
Water Heater With Tanks								
Electric	100%			2035	$145,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And Kitchen								
Explanation : One 50 Gallon Unit In The Kitchen And Two 120 Gallon Units In The Boiler Room								
HW Heat Exchanger								
Steam Fired	100%			2035	$475,300	4	$14,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$19,700	4	$3,000	
Fixtures								
Generic	100%							
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various								
Explanation : Bathroom Toilet Upgrade Is Recommended								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$500	

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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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 127 - BK**		
Address	: **922 78TH STREET BTWN: 79 ST., 78 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K127**
Program / Asset #	: **BOE0434.000 / 2750**	**Yr Built/Renovated**	: **1900 / 2014**
Area Sq Ft	: **94,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5973** **Lot** : **1**	**BIN**	: **3150481**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$195,200
Interior Architecture	$908,500	$62,200
Electrical	$209,000	$2,134,900
Mechanical	$1,450,400	$1,685,500
Total	**$2,567,800**	**$4,077,800**
Importance Code A	$226,500	$195,200
Importance Code B	$2,053,200	$3,882,600
Importance Code C	$288,100	
Total	**$2,567,800**	**$4,077,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,900	$13,900		$19,100
Interior Architecture	$40,300	$3,300	$32,000	
Electrical	$10,900	$9,000	$23,800	$11,500
Mechanical	$15,100	$12,800	$75,500	$13,800
Total	**$82,200**	**$39,100**	**$131,300**	**$44,300**
Importance Code A	$21,000	$23,200	$9,500	$28,400
Importance Code B	$61,200	$12,500	$121,800	$16,000
Importance Code C		$3,300		
Total	**$82,200**	**$39,100**	**$131,300**	**$44,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$47,000	
Masonry: Brick Cavity	70%			LIFE	* *	5	$84,300	
Masonry: Limestone	20%			LIFE	* *	5	$18,100	
Stucco Cement	5%			2047	* *	5	$15,000	
Windows								
Aluminum	95%			2050	* *	5	$38,100	
Aluminum	5%	0-2	$4,900	2050	* *	5	$1,000	
Unit Inoperable, Extent : Moderate, Area Affected : 80%								
Location : Various Locations 1st, 2nd And 3rd Floors								
Parapets								
Masonry: Brick	30%			LIFE	* *	5	$6,300	
Metal Cornice	70%			2062	* *	10	$47,600	
Roof								
Asphalt Shingle	65%	2-4	$3,400	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : At Hip Roof								
Roll Roofing	35%			2033	$111,000	5	$27,800	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$24,800	LIFE	* *	5	$31,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Mosaic Tile	5%			2047	* *	5	$17,800	
Vinyl Tile	80%			2044	* *	3	$42,700	
Wood	5%			2062	* *	5	$13,300	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$6,600	
Glass: Single Pane	5%			LIFE	* *	5	$4,900	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Stairway 1st Floor								
Masonry: Brick	10%	0-2	$51,500	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms 2nd And 3rd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Plaster	18%	Now	$236,600	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : 3rd Floor Toilet Room								
Plaster	57%			LIFE	* *	5	$22,600	
Wood	5%			LIFE	* *	5	$26,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2039	* *	5	$35,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,200	
Plaster	70%	Now	$620,400	LIFE	* *	5	$62,200	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Room No. 300, 301 And 309								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	4%			2042	* *	5	$100	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	75%			2050	* *	5	$1,900	
Molded Case Bkrs	20%			2033	$49,000	5	$500	
Wiring								
Thermoplastic	10%			2034	$29,900	1		
Thermoplastic	90%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

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
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$1,363,100	10	$81,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Part Of The Basement And Multipurpose Room								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	40%			2029	$64,600	10	$9,100	
Emergency, Battery	10%			2039	* *	10	$2,300	
Exit, Battery	40%			2029	$54,500	10	$2,500	
Exit, Battery	10%			2039	* *	10	$600	
Exterior Lighting								
HID	20%			2029	$89,800	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$90,300	1	$17,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2042	* *	1	$17,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$59,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$223,800	5	$29,100	
Conversion Equipment								
Steam Boiler	45%	Now	$226,500	2039	* *	1	$37,700	1
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Boiler No. 3 In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	55%			2039	* *	1	$51,200	
Distribution								
Steam Piping/Pump	100%			2044	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

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
Heating								
Terminal Devices								
Convector/Radiator	90%			2039	* *	1	$27,300	
Unit Heater - Steam	10%	2-4	$5,500	2034	$54,700	4	$900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Hot Lunch Room In Basement								
Controls								
Electrical	100%			2029	$535,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	$152,200	2039	* *	2	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	80%			2029	$291,700	1		
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2029	$39,800	2	$6,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	40%			2034	$170,800	2	$1,200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,236,200	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$244,800	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$19,300	4	$2,000	
Backflow Preventer								
No Component	35%							
Generic	65%			2034	$27,900	1	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Services Into Basement. 2 With 1 Without.								
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 127 - Q**		
Address	: **98 -01 25 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q127**
Program / Asset #	: **BOE0775.000 / 2763**	**Yr Built/Renovated**	: **1927 / 2009**
Area Sq Ft	: **94,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1109** **Lot** : **16**	**BIN**	: **4024487**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$352,100	$940,700
Interior Architecture	$1,802,300	$2,251,800
Electrical	$513,500	$598,000
Mechanical	$3,326,000	$1,851,000
Site Enclosure	$202,600	
Site Pavements	$209,400	
Total	**$6,405,900**	**$5,641,600**
Importance Code A	$352,100	$940,700
Importance Code B	$5,851,100	$4,645,600
Importance Code C	$202,600	$55,200
Total	**$6,405,900**	**$5,641,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$51,200	$4,700		$5,800
Electrical	$17,900	$20,100	$9,800	$8,800
Mechanical	$97,400	$20,000	$24,900	$16,000
Site Pavements	$2,600			
Total	**$169,000**	**$44,800**	**$34,700**	**$30,600**
Importance Code A	$9,300	$9,500	$9,300	$9,300
Importance Code B	$133,700	$35,300	$25,400	$21,300
Importance Code C	$26,100			
Total	**$169,000**	**$44,800**	**$34,700**	**$30,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$93,300	
Masonry: Limestone	10%			LIFE	* *	5	$7,800	
Windows								
Aluminum	100%	4+	$352,100	2049	* *	5	$18,000	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$6,100	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,200	
Roof								
Built-Up (BUR)	95%			2033	$782,000	10	$65,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Stair 5, Corridors, Room 415								
Copper/Terne	5%			2061	* *	10	$8,600	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$58,000	
Ceramic Tile	5%			2036	$382,600	5	$6,600	
Sheet Vinyl/Rubber	5%	0-2	$8,900	2033	$443,900	5	$5,000	
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%	4+	$63,400	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Entry Area								
Vinyl Tile	35%	0-2	$524,800	2033	$1,312,100	3	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	30%	Now	$1,214,100	2048	* *	5	$37,300	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Masonry: Brick	12%			LIFE	* *			
Marble Panels	3%	4+	$23,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : First Floor								
Plaster	85%			LIFE	* *	5	$55,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$15,600	2038	* *	5	$4,700	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Library								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Library								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Library								
AcousTileSusp.Lay-In	10%			2038	* *	5	$9,500	
AcousTileSusp.Lay-In	5%			2046	* *	5	$4,700	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,400	
Metal Panel	5%	4+	$3,200	LIFE	* *	5	$5,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	20%			LIFE	* *	5	$11,800	
Site Enclosure								
Fence/Gates								
Chain Link	3%			2043	* *			
Iron Picket	97%	2-4	$202,600	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$75,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 98th Street And 25th Avenue								
On-Site Walkways								
Asphalt	30%			2036	$14,100			
Cast in Place Concrete	70%	4+	$2,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	100%	Now	$133,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Near Yard Drain								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	85%			2049	* *	5	$2,100	
Wiring								
Braided Cloth	30%			2032	$89,600	1		
Thermoplastic	70%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2038	* *	5	$100	
Locally Mounted	90%			2031	$110,100	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$84,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	1%			2038	* *	10		
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	50%			2041	* *	10	$11,300	
Emergency, Battery	40%			2038	* *	10	$9,100	
Exterior Lighting								
HID	10%	Now	$9,000	2033	$44,900			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$180,700	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$248,300	1-3	$57,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 127 - Q
Asset # : 2763

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$15,400	2033	$770,800			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In Boiler Room								
Terminal Devices								
Air Handler	20%			2033	$362,300	1	$11,600	
Convector/Radiator	60%			2031	$472,200	1	$18,200	
Fan Coil Unit/Heat	20%	Now	$23,900	2028	$477,300	1	$5,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Classrooms								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Controls								
Pneumatic	100%			2027	$1,860,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Split Unit	10%	Now	$228,600	2043	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Kitchen Units								
Window/Wall Unit	75%			2028	$273,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Interior	100%	Now	$42,700	2028	$426,900	2	$2,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fans In The Penthouse								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$245,800	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 100 Gallon Unit. Quantity 1							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$19,300	4	$2,000	
Backflow Preventer								
Generic	100%			2033	$43,000	1	$5,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$26,600	1-2	$500	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Hood Is 75 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 128 - M**
Address : **560 WEST 169 STREET BTWN: AUDUBON AVE., BROADWAY**
Borough : **MANHATTAN** | **Agency's Number** : **M128**
Program / Asset # : **BOE0075.000 / 1721** | **Yr Built/Renovated** : **1961 / 2014**
Area Sq Ft : **107,000** | **Project Type** : **EDUCATION**
Date of Survey : **12-Aug-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2125** **Lot** : **1** | **BIN** : **1083509**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,785,600
Interior Architecture		$5,922,900
Electrical	$893,000	$585,800
Mechanical	$811,300	$988,000
Site Pavements		$495,200
Total	**$1,704,300**	**$9,777,500**
Importance Code A		$1,838,300
Importance Code B	$1,704,300	$7,939,300
Total	**$1,704,300**	**$9,777,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,800		$3,400	$9,500
Interior Architecture	$35,800	$9,000	$32,600	$9,000
Electrical	$81,400	$18,200	$33,100	$17,900
Mechanical	$84,300	$21,600	$53,200	$21,400
Site Pavements				$100
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$230,400**	**$56,000**	**$129,500**	**$65,100**
Importance Code A	$32,400	$10,600	$14,200	$20,100
Importance Code B	$198,100	$45,400	$115,300	$45,000
Importance Code C				$100
Total	**$230,400**	**$56,000**	**$129,500**	**$65,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$19,200	
Masonry: Brick Cavity	80%			LIFE	* *	5	$65,500	
Masonry: Granite	5%			LIFE	* *	5	$3,100	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$15,300	
Windows								
Aluminum	98%			2050	* *	5	$19,000	
Metal Louvers	2%			2043	* *	10	$2,400	
Parapets								
Glazed Ceramic Panel	15%			2054	* *	5-10	$18,800	
Masonry: Brick Cavity	50%			LIFE	* *	5	$5,900	
Metal Panel	5%			2054	* *	5	$2,300	
Metal Rail	15%			2047	* *	5-10	$32,100	
Pre-Cast Concrete	15%			LIFE	* *	5	$11,200	
Roof								
Built-Up (BUR)	100%			2034	$1,587,400	10	$132,800	
Soffits								
Stucco Cement	100%			2047	* *	5	$4,600	
Interior								
Floors								
Ceramic Tile	3%	0-2	$5,600	2043	* *	5	$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Bathrooms								
Terrazzo	2%			LIFE	* *	5	$2,500	
Vinyl Tile	45%			2039	* *	3	$36,200	
Vinyl Tile 9" X 9"	45%			2034	$5,922,900	3	$27,100	
Wood	5%			2049	* *	5	$15,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$7,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$22,000	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$21,200	2039	* *	5	$16,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Gymnasium								
AcousTileConcealSpLn	25%			2039	* *	5	$50,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Plaster	40%			LIFE	* *	5	$40,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	25%			2054	* *			
Masonry: Brick	75%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Panel/Paver: Cer/Brk	5%			2050	* *	5	$100	
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	50%			2037	* *			
Rubber Matting	50%			2034	$495,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	75%			2054	* *	5	$300	
Molded Case Bkrs	25%			2034	$66,600	5	$700	
Raceway								
Conduit	80%			2034	$199,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	4%			2050	* *	5	$100	
Fused Disc Sw	6%			2033	$14,700	5	$100	
Molded Case Bkrs	50%			2033	$122,600	5	$1,400	
Molded Case Bkrs	30%			2050	* *	5	$800	
Molded Case Bkrs	10%	0-2	$24,500	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Kitchen, Auditorium And Some In First Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Under 600 Volts								
Wiring								
Braided Cloth	50%	4+	$175,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	30%			2054	* *	1		
Thermoplastic	20%			2034	$70,000	1		
Motor Controllers								
Locally Mounted	10%	2-4	$18,600	2054	* *	5		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Mechanical Rooms								
Locally Mounted	50%			2047	* *	5	$400	
Locally Mounted	40%			2032	$74,300	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$32,900	
Generators								
Diesel	100%	Now	$142,000	2049	* *	1	$37,300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 250 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,000	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 40 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 7,500 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$88,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$12,900	
Exit, Service	50%			2039	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Lighting								
Exterior Lighting								
HID	20%	Now	$102,200	2044	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter Wall And Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter And Roof								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	10%	Now	$20,600	2044	* *	1	$3,600	
Cameras Damaged, Extent : Severe, Area Affected : 100%								
Location : Outside Of The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside Of The Building								
Explanation : CCTV Surveillance Camera								
Generic	40%			2039	* *	1	$16,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2029	$102,800	1	$20,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium, Auditorium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$282,600	1-3	$65,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Manual Pull Stations Boxes And Fire Alarm Panel And In The Future Will Need To Upgrade								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2054	* *	5	$33,100	
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$106,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Heating								
Distribution								
Steam Piping/Pump	80%	Now	$14,000	2054	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Fan Room								
Steam Piping/Pump	20%	0-2	$35,100	2054	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout. Faulty Steam Traps								
Terminal Devices								
Air Handler	20%			2034	$412,400	1	$13,200	
Convector/Radiator	80%			2039	* *	1	$27,700	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2029	$323,300	1	$9,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2034	$260,200			
Window/Wall Unit	30%			2029	$124,500	1		
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2044	* *	4	$1,600	
Ductwork/Diffusers	20%			LIFE	* *	2	$27,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2034	$255,100	1	$13,200	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2034	$60,300	2	$14,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Rooftop Unit For Chiller In Penthouse								
Explanation : Serves New Wing								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$96,200	LIFE	* *	2-5	$59,700	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Fan Room Ductwork								
Exhaust Fans								
Interior	20%	0-2	$9,700	2029	$97,200	2	$500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Kitchen. Defective Ventilation Unit								
Roof	80%			2029	$170,100	2	$2,600	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Abandoned in Place, Extent : Moderate, Area Affected : 80%								
Location : Basement Water Main. Alternate Water Main Being Used								
Water Heater With Tanks								
Gas Fired	50%	0-2	$4,400	2032	$8,700	2		
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Water Heater Is Not Working								
Oil Fired	50%			2032	$45,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,200	2039	* *	4	$2,300	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Sump Pump Is Not Working								
Backflow Preventer								
No Component	50%							
Generic	50%			2039	* *	1	$3,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mezzanine, 1st To 3rd Floor New Wing								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2054	* *	1-5	$11,200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : New Wing								
Explanation : Dry System								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Basement								
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression Covers 100 Square Feet (20x5)								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 128 - M
Asset # : 1721

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 128 - Q**
Address : **69-10 65TH DRIVE @ 70TH ST.**
Borough : **QUEENS**
Program / Asset # : **BOE1093.000 / 14444**
Area Sq Ft : **116,000**
Date of Survey : **02-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3027** **Lot** : **37**

Agency's Number : **Q247**
Yr Built/Renovated : **2009 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4070445**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$67,800
Interior Architecture	$62,200	$97,200
Electrical	$74,500	
Mechanical		$119,000
Total	**$136,600**	**$284,000**
Importance Code A		$67,800
Importance Code B	$136,600	$119,000
Importance Code C		$97,200
Total	**$136,600**	**$284,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$26,100	$4,300	
Interior Architecture	$50,800	$3,600	$12,500	$700
Electrical	$23,600	$20,500	$21,400	$18,900
Mechanical	$96,000	$26,900	$37,300	$26,900
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$191,900**	**$98,700**	**$97,100**	**$68,100**
Importance Code A	$8,600	$34,900	$12,900	$8,600
Importance Code B	$160,100	$63,700	$78,500	$59,500
Importance Code C	$23,100		$5,800	
Total	**$191,900**	**$98,700**	**$97,100**	**$68,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	$3,800	
Masonry: Brick Cavity	85%			LIFE	* *	5	$64,000	
Masonry: Brick Cavity	5%			LIFE	* *	5	$3,800	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Wing In 2020								
Pre-Cast Concrete	5%			LIFE	* *	5	$12,200	
Windows								
Aluminum	95%			2049	* *	5	$8,600	
Aluminum	5%			2058	* *	5	$500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New 2020 Wing								
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$24,700	
Masonry: Brick Cavity	50%			LIFE	* *	5	$2,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,700	
Roof								
IRMA/Protected Membrane	70%			2038	* *	10	$24,400	
Plaza Roof: Stone Panels	30%			2059	* *			
Soffits								
Metal Panel	100%			2053	* *	5-10	$5,300	
Interior								
Floors								
Carpet	2%	Now	$25,900	2035	$25,900	3	$2,100	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Auditorium								
Cast in Place Concrete	5%	Now	$62,200	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Ceramic Tile	5%			2042	* *	5	$3,600	
Quarry Tile	2%			2046	* *	5	$2,100	
Traffic Topping	8%			2038	* *	5	$7,100	
Vinyl Tile	75%			2038	* *	3	$20,100	
Wood	3%			2061	* *	5	$4,000	
Interior Walls								
Ceramic Tile	20%			2042	* *	5	$46,300	
Concrete Masonry Unit	8%			LIFE	* *	5	$7,400	
Folding Partition	2%			2049	* *	5	$11,600	
Gypsum Board	70%			LIFE	* *	5	$97,200	
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$8,600	
AcousTileSusp.Lay-In	75%			2046	* *	5	$51,600	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$4,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	10%			2038	* *			
Under Construction	90%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	70%			2053	* *	1		
Conduit	30%			2063	* *	1		
Panelboards								
Fused Disc Sw	8%			2049	* *	5	$200	
Fused Disc Sw	2%			2058	* *	5	$100	
Molded Case Bkrs	60%			2049	* *	5	$1,800	
Molded Case Bkrs	30%			2058	* *	5	$900	
Wiring								
Thermoplastic	70%			2053	* *	1		
Thermoplastic	30%			2063	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$600	
Variable Frequency Drive	20%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$35,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$44,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,300	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	68%			2038	* *	10	$72,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing Building								
Fluorescent	2%			2038	* *	10	$2,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	30%			2043	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Service	10%			2043	* *	1		
Exit, LED	40%			2061	* *	1		
Exit, LED	10%			2073	* *	1		
Exterior Lighting								
LED	20%			2038	* *			
LED	10%			2043	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$3,400	
Alarm								

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

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Alarm								
Security System								
Generic	40%			2038	* *	1	$17,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2043	* *	1	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2043	* *	1	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	40%			2038	* *	1	$17,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium, Gymnasium, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	70%			2038	* *	1-3	$50,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing								
Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors Fire Alarm Panel And Horns								
Generic, Digital	30%			2043	* *	1-3	$21,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The New Wing								
Explanation : Strobe Lights, Manual Pull Boxes, Smoke Detector, Alarm Bell And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	50%			2038	* *	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Steam Boiler	50%			2050	* *	1	$57,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Of New Wing								
Explanation : Two New Gasoline Boilers At Penthouse Of New Wing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Heating								
Terminal Devices								
Air Handler	90%			2041	* *	1	$64,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Of New Wing								
Fan Coil Unit/Heat	10%	0-2	$29,500	2038	* *	1	$3,400	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout. 50 Percent Is Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2041	* *	2	$3,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof Of New Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two New Rooftop Units R-410a								
Ext Pkg Unit - Heating/Cooling	50%			2038	* *	2	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units, R-407c Refrigerant								
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$26,100	LIFE	* *	2-5	$3,200	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Building Management System Throughout The Building.								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$61,400	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	0-2	$12,400	2038	* *	4	$4,600	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Pump Not Working								
Backflow Preventer								
Generic	100%			2038	* *	1	$7,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Cellar To 4th Floor, One Unit From Cellar To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$32,500	
Fire Pump								
Generic	100%			2042	* *	1	$21,700	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression Covers 104 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 129 - M**
Address : **425 WEST 130 STREET BTWN: ST NICHOLAS TER. CONVENT**
Borough : **MANHATTAN**
Agency's Number : **M129**
Program / Asset # : **BOE0076.000 / 1722**
Yr Built/Renovated : **1958 / 2005**
Area Sq Ft : **85,000**
Project Type : **EDUCATION**
Date of Survey : **12-Dec-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1957** **Lot** : **10** **BIN** : **1059407**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$112,100	
Interior Architecture	$523,500	$5,568,300
Electrical	$621,600	$962,500
Mechanical	$534,800	$1,234,100
Site Pavements		$108,400
Total	**$1,792,100**	**$7,873,300**
Importance Code A	$263,800	$758,600
Importance Code B	$1,470,600	$7,114,700
Importance Code C	$57,600	
Total	**$1,792,100**	**$7,873,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$13,700	$22,400
Interior Architecture	$104,100			$12,600
Electrical	$15,700	$8,900	$19,500	$9,600
Mechanical	$24,500	$14,400	$31,700	$12,500
Site Enclosure	$34,600			
Site Pavements	$39,600			
Total	**$218,600**	**$23,300**	**$64,900**	**$57,200**
Importance Code A		$8,400	$22,300	$30,800
Importance Code B	$139,800	$14,900	$42,600	$26,400
Importance Code C	$78,800			
Total	**$218,600**	**$23,300**	**$64,900**	**$57,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade With Opaque Netting								
Masonry: Brick	83%			LIFE	* *	5	$45,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : At 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Facade With Opaque Netting								
Masonry: Limestone	5%			LIFE	* *	5	$2,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade								
Explanation : Facade With Opaque Netting								
Metal: Cage/Fence	5%			2039	* *	5	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Explanation : Facade With Opaque Netting. Cage Fence Is Not Accessible								
Granite Panels	2%			LIFE	* *	5	$800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade								
Explanation : Facade With Opaque Netting								
Windows								
Aluminum	98%			2050	* *	5	$35,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Facade With Opaque Netting								
Steel	2%			2050	* *	5	$9,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Facade								
Explanation : Facade With Opaque Netting								

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

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$10,500	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Parapet Walls								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Parapet								
Roof								
Built-Up (BUR)	5%			2039	* *	10	$6,200	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Roof								
Copper/Terne	5%			2062	* *	10	$15,600	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Roof Bulkhead								
IRMA/Protected Membrane	90%			2039	* *	10	$112,100	
Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Roof								
Soffits								
Metal Panel	100%			2054	* *	5-10	$5,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement At Boiler Pit								
Mosaic Tile	5%	Now	$30,300	2047	* *	5	$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilet And Kitchen								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	40%	Now	$28,600	2034	$1,429,600	3	$19,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement, Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Vinyl Tile 9" X 9"	40%	Now	$413,900	2034	$4,138,700	3	$19,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Cafeteria And Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria And Corridors Throughout								
Wood	5%	Now	$7,700	2062	* *	5	$5,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$17,800	2043	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Diagonal Cracks, Extent : Light, Area Affected : 15%								
Location : Basement And Mechanical Room 2nd Floor								
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$57,600	LIFE	* *	5	$34,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$52,000	2039	* *	5	$15,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor, 1st Floor, Cafeteria								
Exposed Struc: Concrete	50%			LIFE	* *	5	$9,900	
Plaster	25%	Now	$19,700	LIFE	* *	5	$19,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308								
Site Enclosure								
Fence/Gates								
Chain Link	80%	0-2	$22,500	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Rear Playground								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Iron Picket	20%	0-2	$6,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Front								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	75%			2069	* *			
Masonry: Brick	25%	Now	$6,100	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Front Of Building On 130th Street								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$16,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Steps								
Masonry: Granite	10%	Now	$16,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main And West Side Entrance								
Activity Yard								
Cast in Place Concrete	20%	Now	$1,800	2047	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Playground								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Rear Playground								
Explanation : Drainage Clogged Causing Flooding								
Rubber Matting	80%	0-2	$5,400	2034	$108,400			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2034	$32,500	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2054	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$233,000	5	$2,200	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Knife Sw	5%	0-2	$12,300	2059	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Molded Case Bkrs	80%			2033	$196,200	5	$1,800	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	85%	2-4	$253,900	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	84%			2039	* *	10	$65,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	6%			2039	* *	10	$4,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$73,000	10	$10,300	
Exit, Battery	50%			2034	$61,700	10	$2,900	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%			2034	$163,400	1	$31,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$224,500	2044	* *	1-3	$47,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Interior								
Explanation : Obsolete Fire Alarm System That Only Includes Bells And Pull Stations.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$26,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No. 4 Fuel Oil								
Conversion Equipment								
Steam Boiler	100%	Now	$151,700	2032	$758,600	1	$75,800	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units, No. 4 Oil Burning Boilers								
Distribution								
Central Plant Steam Piping/Pmp	10%	Now	$12,200	2044	* *	4	$400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Boiler Feed Piping								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Compressor Is Not Working								
Central Plant Steam Piping/Pmp	90%			2044	* *	4	$5,700	
Terminal Devices								
Air Handler	6%			2034	$98,300	1	$3,200	
Air Handler	14%			2029	$229,300	1	$7,400	
Convector/Radiator	80%			2039	* *	1	$22,000	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Window/Wall Unit	50%	Now	$98,900	2034	$164,900	1		
Malfunctioning, Extent : Severe, Area Affected : 15%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	
Exhaust Fans								
Interior	20%			2034	$77,200	2	$500	
Roof	80%			2034	$135,100	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Not Insulated, Extent : Light, Area Affected : 10%								
Location : Basement								
Galvanized Steel	10%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Instantaneous With Storage Tank								
Sanitary Piping								
Cast Iron	100%	Now	$54,800	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Room B11. Girls Bathroom Missing Toilet								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$8,700	2034	$17,400	4	$1,800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Sump Pump No. 2 Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Storage Area								
Explanation : Serves Storage Area Only								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 129 - Q**		
Address	: **128-05 9TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q129**
Program / Asset #	: **BOE0777.000 / 1561**	**Yr Built/Renovated**	: **1932 / 2001**
Area Sq Ft	: **136,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3976** **Lot** : **1**	**BIN**	: **4096774**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$143,200	$381,300
Interior Architecture	$80,300	$650,200
Electrical	$122,700	$1,760,600
Mechanical	$566,100	$1,349,700
Site Enclosure	$62,400	
Total	**$974,700**	**$4,141,700**
Importance Code A	$143,200	$381,300
Importance Code B	$688,800	$3,268,900
Importance Code C	$142,700	$491,600
Total	**$974,700**	**$4,141,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,800	$42,000	$20,700	
Interior Architecture	$98,800		$7,700	$400
Electrical	$22,800	$40,400	$25,500	$22,500
Mechanical	$54,800	$33,800	$75,000	$33,800
Site Enclosure	$31,100			
Site Pavements	$54,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$335,800**	**$130,600**	**$143,200**	**$71,100**
Importance Code A	$70,600	$53,100	$31,400	$10,800
Importance Code B	$186,500	$77,500	$111,800	$60,300
Importance Code C	$78,700			
Total	**$335,800**	**$130,600**	**$143,200**	**$71,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	$11,300	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead								
Masonry: Brick	55%	4+	$143,200	LIFE	* *	5	$84,900	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	31%			LIFE	* *	5	$47,900	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Below Louvers								
Masonry: Granite	2%			LIFE	* *	5	$2,300	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Metal Panel	5%			2043	* *	5-10	$53,100	
Windows								
Aluminum	97%	Now	$42,500	2049	* *	5	$21,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms Old Wing								
Metal Louvers	3%			2042	* *	10	$8,400	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$3,200	
Masonry: Brick	38%			LIFE	* *	5	$7,800	
Masonry: Brick Cavity	40%			LIFE	* *	5	$8,300	
Masonry: Limestone	2%			LIFE	* *	5	$500	
Metal Panel	3%			2053	* *	5	$2,400	
Pre-Cast Concrete	15%			LIFE	* *	5	$19,500	
Roof								
Built-Up (BUR)	40%	0-2	$5,900	2033	$296,400			
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Copper/Terne	5%			2048	* *	10	$7,700	
Modified Bitumen	30%			2038	* *	10	$18,600	
Panel/Paver: Cer/Brk	25%			2059	* *	10	$20,700	
Soffits								
Exposed Struc: Steel	75%			LIFE	* *	5	$300	
Stucco Cement	25%			2046	* *	5	$100	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$52,900	
Ceramic Tile	5%	0-2	$9,300	2042	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Bathrooms								
Terrazzo	5%	0-2	$38,600	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby Old Wing								
Vinyl Tile	38%			2038	* *	3	$23,000	
Vinyl Tile 9" X 9"	2%	Now	$26,400	2043	* *	3	$1,200	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 1935 Wing Gymnasium Stair And 411								
Wood	35%			2061	* *	5	$105,700	
Interior Walls								
Ceramic Tile	5%	0-2	$24,600	2036	$491,600	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Bathrooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$10,500	
Gypsum Board	15%			LIFE	* *	5	$15,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$18,300	
SGFT/Glazed Masonry	25%	4+	$80,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Around Windows In Gymnasium								
Ceilings								
AcousTile,Adhered	10%			2046	* *	5	$16,100	
AcousTileSusp.Lay-In	35%			2046	* *	5	$56,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$20,100	
Plaster	40%			LIFE	* *	5	$40,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%	Now	$62,400	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$31,100	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Playground								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$5,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramps								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$48,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Activity Yard								
Asphalt	15%			2046	* *			
Cast in Place Concrete	75%			2050	* *			
Rubber Matting	10%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	65%			2053	* *	1		
Conduit	35%			2033	$103,500	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	35%			2049	* *	5	$1,300	
Molded Case Bkrs	35%			2032	$107,300	5	$1,300	
Molded Case Bkrs	20%			2055	* *	5	$700	
Wiring								
Braided Cloth	30%	2-4	$122,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Sections Of The Building								
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	95%			2046	* *	5	$900	
Locally Mounted	5%			2031	$9,300	5		

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,000	
Generic	50%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$41,800	
Generators								
Diesel	100%			2042	* *	1	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$30,300	
Fuel Storage								
Day Tank	30%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 120 Gallons Rated Capacity								
Main Tank	70%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	70%			2033	$1,453,100	10	$87,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$83,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Heating								
Energy Source								
Natural Gas	40%			2059	* *	1		
Interruptible Gas/Dual Fuel	60%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	40%			2050	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing 3rd Floor Mechanical Room								
Explanation : 2 Units								
Steam Boiler	60%			2046	* *	1	$80,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2055	* *	4	$4,000	
Steam Piping/Pump	60%			2033	$669,100			
Terminal Devices								
Air Handler	10%			2028	$262,100	1	$8,400	
Air Handler	30%			2041	* *	1	$25,200	
Air Handler	20%			2038	* *	1	$16,800	
Convector/Radiator	30%			2038	* *	1	$13,200	
Convector/Radiator	10%			2050	* *	1	$4,400	
Air Conditioning								
Energy Source								
Electricity	60%			2041	* *	1		
Electricity	40%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	6%	0-2	$6,200	2033	$123,300	1	$3,400	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Control Panel								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Reciprocating Compr/Chiller	44%			2041	* *	1	$27,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 10 Units For Auditorium								
Window/Wall Unit	18%	2-4	$57,000	2031	$95,000	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 90%								
Location : Various Locations In Old Wing								
On Extended Life, Extent : Moderate, Area Affected : 90%								
Location : Various Locations In Old Wing								
No Component	22%							

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2053	* *	4	$3,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2038	* *	1	$16,800	
Air Handler/Cool/Ht	30%			2041	* *	1	$25,200	
Fan Coil - 2 Pipe	10%			2041	* *	1	$4,400	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2041	* *	2	$37,900	
Dry Cooler	20%	0-2	$5,000	2033	$99,700	2	$15,200	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Condenser Motors								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$30,300	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$45,500	
Exhaust Fans								
Interior	40%			2028	$247,100	2	$1,700	
Interior	20%			2038	* *	2	$800	
Roof	40%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2059	* *	1		
Galvanized Steel	10%			2031	$177,800	1		
Water Heater With Tanks								
Gas Fired	40%			2032	$21,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing 3rd Floor Mechanical Room								
Explanation : 1 Tankless Unit With One 120 Gallons Tank								
Gas Fired	60%			2033	$31,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : One 100 Gallons Unit								
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$27,900	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2033	$72,900	4	$5,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

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
Plumbing								
Backflow Preventer								
Generic	100%			2038	* *	1	$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Through 3rd Floor								
Explanation : 1 Unit								
Hydraulic	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Through 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	40%							
Generic	60%			2059	* *	1-5	$41,100	
Sprinkler								
No Component	40%							
Generic	60%			2059	* *	1-2	$22,900	
Fire Pump								
No Component	40%							
Generic	60%			2046	* *	1	$15,200	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 130 - BK**		
Address	: **70 OCEAN PARKWAY @ E.5TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K130**
Program / Asset #	: **BOE0436.000 / 2751**	**Yr Built/Renovated**	: **1903 / 2006**
Area Sq Ft	: **44,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5319** **Lot** : **1**	**BIN**	: **3124019**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$112,700
Interior Architecture	$731,000	$634,500
Electrical	$200,800	$789,800
Mechanical		$345,000
Total	**$931,800**	**$1,882,100**
Importance Code A		$112,700
Importance Code B	$577,500	$1,311,900
Importance Code C	$354,300	$457,400
Total	**$931,800**	**$1,882,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,300	$3,700		
Interior Architecture	$131,200			$5,400
Electrical	$37,700	$47,500	$4,500	$4,900
Mechanical	$8,700	$5,900	$9,800	$5,900
Site Enclosure	$900			
Site Pavements	$36,800			
Total	**$231,700**	**$57,100**	**$14,200**	**$16,200**
Importance Code A	$21,500	$8,200	$4,400	$4,400
Importance Code B	$158,900	$48,900	$9,900	$11,800
Importance Code C	$51,400			
Total	**$231,700**	**$57,100**	**$14,200**	**$16,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$52,400	
Masonry: Brick	90%			LIFE	* *	5	$60,300	
Windows								
Aluminum	100%	Now	$9,600	2049	* *	5	$4,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,400	
Masonry: Brick Cavity	90%			LIFE	* *	5	$9,800	
Roof								
Built-Up (BUR)	95%	2-4	$6,800	2038	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Roof								
Copper/Terne	5%			2048	* *	10	$3,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$13,400	
Ceramic Tile	5%	Now	$8,900	2036	$177,100	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Bathrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Slop Sink								
Ceramic Tile	5%			2042	* *	5	$3,100	
Quarry Tile	5%	Now	$23,100	2046	* *	5	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	70%	Now	$121,500	2038	* *	3	$16,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%			2061	* *	5	$5,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$22,900	2036	$457,400	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,500	
Glass: Single Pane	5%			LIFE	* *	5	$6,100	
Gypsum Board	5%			LIFE	* *	5	$4,900	
Masonry: Brick	5%	Now	$79,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Throughout								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Throughout								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	68%	0-2	$275,100	LIFE	* *	5	$33,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	20%	Now	$40,300	2046	* *	5	$6,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	5%	Now	$140,900	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement, Area Under Sidewalk At Entry To Cafeteria								
Masonry: Infill Arch	15%	0-2	$34,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	60%	Now	$114,400	LIFE	* *	5	$23,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%	4+	$900	2068	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Ocean Parkway Service Road								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ocean Parkway Service Road								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

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
Site Pavements								
On-Site Walkways								
Asphalt	95%	Now	$27,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	5%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	50%			2041	* *			
Traffic Topping	50%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	80%			2033	$66,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Fused Knife Sw	5%	2-4	$7,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	5%	2-4	$7,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	20%			2032	$28,600	5	$200	
Molded Case Bkrs	60%			2049	* *	5	$700	
Wiring								
Braided Cloth	20%	2-4	$21,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$36,700	5	$100	
Locally Mounted	25%			2046	* *	5	$100	
Locally Mounted	25%			2038	* *	5	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$658,200	10	$39,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$37,800	10	$5,300	
Exit, Service	50%			2033	$9,700	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$84,600	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$116,200	2043	* *	1-3	$24,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	95%			2046	* *	1	$41,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Steam Boiler	5%	0-2	$1,000	2046	* *	1	$2,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Chemical Refill System, Boiler Room								
Distribution								
Steam Piping/Pump	100%			2043	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

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
Heating								
Terminal Devices								
Convector/Radiator	30%			2031	$110,500	1	$4,300	
Convector/Radiator	60%			2050	* *	1	$8,500	
Unit Heater - Steam	10%			2041	* *	4	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$119,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,500	
Exhaust Fans								
Interior	10%			2033	$20,000	2	$100	
Roof	90%			2038	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$115,000	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tankless Unit With Two 75 Gallon Tanks.								
Sanitary Piping								
Cast Iron	20%	0-2	$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Slop Sink								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$9,000	4	$900	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 130 - BK ANNEX**		
Address	: **70 OCEAN PARKWAY @ E.5TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K130**
Program / Asset #	: **BOE0436.010 / 13437**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **6,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **5319** **Lot** : **1**	**BIN**	: **3124019**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$86,000	$429,800
Electrical		$91,600
Mechanical		$103,200
Total	**$86,000**	**$624,600**
Importance Code A	$86,000	$429,800
Importance Code B		$194,800
Total	**$86,000**	**$624,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,000	$2,900		
Interior Architecture	$35,900			$1,200
Electrical	$700	$600	$600	$700
Mechanical	$1,500	$300	$900	$300
Total	**$41,100**	**$3,800**	**$1,400**	**$2,100**
Importance Code A	$3,300	$3,200	$300	$300
Importance Code B	$37,000	$600	$1,100	$1,800
Importance Code C	$800			
Total	**$41,100**	**$3,800**	**$1,400**	**$2,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK ANNEX

Asset # : 13437

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$7,800	
Masonry: Brick Cavity	90%			LIFE	* *	5	$28,000	
Metal Panel	5%			2053	* *	5-10	$10,700	
Windows								
Aluminum	100%	Now	$3,000	2049	* *	5	$300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Roof								
Single Ply Membrane	100%	2-4	$86,000	2033	$429,800			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Interior								
Floors								
Ceramic Tile	10%			2042	* *	5	$1,000	
Vinyl Tile	90%	0-2	$26,300	2038	* *	3	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,600	
Concrete Masonry Unit	70%			LIFE	* *	5	$8,900	
Gypsum Board	25%			LIFE	* *	5	$4,800	
Ceilings								
AcousTileSusp.Lay-In	100%	4+	$8,300	2046	* *	5	$4,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Fence On Top Of Roof								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 130 - BK ANNEX
Asset # : 13437

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$91,600	10	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$5,200	10	$700	
Exit, Service	50%			2033	$1,300	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$11,500	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$15,800	1-3	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2033	$19,100	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	$103,200	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units On Roof								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK ANNEX

Asset # : 13437

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,300	
Exhaust Fans								
Roof	100%			2033	$11,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$1,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 130 - BX**		
Address	: **750 PROSPECT AVENUE BTWN: EAST 156 ST,**		
Borough	: **BRONX**	**Agency's Number**	: **X130**
Program / Asset #	: **BOE0268.000 / 201**	**Yr Built/Renovated**	: **1956 / 2002**
Area Sq Ft	: **68,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2688** **Lot** : **1**	**BIN**	: **2005168**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$308,900	$890,300
Interior Architecture	$303,400	$3,366,600
Electrical	$441,900	$362,900
Mechanical	$292,100	$1,553,800
Site Pavements	$56,000	
Total	**$1,402,300**	**$6,173,600**
Importance Code A	$308,900	$890,300
Importance Code B	$931,800	$5,283,300
Importance Code C	$161,600	
Total	**$1,402,300**	**$6,173,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,700			
Interior Architecture	$67,100	$13,800	$11,500	
Electrical	$32,200	$5,100	$21,200	$4,600
Mechanical	$2,900	$2,900	$8,200	$3,600
Site Enclosure	$44,700			
Site Pavements	$7,900			
Total	**$228,600**	**$21,800**	**$40,900**	**$8,200**
Importance Code A	$73,700		$100	
Importance Code B	$110,200	$21,800	$40,800	$8,200
Importance Code C	$44,700			
Total	**$228,600**	**$21,800**	**$40,900**	**$8,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	79%	Now	$308,900	LIFE	* *	5	$69,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Northwest Corner								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Exterior Walls								
Masonry: Limestone	3%	0-2	$4,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Door Surrounds								
Metal/Glass Curt Wall	15%			LIFE	* *	5	$24,700	
Granite Panels	3%	0-2	$6,600	LIFE	* *	5	$2,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout Granite Facade								
Windows								
Aluminum	60%			2042	* *	5	$19,500	
Aluminum	40%	0-2	$14,600	2042	* *	5	$6,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Minor Rust Throughout Window Guards Of Lower Floors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Windows On Lower Floors								
Explanation : Exterior Window Guards								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$14,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,000	
Roof								
IRMA/Protected Membrane	5%	Now	$1,700	2034	$84,000			
Insul Miss/Displaced, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Roof								
Modified Bitumen	95%	Now	$36,900	2034	$737,100			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$25,700	LIFE	* *	5	$32,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Mosaic Tile	5%	Now	$141,800	2047	* *	5	$9,200	
Broken/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	75%			2034	$3,130,900	3	$41,500	
Wood	5%			2049	* *	5	$13,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$50,200	2043	* *	5	$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : All Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : All Toilet Rooms								
Concrete Masonry Unit	65%	Now	$111,400	LIFE	* *	5	$23,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Marble Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2047	* *	5	$36,900	
AcousTileConcealSpLn	5%			2039	* *	5	$9,200	
Exposed Struc: Concrete	45%			LIFE	* *	5	$10,400	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	10%			2034	$235,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Plaster	10%	4+	$23,000	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	40%	4+	$17,000	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Prospect And Macy Place								
Iron Picket	60%	4+	$27,700	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	50%			2069	* *			
Masonry: Brick	50%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	45%			2043	* *			
Cast in Place Concrete	40%			2047	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	10%			2043	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Site Pavements								
Activity Yard								
Asphalt	75%	Now	$56,000	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	15%	4+	$7,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	10%	4+	$900	2039	* *			
Open Seams, Extent : Light, Area Affected : 20%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 400 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	25%			2060	* *	5	$100	
Fused Knife Sw	75%	2-4	$149,800	2064	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Fused Knife Sw	10%	2-4	$18,400	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Fused Toggle Switch	5%	2-4	$9,200	2059	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Basement								
Molded Case Bkrs	10%			2050	* *	5	$200	
Molded Case Bkrs	65%			2033	$119,600	5	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$400	
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Variable Frequency Drive Under Construction								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$59,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2034	$10,700	1		
Emergency, Battery	25%			2039	* *	10	$4,100	
Exit, Service	25%			2029	$7,500	1		
Exit, Battery	25%			2039	* *	10	$1,100	
Exterior Lighting								
HID	1%			2029	$3,200	10		
LED	9%			2042	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor And Basement								
Explanation : CO Detection System Is Under Construction								
Generic, Analog	50%			2029	$89,800	1-3	$21,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Gas Service								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : 2 Steam Boilers								
Distribution								
Steam Piping/Pump	80%			2034	$446,100			
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Steam Piping And Pumps								
Terminal Devices								
Air Handler	20%			2034	$262,100	1	$8,400	
Convector/Radiator	80%			2032	$455,500	1	$17,600	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2029	$211,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,900	
Exhaust Fans								
Interior	40%			2034	$123,500	2	$800	
Roof	60%			2029	$81,100	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2044	* *	1		
Galvanized Steel	30%			2032	$266,700	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2034	$13,900	4	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$48,100	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 130 - M**		
Address	: **143 BAXTER STREET @ HESTER ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M130**
Program / Asset #	: **BOE0077.000 / 1723**	**Yr Built/Renovated**	: **1921 / 2008**
Area Sq Ft	: **95,065**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **236** **Lot** : **38**	**BIN**	: **1003086**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$330,100	$292,300
Interior Architecture	$111,200	
Electrical	$433,800	$414,200
Mechanical	$1,299,400	$4,982,000
Total	**$2,174,500**	**$5,688,600**
Importance Code A	$330,100	$292,300
Importance Code B	$1,793,600	$5,396,300
Importance Code C	$50,800	
Total	**$2,174,500**	**$5,688,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$9,100		$2,000
Interior Architecture	$28,900	$20,900	$8,800	$13,300
Electrical	$21,500	$17,900	$15,500	$17,800
Mechanical	$70,800	$25,700	$48,400	$36,400
Site Pavements	$42,400			
Elevators/Escalators	$7,700	$7,700	$7,700	$7,700
Total	**$171,300**	**$81,300**	**$80,400**	**$77,300**
Importance Code A	$9,400	$18,600	$9,400	$11,700
Importance Code B	$132,900	$62,800	$65,700	$65,600
Importance Code C	$28,900		$5,300	
Total	**$171,300**	**$81,300**	**$80,400**	**$77,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$94,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,500	
Masonry: Brick	70%			LIFE	* *	5	$84,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$39,100	
Windows								
Aluminum	78%			2051	* *	5	$31,300	
Metal Louvers	2%			2044	* *	10	$5,000	
Wood	20%	Now	$330,100	2060	* *	5	$40,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : 1921 Wing								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Along Baxter Street								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : 1921 Wing								
Split/Cracked, Extent : Moderate, Area Affected : 40%								
Location : 1921 Wing								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Along Baxter Street								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,400	
Masonry: Brick	35%			LIFE	* *	5	$7,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : East Facade								
Explanation : Stucco On Cement								
Masonry: Brick Cavity	40%			LIFE	* *	5	$8,400	
Metal Panel	5%			2055	* *	5	$4,100	
Metal: Cage/Fence	5%			2048	* *	5-10	$8,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,600	
Roof								
Built-Up (BUR)	20%			2035	$114,000	10	$9,500	
Metal Panel	5%			2048	* *	10	$4,400	
Plaza Roof: Stone Panels	75%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop Play Areas								
Explanation : Rubberized Roof Pavers								
Soffits								
Exposed Struc: Steel	80%			LIFE	* *	5		
Metal Panel	10%			2055	* *	5-10		
Stucco Cement	10%			2048	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$15,600	
Ceramic Tile	5%			2044	* *	5	$7,100	
Quarry Tile	5%			2048	* *	5	$10,700	
Terrazzo	5%			LIFE	* *	5	$5,600	
Vinyl Tile	75%	Now	$60,400	2040	* *	3	$40,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Wood	5%			2063	* *	5	$13,300	
Interior Walls								
Ceramic Tile	8%			2044	* *	5	$10,600	
Concrete Masonry Unit	20%	Now	$50,800	LIFE	* *	5	$10,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Oil Tank								
Glass Block	2%			LIFE	* *			
Gypsum Board	8%			LIFE	* *	5	$6,300	
Granite Panels	3%			LIFE	* *			
Plaster	44%	2-4	$28,900	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2048	* *	5	$17,800	
Embossed Metal	5%			LIFE	* *	5	$3,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,400	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$35,600	
Plaster	35%			LIFE	* *	5	$31,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Various Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2045	* *			
Iron Picket	50%			2070	* *			
Masonry: Brick	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	50%			2055	* *			
Masonry: Brick	50%			2055	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	$42,400	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Baxter And Hester Street								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Baxter And Hester Street								

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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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2048	* *			
Pavers/Stone	40%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2045	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room At New Building								
Explanation : One 3,000 Ampere, One 2,500 Ampere And One 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	20%			2035	$9,300	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room At Old Building								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2040	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,000 And Three 30 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Molded Case Bkrs	90%			2043	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	5%			2033	$6,100	5		
Motor Control Center	90%			2033	$272,200	5	$2,300	
Variable Frequency Drive	5%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Under Insulation								
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$29,300	
Generators								
Diesel	100%			2031	$142,000	1	$36,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room In Rear Yard								
Explanation : One 500 Kilovolt Amperes, 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2034	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallons								
Main Tank	50%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 500 Gallons								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2043	* *	1		
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$182,700	1	$35,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$251,100	1-3	$60,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 5,000 Gallons No.2 Oil								

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$94,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$155,900	2045	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of Building. Broken Oil And Gasoline Vent Piping								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Three Vacuum, Condensate Pumps Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 2%								
Location : Various Locations. 25 Percent Steam Traps Not Working								
Terminal Devices								
Air Handler	40%	0-2	$36,600	2035	$732,700	1	$21,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking House Blower								
Convector/Radiator	60%			2040	* *	1	$18,400	
Controls								
Pneumatic	100%	2-4	$940,700	2033	$1,881,300			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Throughout. Broken Controls								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management System Malfunctioning.								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2035	$574,400	1	$17,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 4 Units								
Exterior Pkg Unit - Cooling	5%			2035	$53,400	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Gymnasium Rooftop Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Package Unit Serves Gymnasium								
Window/Wall Unit	55%			2030	$202,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2055	* *	4	$2,800	
Ductwork/Diffusers	40%			LIFE	* *	2	$49,500	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2035	$944,400	1	$29,400	
No Component	50%							
Heat Rejection								
Dry Cooler	40%			2035	$178,700	2	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$31,800	
No Component	40%							
Exhaust Fans								
Interior	60%			2035	$259,000	2	$1,700	
Roof	40%			2035	$75,600	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Electric	40%			2033	$135,600	4		
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Explanation : 100 Gallons Electric Water Heater								
Gas Fired	60%	0-2	$2,900	2035	$146,900	2		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Tank Leaking, Causing Bottom To Corrode. Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Of 900 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,000	2035	$19,500	4	$2,000	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. Broken Float								

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

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
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2040	* *	1	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fire Service Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 6th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$47,900	
Sprinkler								
Generic	100%			2045	* *	1-2	$26,600	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 95%								
Location : Wet System Throughout								
Dry System, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Fire Pump								
Generic	100%			2038	* *	1	$17,800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 130 - Q**		
Address	: **200-01 42 AVENUE @ FRANCIS LEWIS BOULEVARD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q130**
Program / Asset #	: **BOE0778.000 / 1562**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6203** **Lot** : **1**	**BIN**	: **4137034**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$475,400	$64,000
Interior Architecture	$288,400	$2,314,600
Electrical	$471,300	$737,800
Mechanical	$836,800	$726,100
Total	**$2,071,800**	**$3,842,500**
Importance Code A	$530,700	$64,000
Importance Code B	$1,541,100	$3,628,100
Importance Code C		$150,500
Total	**$2,071,800**	**$3,842,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$112,900		
Interior Architecture	$30,400	$36,900	$4,600	$7,600
Electrical	$6,600	$14,800	$5,800	$5,800
Mechanical	$25,400	$49,000	$15,800	$11,200
Site Enclosure	$39,700			
Site Pavements	$14,800			
Total	**$116,900**	**$213,600**	**$26,200**	**$24,600**
Importance Code A		$119,200	$6,100	$6,100
Importance Code B	$90,300	$94,400	$20,000	$18,400
Importance Code C	$26,600			
Total	**$116,900**	**$213,600**	**$26,200**	**$24,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$20,600	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$13,700	
Masonry: Brick	73%			LIFE	* *	5	$64,000	
Masonry: Brick Cavity	15%			LIFE	* *	5	$13,200	
Masonry: Granite	5%			LIFE	* *	5	$3,300	
Masonry: Marble	2%			LIFE	* *	5	$1,300	
Windows								
Aluminum	100%	Now	$475,400	2049	* *	5	$16,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout, Room 116c, Multipurpose Room, Cafeteria								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$11,100	
Masonry: Limestone	2%			LIFE	* *	5	$400	
Metal Rail	25%			2038	* *	5-10	$71,800	
Pre-Cast Concrete	3%			LIFE	* *	5	$3,000	
Roof								
Built-Up (BUR)	45%			2038	* *	10	$31,200	
Modified Bitumen	55%			2038	* *	10	$38,100	
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Ceramic Tile	3%	4+	$5,100	2036	$255,600	5	$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Marble Panels	2%			LIFE	* *	5	$2,200	
Terrazzo	5%			LIFE	* *	5	$5,800	
Traffic Topping	4%	Now	$288,400	2043	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Vinyl Tile	40%			2033	$1,669,800	3	$29,500	
Vinyl Tile	25%			2038	* *	3	$13,800	
Vinyl Tile 9" X 9"	1%	0-2	$6,000	2033	$120,900	3	$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Classroom 305								
Wood	10%			2048	* *	5	$27,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

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
Interior								
Interior Walls								
Ceramic Tile	3%			2036	$150,500	5	$2,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,600	
Glazed Ceramic Panel	2%	4+	$3,600	LIFE	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Exit 6. 1965 Addition								
Gypsum Board	13%			LIFE	* *	5	$6,900	
Gypsum Board	5%			LIFE	* *	5	$2,700	
Masonry: Brick	10%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation Wall Under Staircase At Exit 7								
Marble Panels	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$13,400	
SGFT/Glazed Masonry	5%	Now	$8,200	LIFE	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Exit 7								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$46,100	
AcousTileSusp.Lay-In	5%			2046	* *	5	$7,400	
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,800	
Fiber Board	5%			2033	$117,900			
Gypsum Board	5%			LIFE	* *	5	$9,200	
Plaster	35%			LIFE	* *	5	$32,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$39,700	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Near Francis Lewis Boulevard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$14,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$100	
Molded Case Bkrs	90%			2032	$165,500	5	$1,500	
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$102,200	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$55,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,500	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$88,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$11,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$59,600	1	$11,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, And Exit Doors								
Explanation : Intrusion Alarm And Motion Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$163,800	1-3	$38,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Alarm Bells, Manual Pull Stations And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$19,200	
Conversion Equipment								
Steam Boiler	100%	0-2	$55,300	2038	* *	1	$55,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Boilers								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	Now	$5,100	2043	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Oil Pump Broken								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : No.2 Boiler Head Valve And Vacuum Pumps In Boiler Room								
Steam Piping/Pump	95%			2033	$483,000			
Terminal Devices								
Air Handler	20%			2028	$238,900	1	$7,700	
Convector/Radiator	60%			2038	* *	1	$12,000	
Fan Coil Unit/Heat	10%	0-2	$7,900	2028	$157,400	1	$1,800	
Not in Service, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 1st Floor Hallway								
Explanation : No Heating Devices								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	$7,200	2028	$72,200	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	90%			2028	$253,400	2	$1,700	
Roof	10%			2033	$12,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$243,100	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 50 Gallons. Undersized Unit. There Is Not Enough Hot Water.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Storm Drain Piping From Lower Roof. Leaking Features In Kitchen								
Sump Pump(s)								
Non-Submersible	100%	0-2	$600	2038	* *	4	$1,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Defective Bearing.								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Boiler Room								
Explanation : Undersized Unit								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Boys Room 112 And Basement Rooms B02, B05								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$43,900	1-2	$900	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 131 - BK**				
Address	: **4305 FORT HAMILTON PKWY BTWN: 43 ST., 44 ST.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K131**	
Program / Asset #	: **BOE0437.000 / 1365**		**Yr Built/Renovated**	: **1901 / 2005**	
Area Sq Ft	: **86,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **03-Sep-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **5603**	**Lot** : **1**	**BIN**	: **3136085**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$452,900	$96,600
Interior Architecture	$797,400	$2,301,800
Electrical		$1,000,300
Mechanical	$112,400	$2,164,900
Site Pavements	$97,500	$134,600
Total	**$1,460,200**	**$5,698,200**
Importance Code A	$452,900	$96,600
Importance Code B	$941,900	$5,601,700
Importance Code C	$65,400	
Total	**$1,460,200**	**$5,698,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$97,100	$2,900	$6,000	
Interior Architecture	$216,700	$800		$8,400
Electrical	$10,900	$8,000	$8,100	$10,700
Mechanical	$70,600	$13,000	$19,200	$17,900
Site Enclosure	$5,900			
Site Pavements	$16,500			
Total	**$417,700**	**$24,800**	**$33,300**	**$37,000**
Importance Code A	$105,600	$11,400	$14,500	$8,500
Importance Code B	$202,700	$13,300	$18,800	$28,500
Importance Code C	$109,400			
Total	**$417,700**	**$24,800**	**$33,300**	**$37,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$83,800	
Masonry: Brick	90%			LIFE	* *	5	$193,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : North Elevation Along 1st Floor								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$8,000	
Windows								
Aluminum	67%	Now	$356,300	2044	* *	5	$12,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	33%			2044	* *	5	$12,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$11,700	
Copper/Terne	10%			2071	* *	5	$4,000	
Masonry: Brick	70%			LIFE	* *	5-10	$39,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Metal Cornice	5%			2064	* *	10	$1,300	
Metal Rail	5%			2053	* *	5-10	$7,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,200	
Roof								
Built-Up (BUR)	75%			2044	* *	10	$23,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Flat Roofs								
Copper/Terne	4%			2064	* *	10	$3,100	
Plaza Roof: Stone Panels	1%			2046	* *			
Slate	20%			LIFE	* *	10	$6,300	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$53,800	
Mosaic Tile	3%			2041	* *	5	$9,200	
Quarry Tile	2%			2041	* *	5	$3,700	
Vinyl Tile	50%	Now	$347,700	2036	$1,738,300	3	$23,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Door Thresholds And Other Areas								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	5%			2046	* *	3	$2,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	5%	Now	$25,200	2031	$503,200	3	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Wood	25%	0-2	$37,500	2051	* *	5	$28,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	6%	Now	$65,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%	Now	$23,700	2039	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Masonry: Brick	3%	Now	$16,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Marble Panels	3%			LIFE	* *	10	$1,700	
Plaster	60%			LIFE	* *	5-10	$71,400	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$17,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$8,200	2041	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$15,500	
Metal Panel	2%	2-4	$83,900	LIFE	* *	5	$3,100	
Bent/Warped Elements, Extent : Light, Area Affected : 50%								
Location : Kitchen								
Plaster	78%	Now	$300,400	LIFE	* *	5	$60,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,900	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Planter Walls At North Elevation								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$97,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$3,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North, South And West Sides Of The Building								
Pavers/Stone	50%			2039	* *			
Activity Yard								
Asphalt	50%	4+	$12,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Schoolyards								
Ponding, Extent : Light, Area Affected : 5%								
Location : North Schoolyard								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Schoolyards								
Explanation : Painted Surface								
Rubber Matting	50%			2036	$134,600			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1500 Amperes Fuse								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	80%			2035	$196,200	5	$1,800	
Molded Case Bkrs	9%			2044	* *	5	$200	
Wiring								
Thermoplastic	70%			2036	$209,100	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$75,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2031	$48,800	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Original Chandeliers								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2036	$59,100	10	$8,300	
Exit, Battery	50%			2041	* *	10	$2,900	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$227,100	1-3	$54,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$26,600	
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$85,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Central Plant Steam Piping/Pmp	75%			2046	* *	4	$3,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Central Plant Steam Piping/Pmp	25%			2036	$619,100	4	$1,600	
Terminal Devices								
Air Handler	20%			2036	$331,400	1	$10,600	
Convector/Radiator	50%			2041	* *	1	$13,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement Steam Traps Recently Replaced								
Fan Coil Unit/Heat	20%			2031	$436,700	1	$5,600	
Unit Heater - Steam	10%			2036	$50,000	4	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$266,900	1		
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Damaged Window Units Replaced Throughout								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,900	
Exhaust Fans								
Interior	80%			2036	$312,400	2	$2,100	
No Component	20%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

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
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%	0-2	$112,400	2056	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2034	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$8,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$31,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 100%								
Location : Basement Over Switch Gear								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$60,900	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)**
Address : **170-21 84TH AVENUE BTWN: 170 ST., 172 ST**
Borough : **QUEENS**
Agency's Number : **Q131**
Program / Asset # : **BOE0779.000 / 1563**
Yr Built/Renovated : **1926 / 2021**
Area Sq Ft : **95,000**
Project Type : **EDUCATION**
Date of Survey : **13-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3,Ph**
Block : **9875** **Lot** : **1** **BIN** : **4211112**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$469,800	$411,400
Interior Architecture	$1,817,300	$617,800
Electrical	$125,500	$1,386,700
Mechanical	$507,400	$2,764,800
Total	**$2,919,900**	**$5,180,700**
Importance Code A	$554,500	$411,400
Importance Code B	$2,099,100	$4,227,000
Importance Code C	$266,300	$542,200
Total	**$2,919,900**	**$5,180,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$24,600	$4,500
Interior Architecture	$46,700	$13,100	$7,000	$11,400
Electrical	$7,300	$9,500	$17,600	$10,900
Mechanical	$16,800	$21,600	$51,400	$22,800
Site Enclosure	$38,500			
Total	**$109,300**	**$44,200**	**$100,600**	**$49,500**
Importance Code A	$2,300	$7,100	$31,800	$11,700
Importance Code B	$68,500	$24,100	$68,800	$36,500
Importance Code C	$38,500	$13,100		$1,300
Total	**$109,300**	**$44,200**	**$100,600**	**$49,500**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$38,600	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$60,300	
Concrete Masonry Unit	2%			LIFE	* *	5	$1,900	
Masonry: Brick	43%			LIFE	* *	5	$66,400	
Masonry: Brick Cavity	32%			LIFE	* *	5	$49,400	
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Masonry: Marble	5%			LIFE	* *	5	$5,800	
Metal Panel	3%			2054	* *	5-10	$31,800	
Windows								
Aluminum	10%	Now	$109,600	2050	* *	5	$2,200	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout- Circa 1945 Addition								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout- Circa 1945 Addition								
Aluminum	20%			2050	* *	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$14,000	
Wood	65%	Now	$360,200	2050	* *	5	$146,000	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout- 1926 Building								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout- 1926 Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout- 1926 Building								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout- 1926 Building								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$12,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout- 1945 Addition								
Masonry: Brick Cavity	10%			LIFE	* *	5	$2,100	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Masonry: Marble	15%			LIFE	* *	5	$3,900	
Metal Panel	5%			2054	* *	5	$4,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Exterior								
Roof								
Asphalt Shingle	50%			2043	* *	10	$5,200	
Copper/Terne	5%			2049	* *	10	$7,700	
Modified Bitumen	20%			2034	$138,800	10	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1945 Addition								
Explanation : Location Noted								
Plaza Roof: Stone Panels	15%			2060	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2022- Addition								
Explanation : Location Noted								
Single Ply Membrane	10%			2039	* *	10	$6,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Mosaic Tile	3%			2039	* *	5	$12,100	
Quarry Tile	2%			2047	* *	5	$4,800	
Terrazzo	5%			LIFE	* *	5	$6,300	
Traffic Topping	10%			2042	* *	5	$20,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Classrooms- 2022 Addition								
Vinyl Tile	50%	4+	$455,800	2039	* *	3	$30,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Ground Floor Corridors								
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%			2029	$659,800	3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Stair Landings At 1926 And 1945 Additions								
Wood	20%			2062	* *	5	$60,400	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$135,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement- 1926 Building And 1945 Addition								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement- 1926 Building And 1945 Addition								
Ceramic Tile	15%			2043	* *	5	$26,200	
Fabric on Framing	3%			2035	$542,200	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Walls- 2022 Addition								
Explanation : Acoustic Panels								
Gypsum Board	10%			LIFE	* *	5	$10,500	
Marble Panels	2%			LIFE	* *			
Plaster	60%	2-4	$130,400	LIFE	* *	5	$31,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair B - landings								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair B -below Window Sills								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$8,100	
Exposed Struc: Concrete	10%	Now	$247,200	LIFE	* *	5	$2,500	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Basement- 1926 Building And 1945 Addition								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement- 1926 Building And 1945 Addition								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$10,100	
Plaster	75%	2-4	$188,200	LIFE	* *	5	$75,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Classrooms -1926 Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$38,500	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Under Construction	100%							

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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DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2034	$13,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Rated At 400 Amperes.								
Fused Disc Sw	60%			2060	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In New Building								
Explanation : One 2000, 1200, 600 And Two 400 Ampere Disconnect Switches								
Transformers								
Dry Type	50%			2051	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Electric Room								
Explanation : 30 Kilovolt-ampers Serves The Chiller								
No Component	50%							
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$116,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Old Building								
Fused Disc Sw	50%			2060	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : New Building								
Raceway								
Conduit	50%			2034	$103,300	1		
Conduit	50%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	45%			2033	$110,400	5	$1,100	
Molded Case Bkrs	45%			2056	* *	5	$1,100	
Wiring								
Thermoplastic	55%			2034	$164,300	1		
Thermoplastic	45%			2060	* *	1		
Motor Controllers								
Locally Mounted	40%			2032	$48,900	5	$300	
Locally Mounted	15%			2047	* *	5	$100	
Locally Mounted	25%			2051	* *	5	$200	
Variable Frequency Drive	20%			2051	* *			
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$700	
Generic	50%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	$725,000	10	$43,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2034	$27,000			
LED	49%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout New Building								
Egress Lighting								
Emergency, Service	10%			2034	$6,000	1		
Emergency, Service	30%			2042	* *	1		
Emergency, Battery	20%			2034	$32,700	10	$4,600	
Exit, Service	20%			2029	$8,400	1		
Exit, Service	20%			2042	* *	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	60%							
Generic	40%			2069	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : New Building								
Alarm								
Security System								
Generic	50%			2034	$91,300	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras								
Generic	50%			2042	* *	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building- Hallways And Outside Perimeter								
Explanation : Location Noted								
Fire/Smoke Detection								
Generic, Analog	50%	4+	$125,500	2044	* *	1-3	$26,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations.								
Generic, Digital	50%			2042	* *	1-3	$30,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Building								

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DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Heating								
Energy Source								
Natural Gas	50%			2054	* *	1		
Interruptible Gas/Dual Fuel	50%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault Old Building								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Hot Water Boiler	50%			2047	* *	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse Mechanical Room								
Explanation : 2 Units								
Steam Boiler	50%	Now	$84,800	2039	* *	1	$42,300	
Damaged, Extent : Severe, Area Affected : 50%								
Location : Boiler Room Old Building Boiler 2 Does Not Work Due To Clogs And Leaks Inside The Tubes								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Old Building								
Explanation : Two Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	50%			2050	* *	4	$2,300	
Steam Piping/Pump	50%			2044	* *			
Terminal Devices								
Air Handler	10%			2034	$183,100	1	$5,900	
Convector/Radiator	50%			2047	* *	1	$15,300	
Convector/Radiator	35%			2039	* *	1	$10,700	
Fan Coil Unit/Heat	5%			2034	$120,600	1	$1,500	
Controls								
Digital	50%			2032	$1,396,900			
Pneumatic	50%			2032	$940,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	45%			2039	* *	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof New Wing								
Explanation : Two Units								
Split Unit	15%			2039	* *			
Window/Wall Unit	40%			2029	$147,400	1		
Terminal Devices								
Air Handler/Cool/Ht	50%			2039	* *	1	$29,400	
No Component	50%							
Ventilation								

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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DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$26,500	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$26,500	
Exhaust Fans								
Interior	50%			2029	$215,700	2	$1,500	
Roof	50%			2039	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2044	* *	1		
Brass/Copper	40%			2054	* *	1		
Galvanized Steel	10%			2032	$124,200	1		
Galvanized Steel	10%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	50%			2029	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Old Building								
Explanation : 100 Gallon Unit								
No Component	50%							
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2029	$9,700	4	$1,000	
Non-Submersible	50%			2039	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2039	* *	1	$5,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : 2 Elevators, Basement To 3rd Floor								
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040
P. S. 131 - Q ABIGAIL ADAMS (INCLUDING ANNEX)
Asset # : 1563

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
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2054	* *	1-2	$13,300	
Fire Pump								
No Component	50%							
Generic	50%			2043	* *	1	$8,900	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 132 - BK**
Address : **320 MANHATTAN AVENUE BTWN: METROPOLITAN AVE., CONSELY**
Borough : **BROOKLYN**
Agency's Number : **K132**
Program / Asset # : **BOE0438.000 / 1366**
Yr Built/Renovated : **1902 / 2011**
Area Sq Ft : **74,000**
Project Type : **EDUCATION**
Date of Survey : **30-Aug-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **2759** **Lot** : **1** **BIN** : **3068728**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$233,300	$396,400
Interior Architecture	$178,100	
Electrical	$213,000	$1,182,700
Mechanical	$229,600	$4,185,600
Total	**$854,000**	**$5,764,700**
Importance Code A	$233,300	$396,400
Importance Code B	$442,600	$5,368,300
Importance Code C	$178,100	
Total	**$854,000**	**$5,764,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,100		$33,100	$16,000
Interior Architecture	$52,200	$3,200	$30,500	$10,900
Electrical	$51,400	$12,100	$51,900	$13,500
Mechanical	$46,000	$21,800	$72,000	$23,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$167,900**	**$44,300**	**$194,700**	**$71,200**
Importance Code A	$18,300	$7,200	$40,500	$23,200
Importance Code B	$149,600	$33,900	$154,200	$47,900
Importance Code C		$3,200		
Total	**$167,900**	**$44,300**	**$194,700**	**$71,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$49,300	
Masonry: Brick	75%	Now	$159,800	LIFE	* *	5	$94,700	
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : South And East Elevations By Play Yard								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Exit 2								
Metal Panel	13%			2054	* *	5-10	$112,900	
Stucco Cement	7%			2047	* *	5	$22,100	
Windows								
Aluminum	95%			2050	* *	5	$32,000	
Metal Louvers	5%			2043	* *	10	$10,500	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$9,600	
Metal Cornice	55%			2062	* *	10	$42,500	
Metal Panel	5%			2054	* *	5	$4,600	
Roof								
Built-Up (BUR)	20%			2034	$219,600	10	$18,400	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Penthouse Roofs								
Modified Bitumen	80%			2039	* *	10	$73,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,000	
Ceramic Tile	5%			2037	* *	5	$5,500	
Mosaic Tile	2%			2039	* *	5	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry Foyer								
Explanation : Decorative Motif								
Quarry Tile	5%			2039	* *	5	$8,200	
Sheet Vinyl/Rubber	3%			2039	* *	5	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : High Density Rubber								
Vinyl Tile	80%	Now	$49,500	2039	* *	3	$32,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor And Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 35%								
Location : 1st Floor And Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								

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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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$6,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,100	
Glass: Single Pane	1%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transoms. Throughout								
Explanation : Decorative Motif								
Glass: Single Pane	3%			LIFE	* *	5	$2,900	
Gypsum Board	15%			LIFE	* *	5	$11,400	
Masonry: Brick	7%	Now	$86,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Boiler And Gasoline Meter Room								
Water Penetration, Extent : Moderate, Area Affected : 12%								
Location : Basement Electric Meter Room								
Mosaic Tile	1%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Decorative Motif								
Plaster	58%	Now	$91,600	LIFE	* *	5	$22,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Ceilings								
AcousTileConcealSpLn	15%			2039	* *	5	$20,500	
AcousTileSusp.Lay-In	20%			2039	* *	5	$21,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$900	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Maintenance Rooms								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$6,800	
Plaster	45%			LIFE	* *	5	$30,800	
Site Enclosure								
Fence/Gates								
Iron Picket	10%			2054	* *			
Under Construction	90%							
Retaining Walls								
Cast in Place Concrete	70%			2069	* *			
Masonry: Brick	30%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
P. S. 132 - BK
Asset # : 1366

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%	0-2	$16,600	2050	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Nurse Office								
Explanation : Circuit Breakers Associated With Air Conditioning Units Frequently Trip.								
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : There Is Some Visible Rust On Grounding Plate.								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$22,800	
Generators								
Diesel	100%			2037	* *	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 219 Kilovolt Amperes, 175 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$16,500	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallon								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

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
Lighting								
Interior Lighting								
Fluorescent	99%			2034	$1,104,500	10	$66,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2034	$11,200	10	$700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2029	$23,100	1		
Exit, Service	50%			2029	$16,100	1		
Exterior Lighting								
HID	20%			2029	$70,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$142,200	1	$27,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$47,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$72,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers.								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	$1,800	
Steam Piping/Pump	50%	0-2	$15,000	2044	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Terminal Devices								
Air Handler	50%			2034	$704,200	1	$22,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouses And Basement								
Explanation : 8 Heating Ventilation Units								
Convector/Radiator	50%			2039	* *	1	$11,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

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
Heating								
Controls								
Pneumatic	100%			2032	$1,464,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	25%			2034	$444,300			
Window/Wall Unit	60%			2029	$170,100	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	25%			2034	$485,200	1	$5,900	
No Component	75%							
Heat Rejection								
Evaporative Condenser	25%			2034	$83,500	2	$12,700	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,800	
Exhaust Fans								
Interior	25%			2034	$83,000	2	$600	
Roof	75%			2034	$108,900	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	0-2	$9,600	2032	$191,100	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2nd And 3rd Floors								
Explanation : Low Water Pressure Leading To No Water At Drinking Fountains								
Sanitary Piping								
Cast Iron	5%	Now	$900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : The Grease Trap, Kitchen.								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,200	4	$1,600	
Backflow Preventer								
Generic	100%			2034	$33,400	1	$4,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 175 Gallon Storage Tanks								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$36,900	
Sprinkler								
No Component	40%							
Generic	60%			2034	$621,000	1-2	$12,300	
Fire Pump								
Generic	100%	Now	$3,600	2037	* *	1	$12,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Pump Room								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, Covers 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 132 - BX**		
Address	: **1245 WASHINGTON AVENUE @E.168TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X132**
Program / Asset #	: **BOE0270.000 / 147**	**Yr Built/Renovated**	: **1960 / 2018**
Area Sq Ft	: **104,073**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2390** **Lot** : **1**	**BIN**	: **2001619**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$637,900	$2,304,300
Interior Architecture	$1,232,000	$3,155,300
Electrical		$1,245,100
Mechanical	$245,900	$7,984,700
Site Enclosure	$142,900	
Total	**$2,258,700**	**$14,689,400**
Importance Code A	$730,800	$3,280,500
Importance Code B	$1,071,800	$11,310,200
Importance Code C	$456,100	$98,700
Total	**$2,258,700**	**$14,689,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,200		$34,700	
Interior Architecture	$177,100			$12,700
Electrical	$33,600	$9,700	$12,000	$10,400
Mechanical	$84,500	$16,800	$25,700	$16,800
Site Enclosure	$29,100		$9,900	
Site Pavements	$59,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$463,200**	**$33,700**	**$89,500**	**$47,000**
Importance Code A	$72,200	$10,300	$45,000	$10,300
Importance Code B	$281,900	$23,400	$34,600	$36,700
Importance Code C	$109,200		$9,900	
Total	**$463,200**	**$33,700**	**$89,500**	**$47,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	0-2	$341,200	LIFE	* *	5	$139,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								
Masonry: Brick	50%			LIFE	* *	5	$79,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$25,900	
Window Wall	10%			2062	* *	5	$29,800	
Windows								
Aluminum	30%			2044	* *	5	$20,800	
Aluminum w/ Guards	70%			2044	* *	5	$48,600	
Roof								
Built-Up (BUR)	15%	Now	$188,500	2046	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Bulkheads								
IRMA/Protected Membrane	85%	Now	$108,300	2031	$2,165,100			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 225 And 2nd Floor Corridor								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$9,100	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$136,300	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Mosaic Tile	5%	0-2	$149,700	2041	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms								
Quarry Tile	2%	Now	$23,500	2041	* *	5	$2,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Terrazzo	3%			LIFE	* *	5	$7,300	
Vinyl Tile	65%	4+	$286,400	2036	$2,864,100	3	$38,000	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	0-2	$47,600	2064	* *	5	$7,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Interior								
Interior Walls								
Ceramic Tile	10%	4+	$132,300	2045	* *	5	$11,700	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	10%	2-4	$45,200	LIFE	* *	5	$9,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Gypsum Board	70%			LIFE	* *	5-10	$279,600	
Masonry: Brick	10%			LIFE	* *	10	$7,000	
Ceilings								
AcousTileConcealSpLn	25%	Now	$320,800	2053	* *	5	$24,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Corridors								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Throughout Corridors								
Exposed Struc: Concrete	55%			LIFE	* *	5-10	$107,100	
Exposed Struc: Steel	5%			LIFE	* *	10	$15,600	
Fiber Board	5%	0-2	$24,900	2036	$124,400			
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Gymnasium								
Plaster	10%	0-2	$9,700	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Room 225 And 2nd Floor Corridor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 225 And 2nd Floor Corridor								
Site Enclosure								
Fence/Gates								
Aluminum Rail	30%			2049	* *	5-10	$16,200	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof Railing								
Explanation : Location Noted								
Chain Link	15%	4+	$13,300	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Along North Parking Area								
Iron Picket	5%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard And Dumpsters								
Explanation : Location Noted								
Metal: Cage/Fence	50%	Now	$142,900	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout Perimeter Fencing								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations At Perimeter Fencing								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%	4+	$1,300	2046	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Near Dumpsters								
Retaining Walls								
Cast in Place Concrete	100%	4+	$14,400	2071	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Play Yard At Washington Avenue								
Explanation : Missing Expansion Joints								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$17,300	2049	* *			
Spalling, Extent : Light, Area Affected : 2%								
Location : Along Washington Avenue								
On-Site Walkways								
Cast in Place Concrete	98%	2-4	$41,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Center Courtyard And West Walkway								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : West Walkway								
Panel/Paver: Cer/Brk	2%	0-2	$1,200	2052	* *	5	$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Onsite Tree Pits								
Parking/Driveway								
Asphalt	100%			2045	* *			
Activity Yard								
Asphalt	75%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Play Yard								
Explanation : Recently Renovated								
Pavers/Stone	5%			2049	* *			
Rubber Matting	20%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$47,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2056	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2056	* *	5	$200	
Molded Case Bkrs	50%			2036	$133,200	5	$1,400	
Raceway								
Conduit	100%			2036	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Molded Case Bkrs	40%			2035	$98,100	5	$1,100	
Molded Case Bkrs	50%			2052	* *	5	$1,400	
Wiring								
Braided Cloth	80%			2035	$280,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$70,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room- Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$91,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$89,400	10	$12,600	
Exit, Service	50%			2031	$23,000	1		
Exterior Lighting								
HID	1%			2031	$5,000	10		
LED	9%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$38,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$64,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke, Smoke Detector, Strobe Lights, Pull Box, Alarm Bells, Horns, And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$32,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One Tank, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$92,900	2034	$928,900	1	$92,800	
Broken, Extent : Light, Area Affected : 50%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$853,400			
Terminal Devices								
Air Handler	20%	Now	$20,100	2031	$401,100	1	$11,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	75%			2041	* *	1	$25,200	
Unit Heater - Steam	5%	Now	$600	2031	$30,300	4	$500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Exit								
Controls								
Digital	100%	Now	$153,000	2031	$3,060,700			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Room								
Window/Wall Unit	60%			2031	$242,200	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria								
Explanation : Location Noted								

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

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$9,400	LIFE	* *	2-5	$5,800	
Broken, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$82,700	
Exhaust Fans								
Interior	30%			2031	$141,800	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	70%			2031	$144,700	2	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$1,368,700	1		
Water Heater With Tanks								
Electric	100%			2034	$121,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units, 6kwt 119 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%	Now	$10,300	2036	$515,300	4	$10,300	
Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$21,300	4	$3,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	0-2	$2,900	2036	$147,400	1-2	$2,500	
Corroded, Extent : Light, Area Affected : 5%								
Location : Water Meter Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : One 60 Square Foot Hood							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 132 - M**		
Address	: **185 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M132**
Program / Asset #	: **BOE0079.000 / 1725**	**Yr Built/Renovated**	: **1905 / 2000**
Area Sq Ft	: **81,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2165** **Lot** : **26**	**BIN**	: **1063947**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$442,000	$158,300
Interior Architecture	$135,800	$1,467,900
Electrical	$376,400	$201,300
Mechanical	$187,300	$1,897,300
Site Pavements		$269,300
Total	**$1,141,500**	**$3,994,100**
Importance Code A	$442,000	$158,300
Importance Code B	$633,200	$3,835,800
Importance Code C	$66,300	
Total	**$1,141,500**	**$3,994,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,200		$46,200	
Interior Architecture	$73,600		$4,600	$6,100
Electrical	$32,500	$8,000	$21,900	$8,100
Mechanical	$41,500	$12,500	$49,400	$13,400
Site Pavements	$9,100			
Total	**$158,000**	**$20,500**	**$122,200**	**$27,600**
Importance Code A	$9,200	$8,000	$54,400	$8,000
Importance Code B	$140,900	$12,500	$67,700	$19,600
Importance Code C	$7,900			
Total	**$158,000**	**$20,500**	**$122,200**	**$27,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	$87,400	LIFE	* *	5	$67,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	85%			LIFE	* *	5	$91,200	
Metal Panel	7%			2044	* *	5-10	$51,600	
Windows								
Aluminum	100%	Now	$354,500	2050	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	$16,000	
Masonry: Brick	60%			LIFE	* *	5	$4,900	
Metal Panel	8%			2054	* *	5	$2,600	
Metal Security Bars	2%			2049	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$2,600	
Roof								
Built-Up (BUR)	98%			2039	* *	10	$30,900	
Metal Panel	2%			2047	* *	10	$1,200	
Interior								
Floors								
Asphalt Poured	17%	Now	$15,800	2039	* *	5	$5,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Stair Landings								
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Ceramic Tile	3%			2037	* *	5	$3,700	
Mosaic Tile	3%			2039	* *	5	$9,200	
Vinyl Tile	40%	Now	$69,500	2034	$1,390,600	3	$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors And Cafeteria								
Wood	32%	Now	$48,000	2037	* *	5	$36,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Throughout Auditorium And Classrooms								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : Throughout Auditorium And Classrooms								
Interior Walls								
Ceramic Tile	5%	Now	$7,900	2037	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Staff Toilets								
Plaster	95%	Now	$66,300	LIFE	* *	5	$39,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Plaster	100%			LIFE	* *	5	$77,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2078	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : New Installation								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$9,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of Building West Side								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Rubber Matting	100%			2034	$269,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 1st Floor								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : In Good Condition								
Raceway								
Conduit	50%			2034	$103,300	1		
Conduit	50%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Knife Sw	10%	0-2	$24,500	2059	* *	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	30%			2033	$73,600	5	$600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Explanation : Auditorium Panel Near End Of Life								
Molded Case Bkrs	50%			2050	* *	5	$1,100	
Wiring								
Braided Cloth	30%	2-4	$89,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$400	
Locally Mounted	20%			2032	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$72,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$9,800	
Exit, Battery	50%			2039	* *	10	$2,700	
Exterior Lighting								
LED	20%			2042	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
Explanation : Timer Is Not Working								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$300	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$30,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$213,900	1-3	$49,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 2,500 Gallon Tanks For No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$80,200	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. Boiler Replacement Ongoing. Temporary Boiler In Use								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Temporary Boiler Being Used								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. Compressor Malfunctioning								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Ongoing Piping Installation At Basement								
Terminal Devices								
Air Handler	20%	Now	$187,300	2044	* *	1	$9,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2039	* *	1	$20,900	
Controls								
Pneumatic	100%			2035	$1,603,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2039	* *			
Window/Wall Unit	10%	0-2	$1,600	2029	$31,400	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of The Units Are Not Working								
No Component	88%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,200	
Exhaust Fans								
Interior	80%			2034	$294,300	2	$2,000	
Roof	20%			2034	$32,200	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2054	* *	1		
Galvanized Steel	98%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$29,200	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Corroded Roof Drain And Yard Drain								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Water Fountain Drain Piping Leaking In Room 211								
Sump Pump(s)								
Non-Submersible	100%			2034	$16,600	4	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Backflow Preventer								
No Component	95%							
Generic	5%			2039	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Explanation : Boiler Only								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Explanation : Broken Faucets								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$4,500	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Various Locations.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Kitchen And Basement								
Explanation : Locations Indicated								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 132 - Q**		
Address	: **132-15 218TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q132**
Program / Asset #	: **BOE0780.000 / 2535**	**Yr Built/Renovated**	: **1928 / 2003**
Area Sq Ft	: **51,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **12927** **Lot** : **28**	**BIN**	: **4278380**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,362,100	$80,800
Interior Architecture	$291,500	$1,651,400
Electrical	$110,300	$140,300
Mechanical	$617,500	$850,400
Site Enclosure	$81,200	
Total	**$2,462,700**	**$2,722,900**
Importance Code A	$1,453,200	$80,800
Importance Code B	$928,300	$2,437,200
Importance Code C	$81,200	$204,900
Total	**$2,462,700**	**$2,722,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$10,800	$26,700
Interior Architecture	$60,100	$9,200		$6,400
Electrical	$4,800	$105,700	$6,300	$4,800
Mechanical	$37,300	$70,700	$12,000	$7,800
Site Enclosure	$6,100			
Site Pavements	$14,800			
Total	**$123,000**	**$185,600**	**$29,200**	**$45,700**
Importance Code A		$5,200	$15,900	$31,800
Importance Code B	$48,400	$180,400	$13,300	$13,900
Importance Code C	$74,600			
Total	**$123,000**	**$185,600**	**$29,200**	**$45,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,300	
Masonry: Brick	87%	Now	$1,362,100	LIFE	* *	5	$80,800	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Stair C, Rooms 219, 319, Foundation								
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Masonry: Limestone	3%			LIFE	* *	5	$2,100	
Windows								
Aluminum	95%			2049	* *	5	$21,700	
Metal Louvers	5%			2042	* *	10	$7,100	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$13,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Metal Rail	15%			2050	* *	5-10	$44,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Railing Attached To New Parapet Walls								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Coping Stones For New Parapet Walls								
Roof								
Copper/Terne	2%			2073	* *	10	$2,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Stair Bulkhead								
Modified Bitumen	98%			2043	* *	10	$47,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Interior								
Floors								
Asphalt Poured	10%			2038	* *	5	$3,700	
Cast in Place Concrete	5%			LIFE	* *	5	$8,000	
Mosaic Tile	2%			2038	* *	5	$3,700	
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	70%			2033	$1,446,500	3	$25,600	
Vinyl Tile 9" X 9"	3%			2028	$179,500	3	$800	
Wood	5%			2048	* *	5	$6,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	$28,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2036	$204,900	5	$3,600	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$15,300	
Plaster	7%	Now	$25,400	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Rooms 219, 319								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Rooms 219, 319								
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$9,100	
AcousTileSusp.Lay-In	5%			2038	* *	5	$3,700	
Exposed Struc: Concrete	20%			LIFE	* *	5	$2,300	
Exposed Struc: Concrete	5%	Now	$112,100	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Metal Panel	5%			LIFE	* *	5	$4,600	
Plaster	55%			LIFE	* *	5	$25,100	
Site Enclosure								
Fence/Gates								
Chain Link	55%	Now	$6,100	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gate Broken On 130th Road								
Iron Picket	45%	4+	$81,200	2068	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$14,800	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stairs Facing Play Yard								
Activity Yard								
Asphalt	80%			2042	* *			
Pavers/Stone	8%			2042	* *			
Rubber Matting	2%			2038	* *			
No Component	10%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$7,200	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,200	
Wiring								
Braided Cloth	30%	2-4	$61,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$36,700	5	$200	
Locally Mounted	50%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$45,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$6,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$48,700	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$49,000	1	$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2041	* *	1	$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Of The Building								
Explanation : CCTV Surveillance Camera								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$31,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement, Auditorium And Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$91,000	2038	* *	1	$45,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 10 Plugged Tubes In No. 2 Boiler								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Boiler No. 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$2,100	2033	$20,900			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Condensate Return Piping								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pumps, Basement Boiler Room								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump Is Not Working								
Steam Piping/Pump	95%			2033	$397,300			
Terminal Devices								
Air Handler	30%			2028	$294,800	1	$9,500	
Convector/Radiator	70%	0-2	$29,900	2031	$298,900	1	$10,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiator In Room 209								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	$4,000	2028	$39,600	1		
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : 5 Units Are Not Working. Various Locations								
No Component	80%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$28,400	
Exhaust Fans								
Interior	100%			2028	$231,600	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$133,300	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%			LIFE	* *	1		
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$10,500	4	$1,100	
Backflow Preventer								
Generic	100%			2028	$23,300	1	$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$21,700	1-2	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 133 - BK WILLIAM A. BUTLER**
Address : **610 BALTIC STREET**
Borough : **BROOKLYN**
Program / Asset # : **BOE1133.000 / 14879**
Area Sq Ft : **110,588**
Date of Survey : **08-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **940** **Lot** : **111**

Agency's Number : **K317**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$412,700
Interior Architecture	$117,700	$325,900
Electrical	$91,300	
Mechanical		$129,500
Total	**$209,000**	**$868,100**
Importance Code A		$412,700
Importance Code B	$154,800	$193,000
Importance Code C	$54,200	$262,500
Total	**$209,000**	**$868,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,700		$23,200
Interior Architecture	$10,500	$1,700	$12,400	$29,600
Electrical	$24,400	$18,500	$21,500	$18,000
Mechanical	$22,100	$15,500	$60,600	$16,700
Site Pavements	$25,000			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$105,100**	**$66,400**	**$117,600**	**$110,500**
Importance Code A	$5,800	$13,400	$5,500	$28,700
Importance Code B	$99,200	$53,000	$112,200	$70,900
Importance Code C				$10,900
Total	**$105,100**	**$66,400**	**$117,600**	**$110,500**

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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DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$179,100	
Glass Block	5%			LIFE	* *	5	$4,800	
Masonry: Brick Cavity	80%			LIFE	* *	5	$122,300	
Windows								
Aluminum	99%			2055	* *	5	$33,900	
Metal Louvers	1%			2046	* *	10	$2,100	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$52,800	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,800	
Masonry: Brick Cavity	40%			LIFE	* *	5	$4,600	
Metal Rail	5%			2050	* *	5-10	$10,300	
Roof								
Copper/Terne	5%			2068	* *	10	$7,700	
IRMA/Protected Membrane	95%			2041	* *	10	$58,500	
Interior								
Floors								
Carpet	2%			2034	$60,000	3	$5,000	
Quarry Tile	15%			2050	* *	5	$37,200	
Sheet Vinyl/Rubber	5%			2041	* *	5	$12,400	
Terrazzo	10%			LIFE	* *	5	$12,900	
Traffic Topping	5%			2041	* *	5	$10,300	
Vinyl Tile	60%			2041	* *	3	$37,200	
Wood	3%	Now	$6,100	2068	* *	5	$4,700	
Misaligned/Bulging, Extent : Light, Area Affected : 2% Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	11%	Now	$54,200	2046	* *	5	$24,100	
Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Base Of Walls Throughout								
Ceramic Tile	24%			2046	* *	5	$105,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,500	
Folding Partition	2%			2055	* *	5	$21,900	
Gypsum Board	40%			LIFE	* *	5	$105,000	
Wood	3%			LIFE	* *	5	$52,500	
Ceilings								
AcousTileSusp.Lay-In	7%	4+	$4,500	2050	* *	5	$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Room 514								
AcousTileSusp.Lay-In	78%			2050	* *	5	$127,000	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$10,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2059	* *			
Iron Picket	50%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	40%			2077	* *			
Masonry: Brick	60%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,400	2050	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Baltic Street								
On-Site Walkways								
Cast in Place Concrete	80%			2050	* *			
Pavers/Stone	20%			2046	* *			
Activity Yard								
Rubber Matting	25%			2041	* *			
Traffic Topping	75%	0-2	$8,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Ponding, Extent : Light, Area Affected : 5%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$2,900	
Wiring								
Thermoplastic	100%			2053	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$600	
Locally Mounted	1%	Now	$1,900	2053	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Variable Frequency Drive	19%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$34,000	
Generators								
Diesel	100%			2042	* *	1	$42,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,100	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$91,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	20%			2038	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								
Security System								
Generic	100%			2038	* *	1	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$68,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	24%	0-2	$1,700	2038	* *	1	$11,800	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Unit No.7 On Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Furnace	56%			2038	* *	1	$30,600	
Hot Water Boiler	20%			2046	* *	1	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2049	* *	4	$1,100	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$7,100	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$143,900	
Ventilation								

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DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Ventilation								
Distribution								
Ductwork/Diffusers	99%			LIFE	* *	2-5	$61,000	
Ductwork/Diffusers	1%	0-2	$2,500	LIFE	* *	2-5	$600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Water Leaks To Lower Floor When It Rains.								
Exhaust Fans								
Roof	100%			2038	* *	2	$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	$3,600	2053	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%								
Location : Leaking, Basement Sprinkler Room								
Brass/Copper	95%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Tankless Unit With A 318 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Sets Of Pumps								
Backflow Preventer								
Generic	100%			2038	* *	1	$6,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Passenger Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$31,000	
Fire Pump								
Generic	100%			2042	* *	1	$20,700	

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DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Covers 40 Square Feet In Kitchen.								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 133 - M**		
Address	: **2121 5TH AVENUE BTWN:EAST 130 ST., EAST 131 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M133**
Program / Asset #	: **BOE0080.000 / 1726**	**Yr Built/Renovated**	: **1949 / 2001**
Area Sq Ft	: **68,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Feb-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **1755** **Lot** : **1**	**BIN**	: **1054276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$271,100	$756,200
Interior Architecture	$3,374,500	$164,500
Electrical	$363,300	$537,100
Mechanical	$211,000	$2,527,200
Site Pavements	$150,400	
Total	**$4,370,300**	**$3,985,100**
Importance Code A	$271,100	$1,363,100
Importance Code B	$4,030,100	$2,622,000
Importance Code C	$69,100	
Total	**$4,370,300**	**$3,985,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,700			$13,000
Interior Architecture	$45,200	$1,500	$10,300	$8,400
Electrical	$118,800	$7,100	$73,000	$7,600
Mechanical	$54,200	$13,500	$25,500	$10,900
Total	**$229,800**	**$22,100**	**$108,800**	**$39,800**
Importance Code A	$18,400	$6,700	$6,900	$19,700
Importance Code B	$208,200	$15,400	$101,900	$20,100
Importance Code C	$3,200			
Total	**$229,800**	**$22,100**	**$108,800**	**$39,800**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$4,500	LIFE	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 2nd Floor Staircase B								
Masonry: Brick	95%			LIFE	* *	5	$102,000	
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Front Facade								
Masonry: Limestone	3%			LIFE	* *	5	$2,400	
Windows								
Aluminum	100%			2050	* *	5	$26,000	
Parapets								
Masonry: Brick	95%	Now	$140,200	LIFE	* *	5	$21,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	Now	$7,200	LIFE	* *	5	$1,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	$130,800	2034	$654,200			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Over Gymnasium And Auditorium								
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Over Gymnasium And Auditorium								
Ponding, Extent : Light, Area Affected : 10%								
Location : Over Gymnasium And Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Classroom 318, 320								
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,500	
Ceramic Tile	3%			2043	* *	5	$3,100	
Panel/Paver: Cer/Brk	5%			2042	* *	5	$11,600	
Sheet Vinyl/Rubber	5%			2039	* *	5	$7,700	
Terrazzo	2%			LIFE	* *	5	$1,600	
Vinyl Tile	25%			2039	* *	3	$12,900	
Vinyl Tile 9" X 9"	40%	Now	$3,374,500	2044	* *	3	$15,500	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Wood	10%	Now	$12,600	2049	* *	5	$9,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$3,200	2043	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$15,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	0-2	$20,400	2047	* *	5	$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 318								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Classrooms 318								
AcousTileConcealSpLn	10%			2039	* *	5	$12,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Fiber Board	10%			2034	$164,500			
Plaster	40%			LIFE	* *	5	$25,800	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Bottom Of Fence								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$81,300	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East 130th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 5th Avenue And 130th Street								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Along 130th Street								
Explanation : Tree Causing Heaving								
On-Site Walkways								
Cast in Place Concrete	40%			2047	* *			
Masonry: Granite	60%	Now	$69,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Site Pavements								
Activity Yard								
Rubber Matting	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : New Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2034	$37,100	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 400 Amperes Each.								
Fused Disc Sw	20%			2034	$9,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$199,700	2064	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Fused Knife Sw	15%	0-2	$27,600	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Molded Case Bkrs	75%			2033	$137,900	5	$1,300	
Wiring								
Braided Cloth	80%	2-4	$163,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$61,100	5	$200	
Locally Mounted	50%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								

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

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Lighting								
Interior Lighting								
Fluorescent	95%			2042	* *	10	$59,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%	Now	$28,900	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Explanation : Malfunctioning								
Egress Lighting								
Emergency, Service	25%			2029	$10,700	1		
Emergency, Battery	25%			2029	$29,200	10	$4,100	
Exit, Service	50%			2029	$15,000	1		
Exterior Lighting								
Incandescent	2%			2029	$7,500	2		
LED	8%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$26,100	2034	$130,700	1	$22,900	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$35,900	2044	* *	1-3	$38,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$21,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2032	$606,900	1	$67,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	25%			2034	$327,600	1	$10,500	
Convector/Radiator	75%			2039	* *	1	$16,500	
Controls								
Pneumatic	100%			2035	$1,345,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2029	$211,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,900	
Exhaust Fans								
Interior	80%			2034	$247,100	2	$1,700	
Roof	20%			2034	$27,000	2	$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$44,400	2039	* *	1		
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement								
Explanation : Some Bad Mixing Valves								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Instantaneous Type, Feeds Storage Tank Of Heat Exchanger								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$13,900	4	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Instantaneous Hot Water								
Natural Gas	100%			2039	* *			
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2044	* *	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 133 - Q**		
Address	: **248-05 86 AVENUE BTWN: 249 ST., 248 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q133**
Program / Asset #	: **BOE0781.000 / 1564**	**Yr Built/Renovated**	: **1930 / 2009**
Area Sq Ft	: **56,131**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8616** **Lot** : **1**	**BIN**	: **4175739**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,186,500	
Interior Architecture	$359,700	
Electrical	$754,300	$1,082,100
Mechanical	$1,535,800	$2,677,600
Total	**$3,836,200**	**$3,759,600**
Importance Code A	$1,186,500	
Importance Code B	$2,523,500	$3,759,600
Importance Code C	$126,200	
Total	**$3,836,200**	**$3,759,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,400			$1,300
Interior Architecture	$15,800	$2,100		$7,900
Electrical	$14,000	$5,300	$37,300	$5,200
Mechanical	$125,300	$7,800	$28,700	$9,500
Site Enclosure	$22,600			
Site Pavements	$22,200			
Total	**$225,300**	**$15,200**	**$66,000**	**$23,900**
Importance Code A	$35,400	$5,600	$5,700	$6,800
Importance Code B	$145,100	$9,700	$60,400	$17,100
Importance Code C	$44,800			
Total	**$225,300**	**$15,200**	**$66,000**	**$23,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Exterior								
Exterior Walls								
Masonry: Brick	63%			LIFE	* *	5	$49,000	
Masonry: Brick Cavity	28%			LIFE	* *	5	$21,800	
Masonry: Granite	2%			LIFE	* *	5	$1,200	
Masonry: Limestone	7%			LIFE	* *	5	$4,100	
Windows								
Aluminum	90%	2-4	$223,700	2050	* *	5	$11,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Aluminum	10%			2050	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard Area								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	75%	4+	$357,300	LIFE	* *	5	$8,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Facades Facing Inner Courtyard								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Rail	20%			2047	* *	5-10	$41,800	
Roof								
Built-Up (BUR)	95%	Now	$605,500	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout And Areas Of Exposed Aggregate								
Deflection Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairs And Third Floor Classrooms								
Copper/Terne	5%			2062	* *	10	$6,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	5%			2043	* *	5	$4,200	
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	75%			2039	* *	3	$31,500	
Wood	10%	4+	$102,600	2062	* *	5	$7,900	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	$126,200	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement								
Glass: Single Pane	2%			LIFE	* *	5	$1,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	48%			LIFE	* *	5	$9,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2047	* *	5	$15,800	
Exposed Struc: Concrete	35%			LIFE	* *	5	$4,600	
Plaster	50%	Now	$130,800	LIFE	* *	5	$26,300	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$22,600	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 86th Avenue And 249th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$22,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard Walkways Next To Park								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	95%			2043	* *			
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches For A And B Sections								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$199,700	2064	* *	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$14,300	5	$100	
Fused Knife Sw	35%	2-4	$50,100	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fused Toggle Switch	45%	2-4	$64,400	2059	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2042	* *	5	$100	
Wiring								
Braided Cloth	90%	2-4	$184,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$58,700	5	$300	
Locally Mounted	20%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$839,700	10	$50,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	2%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Lighting								
Egress Lighting								
Emergency, Service	20%			2039	* *	1		
Emergency, Battery	30%			2039	* *	10	$4,100	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%			2029	$26,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$107,900	2044	* *	1	$18,900	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$148,300	1-3	$34,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 6000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$10,000	2039	* *	1	$50,000	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Boiler Room - Boiler Fresh Air Dampers Disconnected, Defective Smoke Opacity Sensor At Boiler No.1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 150 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$46,000	2034	$460,300			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room - Steam Condensate Vacuum Pump, 1 Motor								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$21,600	2029	$216,300	1	$6,200	
Leak Evident, Extent : Moderate, Area Affected : 75%								
Location : Basement Fan Room - Auditorium Blower Re-heat Coil, Boiler Room Fan Area - Playroom Blower Pre-heat Coil								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room, Boiler Room Fan Area								
Convector/Radiator	50%			2032	$235,000	1	$9,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%			2029	$356,300	1	$4,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms - Unit Ventilators								
Unit Heater - Steam	5%			2029	$16,300	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Corridor								
Explanation : Floor Mounted Cabinet Heaters								
Controls								
Pneumatic	100%	Now	$666,500	2035	$1,110,800			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Thermostats, Valves. Boiler Room - Air Dryers, Pressure Reducing Station								
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, 3rd Floor Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%	Now	$27,300	2044	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor - Telecom Room								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor - Telecom Room								
Window/Wall Unit	68%			2033	$148,100	1		
Window/Wall Unit	20%			2027	$43,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Auditorium, Cafeteria, Other Locations								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, 3rd Floor Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

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
Ventilation								
Exhaust Fans								
Interior	65%			2029	$165,700	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	35%			2042	* *	2	$600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st Building Addition Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2034	$723,400	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Galvanized Steel	2%	0-2	$14,700	2054	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Area - Water Main								
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$4,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Near Oil Tank Room								
Sump Pump(s)								
Non-Submersible	100%			2034	$11,500	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2034	$30,100	4	$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$39,700	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 134 - BK**
Address : **4001 18 AVE. @ E. 5TH ST.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0445.010 / 1347**
Area Sq Ft : **35,000**
Date of Survey : **05-Oct-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5416** **Lot** : **48**

Agency's Number : **K849**
Yr Built/Renovated : **1901 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3127692**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$745,600	$254,600
Electrical	$223,400	$278,100
Mechanical	$182,500	$1,070,800
Total	**$1,151,500**	**$1,603,400**
Importance Code B	$1,056,900	$1,603,400
Importance Code C	$94,600	
Total	**$1,151,500**	**$1,603,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,500			$9,400
Interior Architecture	$119,300	$6,800		$3,000
Electrical	$45,200	$3,500	$3,600	$39,400
Mechanical	$5,100	$4,500	$5,100	$4,500
Site Enclosure	$3,600			
Site Pavements	$10,400			
Total	**$253,000**	**$14,800**	**$8,600**	**$56,300**
Importance Code A	$73,000	$3,500	$3,500	$12,900
Importance Code B	$118,700	$11,400	$5,200	$43,400
Importance Code C	$61,300			
Total	**$253,000**	**$14,800**	**$8,600**	**$56,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	$21,900	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%			LIFE	* *	5	$45,700	
Masonry: Limestone	10%	0-2	$21,700	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	4+	$11,900	2043	* *	5	$6,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Room 255								
Parapets								
Masonry: Brick	55%			LIFE	* *	5	$1,800	
Masonry: Limestone	5%			LIFE	* *	5	$200	
Metal Rail	5%			2040	* *	5-10	$3,000	
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : Sloped Roof								
Roof								
Metal, Corrugated	5%	4+	$2,300	2040	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Modified Bitumen	30%			2040	* *	10	$7,600	
Slate	65%	Now	$11,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,800	
Mosaic Tile	5%	Now	$25,500	2033	$254,600	5	$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Entry Vestibule And Bathrooms								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Entry Vestibule And Bathrooms								
Quarry Tile	5%			2040	* *	5	$4,000	
Vinyl Tile	65%			2040	* *	3	$12,900	
Vinyl Tile 9" X 9"	15%	Now	$13,000	2030	$651,000	3	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : 1sr Floor								
Wood	5%			2063	* *	5	$5,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$13,700	2038	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,000	
Glass: Single Pane	5%			LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Metal Cages With Wire Mesh And Safety Glass								
Masonry: Brick	20%	Now	$94,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Meter And Boiler Room								
Plaster	65%	Now	$39,300	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	8%	4+	$1,400	2040	* *	5	$2,100	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Gymnasium, Auditorium								
Exposed Struc: Steel	7%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$3,300	
Plaster	80%	Now	$26,400	LIFE	* *	5	$26,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$3,600	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Above Covered Walkway								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Rear Yard								
Iron Picket	60%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,600	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Entry Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$4,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs								
Activity Yard								
Asphalt	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	$16,200	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	30%			2045	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2035	$93,200	5	$100	
Fused Disc Sw	30%			2045	* *	5		
Raceway								
Conduit	80%			2035	$50,200	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	8%			2034	$8,200	5	$100	
Fused Toggle Switch	2%	2-4	$2,000	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2034	$61,300	5	$600	
Molded Case Bkrs	30%			2043	* *	5	$300	
Wiring								
Braided Cloth	70%	2-4	$55,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$15,800	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$200	
Ground								

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

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Music Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	97%			2040	* *	10	$31,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$4,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	25%	Now	$41,800	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	5%			2030	$8,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$67,300	1	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$92,400	2045	* *	1-3	$19,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 5,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	90%			2033	$263,800	1	$10,200	
Unit Heater - Steam	10%			2035	$20,400	4	$500	
Controls								
Pneumatic	100%			2033	$692,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$95,000	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$3,900	
No Component	80%							
Exhaust Fans								
Interior	10%			2035	$15,900	2	$100	
Roof	10%			2040	* *	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2045	* *	1		
Galvanized Steel	25%			2033	$114,400	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 400 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$7,200	4	$1,100	
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Outdated Components, There Is No Repair Parts In The Market.								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$9,900	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 134 - BK MINISCHOOL**
Address : **4001 18 AVE. @ WEBSTER AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **BOE0445.020 / 2938**
Area Sq Ft : **12,600**
Date of Survey : **05-Oct-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **5416** **Lot** : **48**

Agency's Number : **K839**
Yr Built/Renovated : **1983 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3127692**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$80,900	
Interior Architecture		$461,200
Electrical		$184,300
Mechanical	$71,700	$51,500
Site Enclosure	$75,900	
Site Pavements	$83,500	
Total	**$312,000**	**$697,100**
Importance Code A	$80,900	
Importance Code B	$71,700	$697,100
Importance Code C	$159,400	
Total	**$312,000**	**$697,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,700			
Interior Architecture		$9,400	$2,000	$1,100
Electrical	$1,400	$1,200	$1,300	$72,000
Mechanical	$800	$700	$1,800	$52,100
Site Pavements	$8,000			
Total	**$44,000**	**$11,300**	**$5,200**	**$125,300**
Importance Code A	$34,300	$600	$600	$700
Importance Code B	$9,700	$10,200	$4,600	$124,600
Importance Code C		$500		
Total	**$44,000**	**$11,300**	**$5,200**	**$125,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 134 - BK MINISCHOOL
Asset # : 2938

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$200	
Metal Panel	99%	4+	$32,300	2045	* *	5	$44,600	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$1,300	2043	* *	5	$700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Classrooms								
Roof								
Metal Panel	100%			2048	* *	10	$80,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,000	
Mosaic Tile	5%			2040	* *	5	$2,300	
Vinyl Tile	90%			2035	$461,200	3	$6,100	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,000	
Gypsum Board	95%			LIFE	* *	5	$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Cafeteria								
Explanation : Own Kitchen And Cafeteria								
Ceilings								
AcousTileSusp.Lay-In	80%			2048	* *	5	$17,700	
Exposed Struc: Steel	20%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$75,900	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Entry Panel And Gate Hinges								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,000	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Webster Avenue								
On-Site Walkways								
Cast in Place Concrete	70%			2040	* *			
Panel/Paver: Concrete	30%	Now	$83,500	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Plaza								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Plaza								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Front Entry Plaza Tree Pit								
Explanation : Tripping Hazard								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 134 - BK MINISCHOOL
Asset # : 2938

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Service Disconnect Switch Rated At 200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$111,000	5	$100	
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Fused Disc Sw	10%			2034	$4,100	5		
Molded Case Bkrs	90%			2034	$36,800	5	$300	
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2035	$18,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$24,200	1	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$33,300	1-3	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK MINISCHOOL

Asset # : 2938

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Furnace	100%			2035	$40,100	1	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : Two Units								
Controls								
Electrical	100%			2030	$71,700			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2030	$48,900	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,000	
Exhaust Fans								
Interior	90%			2035	$51,500	2	$300	
Roof	10%			2030	$2,500	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 134 - BX**		
Address	: **1330 BRISTOW STREET BTWN: JENNINGS ST., FREEMAN ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X134**
Program / Asset #	: **BOE0271.000 / 398**	**Yr Built/Renovated**	: **1965 / 2013**
Area Sq Ft	: **82,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2965** **Lot** : **82**	**BIN**	: **2010273**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$89,900	$67,500
Interior Architecture	$1,828,600	$453,100
Electrical	$595,000	$828,400
Mechanical	$2,730,800	$3,233,400
Site Pavements	$54,700	
Total	**$5,299,000**	**$4,582,500**
Importance Code A	$821,700	$67,500
Importance Code B	$4,289,000	$4,514,900
Importance Code C	$188,200	
Total	**$5,299,000**	**$4,582,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,800			
Interior Architecture	$45,600		$5,100	$11,800
Electrical	$31,400	$8,600	$40,500	$7,700
Mechanical	$656,200	$11,300	$51,000	$11,300
Site Pavements	$9,200			
Total	**$757,200**	**$19,900**	**$96,600**	**$30,800**
Importance Code A	$14,800	$8,100	$8,300	$8,100
Importance Code B	$730,000	$11,800	$88,300	$22,700
Importance Code C	$12,300			
Total	**$757,200**	**$19,900**	**$96,600**	**$30,800**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$5,000	
Masonry: Brick Cavity	95%			LIFE	* *	5	$47,800	
Pre-Cast Concrete	3%	4+	$2,200	LIFE	* *	5	$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Adjacent To Front Entrance								
Windows								
Aluminum	60%			2042	* *	5	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Lower Floors								
Explanation : Exterior Window Guards								
Aluminum	40%			2042	* *	5	$9,600	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$6,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,000	
Roof								
Metal Panel	2%	4+	$500	2047	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Staircase D								
Modified Bitumen	98%			2039	* *	10	$89,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$67,500	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$44,400	
Ceramic Tile	5%			2037	* *	5	$6,800	
Sheet Vinyl/Rubber	5%			2034	$453,100	5	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Room 226								
Explanation : Location Noted								
Terrazzo	5%	0-2	$12,900	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby Stairs								
Vinyl Tile 9" X 9"	70%	Now	$1,550,600	2044	* *	3	$35,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors, 1st And 2nd Floor, Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout Stairs And Corridors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$80,300	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Hot Water Heater. Water From Sidewalk Hatch Above								
Ceramic Tile	3%			2037	* *	5	$6,200	
Concrete Masonry Unit	25%			LIFE	* *	5	$20,600	
Plaster	42%	Now	$107,900	LIFE	* *	5	$26,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Classroom 220 And Staircase D								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$26,200	2039	* *	5	$19,900	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Gymnasiums								
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Gypsum Board	5%			LIFE	* *	5	$8,300	
Metal Panel	2%	4+	$89,800	LIFE	* *	5	$3,300	
Bent/Warped Elements, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plaster	56%			LIFE	* *	5	$46,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$54,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Jennings Street And Bristow Street Exit 4								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Jennings Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	5%	Now	$9,200	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Activity Yard								
Asphalt	95%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Recent Installation With Athletic Markings								
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2034	$27,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two Main Service Switches One Rated At 2,000 Amperes And One Rated At 400 Amperes.								
Fused Disc Sw	20%			2034	$9,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service.								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Solar Panels Disconnect Switch Is Under Construction								
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	95%			2034	$196,300	1		
Conduit	5%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Toggle Switch	2%	2-4	$4,900	2059	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Molded Case Bkrs	83%			2033	$203,500	5	$1,800	
Molded Case Bkrs	5%			2056	* *	5	$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	$149,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	45%			2034	$134,400	1		
Thermoplastic	5%			2060	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$61,100	5	$300	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	85%			2039	* *	10	$63,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2039	* *	10	$7,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%	Now	$11,600	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Hallways								
Explanation : Malfunctioning								
Egress Lighting								
Emergency, Service	25%			2029	$12,900	1		
Emergency, Battery	25%	Now	$7,000	2034	$35,200			
Not Functioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Building								
Exit, Service	50%			2029	$18,100	1		
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$216,600	1-3	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$195,200	5	$25,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Oil Tank Room - 2 Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	2-4	$731,900	2054	* *	1	$73,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Boiler No.2 - Oil Modulation Control And Low Water Cutoff Defective								
Cracked, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room - Boiler No. 1 - Burner Refractory								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Damaged / Missing Insulation								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$13,400	2034	$672,400			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room - Steam Condensate Vacuum Pump Motor Defective								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Heating								
Terminal Devices								
Air Handler	15%	Now	$11,900	2029	$237,000	1	$6,800	
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : Fan Room - Automatic Filter Rollers For 3 Blowers Not Operational								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Convector/Radiator	81%			2032	$556,100	1	$21,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	4%	Now	$83,300	2044	* *	1	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Pre-k Rooms 101, 103, 105, 107 - Unit Ventilators								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Pre-k Rooms 101, 103, 105, 107 - 4 Units								
Controls								
Pneumatic	100%	Now	$486,800	2028	$1,622,800			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Thermostats, Control Valves, Fan Controls								
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%			2029	$19,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	14%	Now	$44,500	2034	$44,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Room 201, Library And Other Locations								
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Room 201, Library And Other Locations - 8 Units								
Window/Wall Unit	70%			2032	$222,700	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

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
Ventilation								
Exhaust Fans								
Interior	15%			2029	$55,900	2	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Roof	85%			2039	* *	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,078,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%	Now	$40,600	2034	$406,000	4	$8,100	
Not Insulated, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$5,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%	Now	$16,800	2044	* *	4	$1,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set, Temporary Submersible Pump In Pit With Hose Connection To Sanitary								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$58,100	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 134 - M**		
Address	: **293 EAST BROADWAY @ GRAND ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M134**
Program / Asset #	: **BOE0081.000 / 1727**	**Yr Built/Renovated**	: **1960 / 2009**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **288** **Lot** : **1**	**BIN**	: **1003736**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$171,800
Interior Architecture	$70,400	$3,334,400
Electrical	$557,200	$630,200
Mechanical	$179,200	$348,000
Total	**$806,700**	**$4,484,400**
Importance Code A		$171,800
Importance Code B	$806,700	$3,711,600
Importance Code C		$600,900
Total	**$806,700**	**$4,484,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,700	$7,600	$14,900	
Interior Architecture	$121,900	$11,500	$41,700	$10,900
Electrical	$9,000	$18,600	$10,000	$8,100
Mechanical	$42,500	$22,400	$15,100	$3,700
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$218,200**	**$67,300**	**$89,000**	**$29,900**
Importance Code A	$39,900	$7,800	$14,900	
Importance Code B	$149,900	$59,500	$74,000	$29,900
Importance Code C	$28,400			
Total	**$218,200**	**$67,300**	**$89,000**	**$29,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$21,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$22,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Masonry: Brick Cavity	65%			LIFE	* *	5	$92,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Building								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Of Building								
Metal/Glass Curt Wall	30%			LIFE	* *	5	$79,700	
Windows								
Aluminum	100%			2049	* *	5	$29,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Windows								
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	95%	0-2	$34,700	2041	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Cafeteria Roof								
Copper/Terne	5%			2068	* *	10	$7,600	
Soffits								
Cast in Place Concrete	100%	2-4	$3,000	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Henry Street								
Interior								
Floors								
Carpet	2%	4+	$800	2029	$41,700	3	$3,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$25,200	
Ceramic Tile	5%			2036	$332,700	5	$5,800	
Terrazzo	5%			LIFE	* *	5	$4,500	
Vinyl Tile	68%			2033	$2,216,700	3	$39,200	
Wood	10%	4+	$70,400	2061	* *	5	$10,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Auditorium Stage And Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$12,000	2036	$600,900	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd And 4th Floor Bathrooms								
Concrete Masonry Unit	4%	Now	$16,400	LIFE	* *	5	$3,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Concrete Masonry Unit	6%			LIFE	* *	5	$5,100	
Gypsum Board	2%			LIFE	* *	5	$2,600	
Marble Panels	5%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$33,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$23,000	
Exposed Struc: Concrete	35%			LIFE	* *	5	$6,300	
Fiber Board	10%	Now	$18,400	2033	$184,100			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%	2-4	$19,500	LIFE	* *	5	$14,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Plaster	25%	2-4	$44,900	LIFE	* *	5	$18,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms, Stairways								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Fencing								
Explanation : Construction Netting Installed, Sidewalk Shed In Use								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Henry Street And East Broadway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Public Sidewalk								
Explanation : Sidewalk Shed Installed								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Walkways								
Explanation : Sidewalk Shed In Use								
Masonry: Granite	2%			LIFE	* *			
Pavers/Stone	13%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	25%			2053	* *	5	$100	
Molded Case Bkrs	75%			2033	$174,800	5	$1,700	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	20%			2049	* *	5	$500	
Molded Case Bkrs	70%			2032	$171,700	5	$1,600	
Wiring								
Braided Cloth	80%	2-4	$239,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$500	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$67,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$83,100	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$167,200	1	$32,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$53,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Con Edison Steam								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2042	* *	5	$4,600	
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$5,700	
Terminal Devices								
Air Handler	25%	Now	$18,500	2038	* *	1	$10,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Blower Room, One Heating Coils Leaks								
Convector/Radiator	75%	Now	$9,700	2046	* *	1	$16,800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Steam Traps								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2033	$116,300	1	$3,600	
Exterior Pkg Unit - Cooling	10%			2038	* *	2	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof, Serve Multipurpose Room								
Explanation : 2 Packaged Rooftop Units								
Window/Wall Unit	60%	Now	$9,000	2028	$179,200	1		
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Classrooms								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$400	
No Component	90%							
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	40%			2033	$139,900	2	$900	
Roof	60%			2033	$91,800	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2053	* *	1		
Galvanized Steel	70%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	80%			2053	* *	4	$6,100	
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$17,800	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2033	$46,600	4	$3,500	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	20%			2033	$1,600			
No Component	80%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Newly Installed Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,200	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 134 - Q**
Address : **203-02 109TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0782.000 / 2536**
Area Sq Ft : **69,000**
Date of Survey : **13-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **10906** **Lot** : **1**

Agency's Number : **Q134**
Yr Built/Renovated : **1928 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4440330**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$862,200	$296,900
Interior Architecture	$1,955,800	$2,212,400
Electrical	$424,100	$516,800
Mechanical	$1,148,300	$1,372,900
Site Enclosure	$218,700	
Site Pavements	$51,800	
Total	**$4,660,900**	**$4,399,000**
Importance Code A	$862,200	$296,900
Importance Code B	$3,650,700	$3,851,300
Importance Code C	$148,000	$250,800
Total	**$4,660,900**	**$4,399,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,900			
Interior Architecture	$8,300			$10,100
Electrical	$7,200	$15,100	$7,800	$6,400
Mechanical	$115,000	$51,900	$15,800	$10,100
Site Enclosure				
Site Pavements	$1,800			
Total	**$184,300**	**$67,000**	**$23,600**	**$26,600**
Importance Code A	$58,800	$7,000	$6,800	$6,800
Importance Code B	$123,700	$60,000	$16,800	$19,800
Importance Code C	$1,800			
Total	**$184,300**	**$67,000**	**$23,600**	**$26,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,300	
Masonry: Brick	25%	Now	$369,600	LIFE	* *	5	$21,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : South Facade, Staircase D, Room 352								
Masonry: Brick	65%			LIFE	* *	5	$57,000	
Masonry: Limestone	5%	Now	$35,400	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Bands								
Windows								
Aluminum	100%	Now	$316,900	2049	* *	5	$16,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	60%	Now	$123,700	LIFE	* *	5	$9,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : South Side								
Metal Rail	30%			2046	* *	5-10	$86,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,000	
Roof								
Built-Up (BUR)	20%	Now	$16,600	2033	$165,700			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
Location : Over Room 357								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over Room 357								
Built-Up (BUR)	75%			2038	* *	10	$52,000	
Copper/Terne	5%			2061	* *	10	$8,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Quarry Tile	2%			2046	* *	5	$4,400	
Sheet Vinyl/Rubber	3%	Now	$296,600	2043	* *	5	$3,300	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Rooms 126, 124, 123, 121								
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	45%			2033	$1,878,500	3	$33,200	
Vinyl Tile 9" X 9"	10%	Now	$1,208,500	2043	* *	3	$5,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Stair Case A To Roof								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Classrooms								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Wood	25%	Now	$450,600	2048	* *	5	$34,600	
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Various Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Classrooms, Corridors, And Offices On Third Floor								
Interior Walls								
Ceramic Tile	5%			2036	$250,800	5	$4,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	57%			LIFE	* *	5	$15,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair D								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,300	
Plaster	90%			LIFE	* *	5	$83,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair D, Room 357								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2046	* *	5-10	$15,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Railing Attached To Roof								
Chain Link	45%			2053	* *			
Iron Picket	40%	4+	$148,000	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 80%								
Location : Entire Perimeter Of Site								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$70,700	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Areaways								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$51,800	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Flags On 109th Avenue, 204th Street And 203rd Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Activity Yard								
Cast in Place Concrete	98%			2046	* *			
Rubber Matting	2%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$12,900	5	$100	
Fused Disc Sw	3%			2049	* *	5		
Molded Case Bkrs	80%			2032	$147,100	5	$1,500	
Molded Case Bkrs	10%			2049	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$20,400	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	$36,700	5	$100	
Locally Mounted	70%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$60,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$65,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$132,600	1	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors, Auditorium, Gymnasium, And Basement								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$42,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium, Cafeteria And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$68,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%	0-2	$22,600	2033	$452,600			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Steam Piping/Pump	20%			2053	* *			
Terminal Devices								
Air Handler	25%			2028	$332,400	1	$10,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	50%	0-2	$14,400	2031	$288,900	1	$10,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Defective Thermostatics. Throughout.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Radiators Are Beyond Their Useful Life Cycle Rating								
Fan Coil Unit/Heat	25%	0-2	$21,900	2028	$437,900	1	$5,000	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Classrooms. Multiple Mechanical And Or Electrical Defects								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Unit Ventilators Are Beyond Their Useful Life Cycle Rating.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	$4,000	2028	$80,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Classrooms. Multiple Mechanical And Or Electrical Defects.								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	
Exhaust Fans								
Interior	95%			2028	$297,700	2	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room. Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Roof	5%			2028	$6,900	2	$100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

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
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%	0-2	$31,600	2031	$631,400	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main Near Boilers								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	0-2	$12,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 50%								
Location : Basement. West Side Of The Building At 109th Avenue								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2033	$14,100	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$48,900	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 135 - BK**		
Address	: **684 LINDEN BLVD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K135**
Program / Asset #	: **BOE0440.000 / 1368**	**Yr Built/Renovated**	: **1923 / 1999**
Area Sq Ft	: **59,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5**		
Block	: **4673** **Lot** : **1**	**BIN**	: **3102005**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$893,000	$419,900
Electrical	$195,000	$285,900
Mechanical	$848,000	$1,634,500
Total	**$1,936,000**	**$2,340,400**
Importance Code B	$1,783,100	$2,124,300
Importance Code C	$152,900	$216,100
Total	**$1,936,000**	**$2,340,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,400	$27,100		
Interior Architecture	$145,900	$9,900		$6,500
Electrical	$33,900	$5,800	$6,600	$5,500
Mechanical	$23,400	$15,000	$15,300	$11,000
Site Pavements	$49,700			
Total	**$275,200**	**$57,800**	**$21,900**	**$23,000**
Importance Code A	$28,200	$33,100	$5,800	$5,800
Importance Code B	$225,400	$24,700	$16,100	$17,100
Importance Code C	$21,600			
Total	**$275,200**	**$57,800**	**$21,900**	**$23,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$19,100	
Masonry: Brick	87%			LIFE	* *	5	$42,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,800	
Granite Panels	3%			LIFE	* *	5	$1,100	
Windows								
Aluminum	100%	0-2	$22,400	2049	* *	5	$11,500	
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	90%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$27,100	
Patching Evident, Extent : Moderate, Area Affected : 50%								
Location : Upper And Lower Roofs								
Skylight, Metal/Glass	5%			2063	* *	10	$4,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$36,300	LIFE	* *	5	$18,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$24,100	2042	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Staff Toilets								
Marble Panels	3%	0-2	$56,200	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Second Floor Lobby								
Terrazzo	5%	Now	$27,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby								
Traffic Topping	4%			2033	$163,000	5	$4,200	
Traffic Topping	1%	Now	$16,300	2033	$40,800	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Stair Landings								
Vinyl Tile	57%	Now	$134,500	2038	* *	3	$17,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout At Radiators								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Classrooms Throughout At Radiators								
Vinyl Tile 9" X 9"	5%	Now	$341,500	2043	* *	3	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Storage Rooms On First Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Storage Rooms On First Floor								
Wood	10%			2048	* *	5	$15,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$21,600	2036	$216,100	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Staff Toilets								
Masonry: Brick	10%			LIFE	* *			
Plaster	80%	Now	$152,900	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout 5th Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	$20,600	2038	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Repairs in Progress, Extent : N/A, Area Affected : 15%								
Location : Throughout Basement								
Plaster	80%	Now	$207,800	LIFE	* *	5	$41,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 5th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Repairs in Progress, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Asphalt	75%	Now	$49,700	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Play Yard								
Under Construction	25%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	70%			2041	* *	5	$1,100	
Molded Case Bkrs	20%			2032	$28,600	5	$300	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$51,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2033	$14,300	10		
Incandescent	2%			2033	$33,500	2		
Egress Lighting								
Emergency, Battery	50%			2033	$50,700	10	$7,100	
Exit, Service	50%			2033	$13,000	1		
Exterior Lighting								
HID	10%	Now	$28,200	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior								
Explanation : Exterior Lighting System Was Damaged By Contractor Doing Exterior Bricks Repair								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$22,000	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,400	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One Tank Of 7,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	62%	Now	$105,300	2043	* *	4	$1,800	
Leak Evident, Extent : Severe, Area Affected : 15%								
Location : Boiler Room - Tank Of Steam And Condensate Pumping System								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms, Boiler Room And Other Locations								
Explanation : Steam Control Valves Leaking At Gaskets.								
Central Plant Steam Piping/Pmp	38%			2043	* *	4	$1,700	
Terminal Devices								
Air Handler	20%			2028	$227,400	1	$7,300	
Convector/Radiator	80%			2031	$395,200	1	$15,200	
Controls								
Pneumatic	100%			2031	$1,167,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$71,700			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen, Mdf Room								
Window/Wall Unit	65%			2028	$148,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,900	
Exhaust Fans								
Interior	95%			2028	$254,500	2	$1,700	
Roof	5%			2033	$5,900	2	$100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Various Locations								
Explanation : Various Plumbing Fixtures With Galvanized Piping Were Replaced Within Last 10 Years With Copper.								
Galvanized Steel	50%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 225 Gallon Tank; 399,000 Btu/hr Gas Input. Quantity 3								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Main Roof And Lower Roof								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Main Roof And Lower Roof								
Explanation : Roof Drains And Storm Piping To The 5th Floor Were Replaced At Various Locations.								
Sump Pump(s)								
Non-Submersible	100%	Now	$12,100	2043	* *	4	$1,200	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement - Corroded Pit Cover Plate								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$41,800	1-2	$800	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 90 Square Feet (18x5)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 135 - Q**
Address : **207-11 89 AVENUE BTWN: 207 ST., 208 ST.**
Borough : **QUEENS**
Agency's Number : **Q135**
Program / Asset # : **BOE0783.000 / 2537**
Yr Built/Renovated : **1930 / 2015**
Area Sq Ft : **100,000**
Project Type : **EDUCATION**
Date of Survey : **05-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **10582** **Lot** : **16** **BIN** : **4225816**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$375,800	$56,600
Interior Architecture	$2,137,900	$82,000
Electrical	$857,800	$1,743,000
Mechanical	$3,613,400	$2,171,500
Site Pavements	$69,700	
Total	**$7,054,500**	**$4,053,000**
Importance Code A	$375,800	$189,800
Importance Code B	$6,359,300	$3,863,200
Importance Code C	$319,500	
Total	**$7,054,500**	**$4,053,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$26,900	$1,300
Interior Architecture	$62,800	$7,200		$10,300
Electrical	$113,700	$18,900	$144,500	$16,300
Mechanical	$64,700	$15,100	$68,500	$16,200
Site Enclosure	$42,700			
Site Pavements	$17,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$315,400**	**$55,700**	**$254,200**	**$58,500**
Importance Code A	$60,100	$8,100	$34,500	$9,400
Importance Code B	$168,200	$44,100	$219,700	$49,100
Importance Code C	$87,100	$3,500		
Total	**$315,400**	**$55,700**	**$254,200**	**$58,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	$56,600	
Masonry: Brick Cavity	35%			LIFE	* *	5	$33,000	
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	80%	Now	$52,300	2050	* *	5	$5,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$15,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,100	
Roof								
Built-Up (BUR)	25%	Now	$120,400	2039	* *			
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Classrooms And Gymnasium								
Copper/Terne	5%			2062	* *	10	$16,800	
Modified Bitumen	45%	2-4	$203,000	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : 3rd Floor Classrooms								
Single Ply Membrane	20%			2039	* *	10	$26,900	
Skylight, Metal/Glass	5%			2054	* *	10	$22,400	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$82,000	
Ceramic Tile	5%			2043	* *	5	$7,500	
Terrazzo	5%			LIFE	* *	5	$5,900	
Vinyl Tile	45%			2039	* *	3	$33,700	
Vinyl Tile 9" X 9"	10%	Now	$1,228,200	2044	* *	3	$5,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
Wood	10%			2062	* *	5	$28,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$163,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$7,000	
Concrete Masonry Unit	15%	4+	$40,300	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Masonry: Brick	10%			LIFE	* *			
Plaster	45%	4+	$156,500	LIFE	* *	5	$18,800	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Auditorium Wall								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$102,100	2047	* *	5	$15,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Corridors, Second And Third Floor Classrooms								
Exposed Struc: Concrete	35%	Now	$161,100	LIFE	* *	5	$8,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stair C At Second Floor Vestibule								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Stair C At Second Floor Vestibule								
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%			2039	* *			
Metal Panel	5%			LIFE	* *	5	$9,400	
Plaster	35%	Now	$327,000	LIFE	* *	5	$32,800	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 2nd Floor Classrooms, Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	40%	4+	$4,700	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Iron Picket	60%	4+	$38,100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 207th Street								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$69,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 89th Avenue, 208th Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	4+	$4,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 89th Avenue And Ramp In Play Yard								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	65%	0-2	$13,000	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	35%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$46,400	2064	* *	5	$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%	2-4	$233,000	2064	* *	5	$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Knife Sw	5%	2-4	$12,300	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Basement								
Fused Toggle Switch	10%	2-4	$24,500	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Molded Case Bkrs	50%			2033	$122,600	5	$1,300	
Molded Case Bkrs	20%			2042	* *	5	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$239,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing Of The Building								
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	$100	
Locally Mounted	80%			2032	$97,800	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electric Room								
Explanation : One 200 Ampere And One 30 Ampere For Fire Alarm								
Generators								
Diesel	100%			2030	$142,000	1	$38,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 160 Kilowatts.								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$22,300	
Fuel Storage								
Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 100 Gallons Rated Capacity								
Main Tank	80%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Vault								
Explanation : 550 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Lighting								
Interior Lighting								
Fluorescent	65%			2034	$992,200	10	$59,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Wing Of The Building								
Fluorescent	20%			2039	* *	10	$18,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The New Wing Of The Building								
Fluorescent	10%			2039	* *	10	$9,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Service	30%			2039	* *	1		
Emergency, Battery	30%			2029	$51,600	10	$7,200	
Exit, Service	10%			2039	* *	1		
Exit, Battery	30%			2029	$43,500	10	$2,000	
Exterior Lighting								
HID	10%			2029	$47,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$192,200	1	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$264,100	1-3	$61,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Heating								
Energy Source								
Electricity	5%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Boiler Room, Elevator Machine Room, 2nd Building Addition - Stairs, Vestibules, Other Locations								
Explanation : Electric Heating								
Natural Gas	18%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition								
Explanation : Location Noted								
Interruptible Gas/Dual Fuel	77%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank, No.2 Oil, 8000 Gallons, For Original And 1st Addition Buildings								
Conversion Equipment								
Radiant Heater	5%			2034	$133,200	2	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Boiler Room, Elevator Machine Room, 2nd Building Addition - Stairs, Vestibules, Other Locations								
Explanation : Electric Unit / Cabinet Heaters, Air Curtains								
Steam Boiler	77%	Now	$13,700	2039	* *	1	$68,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - Burner Issues When Running With Oil								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 175 Bhp Each								
No Component	18%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Addition Building								
Explanation : Rooftop Packaged Units Provide Gas Heating And Cooling, Reported Under Air Conditioning								
Distribution								
Steam Piping/Pump	78%	Now	$52,400	2034	$524,500			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Steam Condensate Vacuum System - Automatic Make-up Water Feeder								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Original And 1st Addition Buildings - Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Original And 1st Addition Buildings - Throughout								
No Component	22%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Building Addition								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Heating								
Terminal Devices								
Air Handler	15%	Now	$11,900	2029	$237,000	1	$8,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Original Building Boiler Room Area - Multipurpose Room Blower - Leaky Coil								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Boiler Room Area, 1st Building Addition Basement Fan Room								
Convector/Radiator	40%			2032	$274,600	1	$12,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original And 1st Addition Buildings								
Fan Coil Unit/Heat	23%			2029	$478,800	1	$7,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original And 1st Addition Buildings - Unit Ventilators								
No Component	22%							
Controls								
Digital	22%			2027	$530,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition								
Explanation : System Control Panel Located In Room A219								
Pneumatic	78%			2028	$1,265,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original And 1st Addition Buildings								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Multipurpose Room								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	$68,800	2029	$344,100	2	$1,000	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 2nd Building Addition Roof - Corroded Gas Plug Valves At Rooftop Units								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Addition Building Roof - 5 Units								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : 2nd Addition Building Roof - Units No. 3 And 5								
Split Unit	5%	Now	$121,600	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Telecom Rooms, Kitchen Dry Storage, Kitchen Compressor Room - 5 Systems								
Window/Wall Unit	50%			2034	$194,000	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Window/Wall Unit	5%	Now	$19,400	2034	$19,400	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	5%			2027	$19,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Multipurpose Room								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	
Exhaust Fans								
Interior	60%			2029	$272,500	2	$1,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Boiler Room Area, 1st Building Addition Basement Fan Room								
Roof	40%	Now	$4,000	2029	$79,500	2	$1,000	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Original Building Roof - 1 Unit								
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Roofs								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Plumbing								
H/C Water Piping								
Brass/Copper	78%			2034	$1,025,800	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Original And 1st Addition Buildings - Throughout								
Brass/Copper	22%	Now	$5,800	2044	* *	1		
Noisy/Vibrating, Extent : Moderate, Area Affected : 2%								
Location : 2nd Building Addition - Water Heater Room - Domestic Water Circulating Pump								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition - Throughout								
Explanation : Location Noted								
Water Heater With Tanks								
Gas Fired	22%			2029	$19,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Building Addition - Water Heater Room Within Kitchen								
Explanation : 1 Unit, 100 Gallons								
Gas Fired	78%			2027	$68,200	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 250 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$20,500	4	$2,100	
Backflow Preventer								
Generic	100%			2029	$45,700	1	$6,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor, One Unit From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$7,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

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
Fire Suppression								
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 90 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 136 - Q**		
Address	: **201-15 115 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q136**
Program / Asset #	: **BOE0784.000 / 1539**	**Yr Built/Renovated**	: **1928 / 2014**
Area Sq Ft	: **88,543**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **11018** **Lot** : **21**	**BIN**	: **4236757**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$281,000	$127,600
Interior Architecture	$542,600	$1,034,700
Electrical	$692,000	$575,100
Mechanical	$1,241,500	$1,750,300
Total	**$2,757,100**	**$3,487,700**
Importance Code A	$281,000	$127,600
Importance Code B	$2,476,100	$2,699,400
Importance Code C		$660,600
Total	**$2,757,100**	**$3,487,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$16,200
Interior Architecture	$10,900	$22,800	$8,600	$800
Electrical	$9,200	$21,300	$8,500	$8,300
Mechanical	$137,300	$22,100	$20,700	$13,300
Site Enclosure	$10,700			
Site Pavements	$37,800			
Total	**$205,900**	**$66,200**	**$37,800**	**$38,600**
Importance Code A	$8,800	$9,000	$8,800	$25,000
Importance Code B	$197,200	$57,200	$29,000	$13,600
Importance Code C				
Total	**$205,900**	**$66,200**	**$37,800**	**$38,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	4+	$104,900	LIFE	* *	5	$62,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Foundation Wall Into Basement								
Masonry: Brick Cavity	35%			LIFE	* *	5	$36,300	
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	10%	Now	$176,100	2058	* *	5	$1,800	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kindergarden Classrooms Of 1928 Wing								
Aluminum	90%			2055	* *	5	$32,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$5,200	
Masonry: Brick Cavity	90%			LIFE	* *	5	$6,100	
Roof								
Copper/Terne	5%			2061	* *	10	$8,600	
Modified Bitumen	95%			2041	* *	10	$65,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,000	
Ceramic Tile	5%			2042	* *	5	$6,600	
Quarry Tile	5%			2046	* *	5	$9,900	
Terrazzo	3%	4+	$7,600	LIFE	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Interior Stair In Entrance Foyer								
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Lobby								
Traffic Topping	5%			2033	$323,800	5	$8,300	
Vinyl Tile	52%			2038	* *	3	$25,800	
Vinyl Tile 9" X 9"	5%	Now	$542,600	2043	* *	3	$2,500	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Staircase E And F								
Wood	15%			2048	* *	5	$37,300	
Interior Walls								
Ceramic Tile	5%			2036	$610,000	5	$10,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	78%			LIFE	* *	5	$50,700	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,500	
Metal Panel	5%			LIFE	* *	5	$5,900	
Plaster	85%			LIFE	* *	5	$50,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%			2068	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$10,700	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$37,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 115th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 201st Street And 202nd Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	98%			2042	* *			
Rubber Matting	2%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	25%			2053	* *	5	$100	
Fused Disc Sw	50%			2033	$116,500	5	$200	
Molded Case Bkrs	25%			2053	* *	5	$600	
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	15%			2049	* *	5	$400	
Molded Case Bkrs	70%			2032	$171,700	5	$1,600	

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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DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	10%			2033	$29,900	1		
Motor Controllers								
Locally Mounted	25%			2046	* *	5	$200	
Locally Mounted	75%			2031	$91,700	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$78,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	3%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$170,200	1	$33,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$233,900	1-3	$54,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Station, Fire Alarm Panel And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 8,000 Gallon Tank								

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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DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$87,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	20%	0-2	$14,500	2053	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Condensate Return Piping								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Explanation : Leaking Vacuum Pump								
Steam Piping/Pump	80%	0-2	$29,000	2033	$580,800			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Beyond The Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Explanation : Defective Thermostats And Control Valves								
Terminal Devices								
Air Handler	20%			2028	$341,200	1	$11,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	40%	0-2	$29,700	2031	$296,600	1	$10,300	
Leak Evident, Extent : Moderate, Area Affected : 40%								
Location : Leaking Radiators In Room 221 And 321								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms Primarily, Radiators Are Beyond Their Useful Life Cycle Rating								
Convector/Radiator	20%			2038	* *	1	$5,700	
Fan Coil Unit/Heat	20%	0-2	$9,000	2028	$449,600	1	$5,100	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Motors, Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	$3,400	2028	$68,700	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : About 6 Units Are Not Working. Various Locations								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

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
Ventilation								
Exhaust Fans								
Interior	95%			2028	$382,000	2	$2,600	
Roof	5%			2028	$8,800	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%	0-2	$40,500	2031	$810,200	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Leaking In Cross Bay								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Beyond Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Piping Beyond Useful Life Cycle Rating								
Sump Pump(s)								
Non-Submersible	100%			2033	$18,200	4	$1,900	
Backflow Preventer								
Generic	100%			2033	$40,500	1	$5,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$62,700	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 137 - BK**				
Address	: **121 SARATOGA AVENUE BTWN BAINBRIDGE ST - CHAUNCEY ST**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K137**	
Program / Asset #	: **BOE0442.000 / 1370**		**Yr Built/Renovated**	: **1902 / 2000**	
Area Sq Ft	: **46,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **16-Jan-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Att**				
Block	: **1510**	**Lot** : **1**	**BIN**	: **3040878**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$284,800	$168,900
Interior Architecture	$136,500	
Electrical	$121,500	$357,600
Mechanical		$2,061,500
Site Pavements	$52,100	
Total	**$594,900**	**$2,588,000**
Importance Code A	$284,800	$579,400
Importance Code B	$229,800	$2,008,600
Importance Code C	$80,300	
Total	**$594,900**	**$2,588,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,900			
Interior Architecture	$205,900		$2,700	$7,300
Electrical	$2,400	$4,300	$4,400	$5,600
Mechanical	$41,800	$7,200	$7,600	$6,700
Site Enclosure	$13,500			
Site Pavements	$11,200			
Total	**$307,700**	**$11,500**	**$14,800**	**$19,700**
Importance Code A	$37,500	$4,600	$4,600	$4,600
Importance Code B	$205,500	$6,900	$10,300	$15,100
Importance Code C	$64,800			
Total	**$307,700**	**$11,500**	**$14,800**	**$19,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$195,800	
Masonry: Brick	10%	Now	$14,100	LIFE	* *	5	$8,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Room 401 And 4th Floor Mens Bathroom								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 402								
Masonry: Brick	75%			LIFE	* *	5	$125,300	
Windows								
Aluminum	100%	Now	$124,300	2052	* *	5	$4,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : 4th Floor Corridor								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Built-Up (BUR)	10%			2041	* *	10	$2,500	
Copper/Terne	10%			2064	* *	10	$6,300	
Metal Panel	5%			2041	* *	10	$2,300	
Slate	75%			LIFE	* *	10	$18,800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,000	
Ceramic Tile	5%	Now	$10,600	2039	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : 3rd And 4th Floor Restrooms								
Quarry Tile	5%			2049	* *	5	$5,500	
Vinyl Tile	78%	0-2	$32,300	2041	* *	3	$21,400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Throughout								
Vinyl Tile 9" X 9"	2%	Now	$36,000	2046	* *	3	$500	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Room 105 And 108								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$8,700	2039	* *	5	$1,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Lobby								
Concrete Masonry Unit	8%			LIFE	* *	5	$6,600	
Gypsum Board	5%			LIFE	* *	5-10	$8,800	
Masonry: Brick	8%	Now	$80,300	LIFE	* *			
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler And Gasoline Meter Room								
Metal: Cage/Fence	5%			LIFE	* *	10	$1,000	
Plaster	71%	Now	$36,400	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 402 And Boiler Room								
Ceilings								
AcousTile,Adhered	5%	4+	$2,400	2049	* *	5	$1,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	5%	Now	$56,200	LIFE	* *	5	$600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler And Gasoline Meter Room								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Boiler And Gasoline Meter Room								
Explanation : Temporary Columns Installed								
Exposed Struc: Steel	10%			LIFE	* *	10	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic Ceiling								
Explanation : Roof Steel Structural Memebers								
Metal Panel	5%			LIFE	* *	5	$9,200	
Plaster	75%	Now	$34,200	LIFE	* *	5	$34,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 4th Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 402								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2046	* *			
Iron Picket	75%	Now	$2,800	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Front Steps								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	90%	0-2	$8,700	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base Of Fence Post								
Masonry: Fieldstone	10%	0-2	$2,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Cap Stones At Sides Of School								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Sides Of School								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$52,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$6,900	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Entry Steps Throughout								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Underside Entrance Stairs								
Explanation : Boiler And Gasoline Meter Rooms								
Activity Yard								
Asphalt	50%	2-4	$4,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Under Construction	50%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	95%			2036	$78,800	1		
Conduit	5%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	70%			2035	$100,100	5	$800	
Molded Case Bkrs	20%			2044	* *	5	$200	
Wiring								
Braided Cloth	25%			2035	$27,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2036	$75,600	1		
Thermoplastic	5%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$200	
Locally Mounted	20%			2034	$14,700	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$5,600	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$121,500	2046	* *	1-3	$25,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations Only.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 3,000 Gallons No. 2 Oil								
Conversion Equipment								
Steam Boiler	100%			2034	$410,600	1	$45,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$18,900	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Terminal Devices								
Air Handler	10%			2031	$88,600	1	$2,800	
Convector/Radiator	90%			2034	$346,700	1	$13,400	
Controls								
Pneumatic	100%			2034	$910,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
Window/Wall Unit	70%	0-2	$6,200	2031	$124,900	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2041	* *	1	$2,200	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2041	* *	2	$4,800	
No Component	85%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2036	$2,000	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%	0-2	$9,000	2034	$180,400	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, North Side Of The Lunch Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit 50 Gallons In Kitchen								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$9,400	4	$1,500	
Backflow Preventer								
Generic	100%			2044	* *	1	$2,800	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 137 - M P.S. 184**
Address : **327 CHERRY STREET @ MONTGOMERY ST.**
Borough : **MANHATTAN**
Agency's Number : **M137**
Program / Asset # : **BOE0083.000 / 2854**
Yr Built/Renovated : **1966 / 2007**
Area Sq Ft : **83,000**
Project Type : **EDUCATION**
Date of Survey : **16-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **245** **Lot** : **7** **BIN** : **1003143**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$156,600	$169,900
Interior Architecture	$789,200	$347,700
Electrical	$524,100	$702,800
Mechanical	$744,700	$693,700
Site Pavements	$176,500	
Total	**$2,391,100**	**$1,914,000**
Importance Code A	$156,600	$169,900
Importance Code B	$2,103,500	$1,744,100
Importance Code C	$131,000	
Total	**$2,391,100**	**$1,914,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,500	$3,900		$18,200
Interior Architecture	$32,800	$12,400	$1,200	$12,800
Electrical	$13,500	$18,200	$9,500	$7,800
Mechanical	$47,500	$46,700	$18,600	$5,500
Site Enclosure	$13,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$168,700**	**$88,400**	**$36,500**	**$51,300**
Importance Code A	$57,000	$4,100		$18,200
Importance Code B	$75,600	$84,300	$36,500	$33,200
Importance Code C	$36,100			
Total	**$168,700**	**$88,400**	**$36,500**	**$51,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$26,800	
Masonry: Brick Cavity	7%	4+	$13,400	LIFE	* *	5	$7,500	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Masonry: Brick Cavity	88%			LIFE	* *	5	$94,400	
Windows								
Aluminum	100%			2055	* *	5	$36,300	
Parapets								
Masonry: Brick Cavity	25%			LIFE	* *	5	$2,100	
Metal Rail	75%	Now	$85,100	2038	* *	5	$43,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout Parapet								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Throughout Parapet								
Roof								
Built-Up (BUR)	95%	Now	$71,500	2038	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Fourth Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair C Bulkhead, Room 408, Science Laboratory								
Copper/Terne	5%			2048	* *	10	$3,900	
Soffits								
Cast in Place Concrete	85%	2-4	$41,100	LIFE	* *	5	$67,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Upper Overhangs								
Stucco Cement	15%			2046	* *	5	$6,000	
Interior								
Floors								
Carpet	2%			2032	$44,500	3	$3,700	
Cast in Place Concrete	10%			LIFE	* *	5	$26,900	
Ceramic Tile	5%			2042	* *	5	$6,100	
Vinyl Tile	10%			2033	$347,700	3	$6,100	
Vinyl Tile 9" X 9"	73%	Now	$734,700	2043	* *	3	$33,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$54,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Foundation At Room 11								
Ceramic Tile	5%	4+	$7,900	2042	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Folding Partition	1%	Now	$9,900	2049	* *	5	$1,800	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	1%	0-2	$5,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Front Lobby								
Marble Panels	3%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$16,800	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$24,700	
AcousTileSusp.Lay-In	5%	0-2	$5,300	2046	* *	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Exposed Struc: Concrete	65%			LIFE	* *	5	$12,600	
Gypsum Board	10%			LIFE	* *	5	$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$13,200	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Cherry Street								
Iron Picket	50%			2077	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	34%	4+	$100,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Cherry Street								
Sinking/Subsiding, Extent : Severe, Area Affected : 30%								
Location : Cherry Street								
Cast in Place Concrete	66%			2046	* *			

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	34%	Now	$76,400	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Main Entrance								
Cast in Place Concrete	66%			2046	* *			
Activity Yard								
Asphalt	80%			2046	* *			
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$163,100	5	$300	
Fused Disc Sw	30%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$19,600	5	$200	
Fused Toggle Switch	2%	2-4	$4,900	2058	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	20%			2049	* *	5	$400	
Molded Case Bkrs	70%			2032	$171,700	5	$1,500	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$74,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,000	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$79,300	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$159,500	1	$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Offices, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$51,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throught The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Con Edison Steam								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2042	* *	5	$4,900	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$119,500	2043	* *	4	$4,100	
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Boiler Room, Vacuum Pump Dumping High Temperature Condensate Return To Public Sewer								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Heating								
Terminal Devices								
Air Handler	25%			2028	$399,800	1	$12,800	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Convector/Radiator	75%	Now	$26,100	2038	* *	1	$18,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Classroom 420 And Classroom 321								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2038	* *	2	$800	
Window/Wall Unit	70%			2028	$225,400	1		
No Component	15%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	$16,200	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2038	* *	2	$8,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,300	
Exhaust Fans								
Interior	75%			2033	$282,700	2	$1,900	
Roof	25%			2028	$41,200	2	$600	
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$411,000	4	$8,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$17,000	2043	* *	4	$1,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 138 - BK**			
Address	:	**801 PARK PLACE BTWN: ROGERS AVE., NOSTRAND AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K138**
Program / Asset #	:	**BOE0443.000 / 1344**	**Yr Built/Renovated**	:	**1902 / 2008**
Area Sq Ft	:	**137,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**02-Nov-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4**			
Block	:	**1233** **Lot** : **26**	**BIN**	:	**3330794**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$900,600	$368,500
Interior Architecture	$815,400	$202,400
Electrical	$459,100	$1,078,100
Mechanical	$496,900	$5,360,100
Site Enclosure		$389,300
Site Pavements		$81,800
Total	**$2,672,000**	**$7,480,200**
Importance Code A	$900,600	$421,100
Importance Code B	$1,322,100	$6,570,000
Importance Code C	$449,400	$489,100
Total	**$2,672,000**	**$7,480,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$146,200		$83,400	$24,000
Interior Architecture	$134,600	$4,900	$16,600	$22,100
Electrical	$15,800	$14,000	$42,000	$15,900
Mechanical	$24,900	$21,800	$68,000	$23,300
Site Enclosure	$36,900			
Site Pavements	$20,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$386,500**	**$48,000**	**$217,200**	**$92,500**
Importance Code A	$159,800	$13,600	$97,200	$37,600
Importance Code B	$163,200	$34,400	$119,900	$54,900
Importance Code C	$63,600			
Total	**$386,500**	**$48,000**	**$217,200**	**$92,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$161,600	
Masonry: Brick	75%	Now	$261,600	LIFE	* *	5	$155,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Facades								
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : Inner Courtyards								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Inner Courtyards								
Masonry: Granite	5%	Now	$16,700	LIFE	* *	5	$7,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,800	
Metal Panel	5%			2054	* *	5-10	$71,100	
Windows								
Aluminum	20%	Now	$11,700	2050	* *	5	$6,000	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Classroom								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	80%			2050	* *	5	$48,000	
Parapets								
Copper/Terne	15%			2069	* *	5	$26,600	
Masonry: Brick	65%	Now	$154,500	LIFE	* *	5	$23,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facades At Inner Courtyards								
Masonry: Limestone	5%			LIFE	* *	5	$2,300	
Metal Rail	10%			2047	* *	5-10	$66,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$11,500	
Roof								
Built-Up (BUR)	40%	Now	$48,400	2029	$484,400			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : South Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms And Lower Roof								
Copper/Terne	5%			2062	* *	10	$12,700	
IRMA/Protected Membrane	5%			2039	* *	10	$5,100	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : New Corridor Addition								
Modified Bitumen	45%			2039	* *	10	$45,600	
Skylight, Metal/Glass	5%	Now	$29,200	2054	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor North Building								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Interior								
Floors								
Carpet	10%			2033	$355,800	3	$39,300	
Cast in Place Concrete	10%	Now	$34,200	LIFE	* *	5	$43,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And Stairwells								
Ceramic Tile	5%			2043	* *	5	$9,800	
Quarry Tile	5%			2047	* *	5	$14,700	
Sheet Vinyl/Rubber	5%			2039	* *	5	$14,700	
Terrazzo	10%	4+	$37,600	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Corridors								
Vinyl Tile	49%	0-2	$54,500	2039	* *	3	$36,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%	Now	$8,000	2044	* *	3	$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Room 324a								
Wood	5%			2049	* *	5	$18,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$80,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Ceramic Tile	8%	Now	$37,500	2043	* *	5	$16,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement Paint Storage								
Masonry: Brick	5%	Now	$202,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electric Room								
Plaster	80%	Now	$165,700	LIFE	* *	5	$99,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$33,300	
Ceilings								
Exposed Struc: Concrete	10%	Now	$56,000	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	90%	Now	$255,600	LIFE	* *	5	$102,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor And 4th Floor								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2034	$389,300			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Side Yards								
Iron Picket	50%	Now	$21,200	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	45%			2069	* *			
Masonry: Brick	15%			2044	* *			
Masonry: Fieldstone	40%	Now	$15,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : West Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : West Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sidewalk On Park Place								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$4,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Handicap Ramp On West Side								
Parking/Driveway								
Pavers/Stone	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Driveway And Parking Lot								
Explanation : Gravel Surface								
Activity Yard								
Cast in Place Concrete	90%			2047	* *			
Rubber Matting	10%	0-2	$1,600	2034	$81,800			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$239,700	5	$500	
Fused Disc Sw	20%			2054	* *	5	$100	
Raceway								
Conduit	90%			2034	$266,200	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	30%			2050	* *	5	$1,100	
Molded Case Bkrs	60%			2033	$183,900	5	$2,200	
Wiring								
Braided Cloth	70%	2-4	$286,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	75%			2032	$139,300	5	$700	
Locally Mounted	25%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$119,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2039	* *	10	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	20%			2029	$47,100	10	$6,600	
Emergency, Battery	30%			2039	* *	10	$9,900	
Exit, Service	20%			2029	$12,100	1		
Exit, Service	30%			2039	* *	1		
Exterior Lighting								
HID	30%			2034	$196,400	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$51,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$87,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 6,000 Gallon Tank. Using Oil No.2								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$135,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$224,700	2034	$1,123,400			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : The Pipings In North Side Of The Building, It Causes Long Time To Heat Up.								
Terminal Devices								
Convector/Radiator	100%			2032	$1,147,100	1	$44,300	
Controls								
Pneumatic	100%			2032	$2,711,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2032	$318,900	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,400	
Exhaust Fans								
Roof	100%			2029	$272,200	2	$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,500	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 20%								
Location : Outside Areaway Drains And 3th Floor Roof.								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$28,100	4	$2,900	
Backflow Preventer								
Generic	100%			2044	* *	1	$8,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Building Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$3,800	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 138 - BK ANNEX (CROWN HGTS EEC 1)**			
Address	:	**960 PROSPECT PLACE BTWN BROOKLYN AVE & NEW YORK AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K867**
Program / Asset #	:	**BOE0443.010 / 12**	**Yr Built/Renovated**	:	**1973 / 2001**
Area Sq Ft	:	**9,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**19-Oct-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**1235** **Lot** : **37**	**BIN**	:	**3031296**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$359,700	
Interior Architecture		$389,900
Electrical		$140,000
Mechanical	$150,200	$117,700
Total	**$509,900**	**$647,500**
Importance Code A	$359,700	
Importance Code B	$150,200	$647,500
Total	**$509,900**	**$647,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,500		$31,200	$900
Interior Architecture	$39,000	$400		$1,700
Electrical	$500	$800	$23,900	$500
Mechanical	$2,600	$500	$24,500	$500
Site Pavements	$20,900			
Total	**$81,600**	**$1,600**	**$79,600**	**$3,600**
Importance Code A	$18,500		$31,200	$900
Importance Code B	$55,900	$1,600	$48,400	$2,700
Importance Code C	$7,200			
Total	**$81,600**	**$1,600**	**$79,600**	**$3,600**

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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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BK ANNEX (CROWN HGTS EEC 1)
Asset # : 12

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$11,300	
Masonry: Brick	7%			LIFE	* *	5	$1,400	
Metal Panel	3%			2054	* *	5-10	$4,100	
Windows								
Aluminum	100%			2050	* *	5	$1,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,700	
Concrete Masonry Unit	35%			LIFE	* *	5	$1,700	
Metal Security Bars	60%			2062	* *			
Roof								
Built-Up (BUR)	100%			2029	$359,700	10	$30,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Surveyor Unable To Access Roof								
Soffits								
Pre-Cast Concrete	100%	Now	$18,500	LIFE	* *	5	$10,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Over Entrance At Front Elevation								
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$700	
Vinyl Tile	95%	Now	$39,000	2034	$389,900	3	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$4,500	
Plywood/Hardboard	50%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	85%			LIFE	* *	5	$1,900	
Gypsum Board	15%			LIFE	* *	5	$2,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front And Side Sidewalk								
Explanation : Newly Repaired Evident								
On-Site Walkways								
Asphalt	70%	2-4	$2,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	30%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BK ANNEX (CROWN HGTS EEC 1)
Asset # : 12

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$4,500	2037	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Parking Entrance								
Activity Yard								
Asphalt	100%	2-4	$13,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1,200 Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$66,600	5		
Raceway								
Conduit	100%			2034	$16,600	1		
Panelboards								
Fused Disc Sw	10%			2033	$3,100	5		
Molded Case Bkrs	90%			2033	$27,600	5	$200	
Wiring								
Thermoplastic	100%			2034	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$8,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2029	$7,700	10	$1,100	
Exit, Service	50%			2029	$2,000	1		
Exterior Lighting								
HID	10%			2029	$4,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Operated By Photocell								
No Component	90%							

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BK ANNEX (CROWN HGTS EEC 1)
Asset # : 12

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$23,800	1-3	$5,500	

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2039	* *	1	$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	$150,200	2	$600	
Ventilation								
Exhaust Fans								
Interior	100%			2034	$40,900	2	$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$2,400	2032	$117,700	1		
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Hot Water Circulating Pump Is Not Working								
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 138 - BX SAMUEL RANDALL**		
Address	: **2060 LAFAYETTE AVENUE @OLMSTEAD AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X138**
Program / Asset #	: **BOE0275.000 / 403**	**Yr Built/Renovated**	: **1958 / 2009**
Area Sq Ft	: **71,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3609** **Lot** : **16**	**BIN**	: **2022289**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$170,300	$939,500
Interior Architecture	$1,938,900	$2,922,200
Electrical	$63,200	$929,800
Mechanical	$1,083,200	$4,081,900
Site Pavements	$230,000	
Total	**$3,485,600**	**$8,873,400**
Importance Code A	$170,300	$1,573,200
Importance Code B	$3,245,900	$7,300,200
Importance Code C	$69,300	
Total	**$3,485,600**	**$8,873,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,600			$27,700
Interior Architecture	$138,400		$12,900	$1,800
Electrical	$39,100	$2,900	$3,500	$6,100
Mechanical	$35,600	$10,400	$15,500	$76,200
Site Enclosure	$23,100			
Site Pavements	$37,600			
Total	**$334,400**	**$13,300**	**$32,000**	**$111,900**
Importance Code A	$67,600	$7,000	$7,000	$34,900
Importance Code B	$153,800	$6,300	$24,900	$77,000
Importance Code C	$113,000			
Total	**$334,400**	**$13,300**	**$32,000**	**$111,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,300	
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Trim Surrounding Windows								
Masonry: Brick	80%			LIFE	* *	5	$70,100	
Metal Panel	15%			2045	* *	5-10	$90,400	
Windows								
Aluminum	50%	Now	$79,200	2051	* *	5	$8,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Aluminum	50%	Now	$91,100	2051	* *	5	$8,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floors								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$14,800	LIFE	* *	5	$12,300	
Caulking Deteriorated, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Masonry: Brick	78%			LIFE	* *	5	$12,400	
Metal Panel	10%			2055	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Location Noted								
Metal Security Bars	2%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Above Main Entrance								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	97%	Now	$40,200	2035	$803,600			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 303, 332 And Auditorium								
Copper/Terne	3%	Now	$5,600	2063	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Bulkheads								
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$32,100	LIFE	* *	5	$16,100	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Mosaic Tile	5%	2-4	$425,400	2052	* *	5	$9,200	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area And Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	70%			2035	$2,922,200	3	$38,700	
Vinyl Tile 9" X 9"	10%	Now	$1,208,500	2045	* *	3	$5,500	
Recent Replace Evident, Extent : N/A, Area Affected : 30%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Various Rooms								
Wood	5%	0-2	$9,000	2050	* *	5	$6,900	
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Corner Of Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$69,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Within Crawl Space Under Auditorium								
Ceramic Tile	5%	0-2	$5,000	2044	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Toilet Rooms								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Kitchen Area								
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Concrete Masonry Unit	5%	4+	$8,600	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bulkheads								
Glazed Ceramic Panel	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Lobby								
Plaster	60%	Now	$26,600	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Various Locations At 1st Floor Corridor								
SGFT/Glazed Masonry	20%	2-4	$32,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwells And Gymnasium								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	$24,300	2048	* *	5	$18,400	
Adhesion Failure, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Various Locations Throughout								
Exposed Struc: Concrete	58%			LIFE	* *	5	$13,400	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	10%	4+	$235,700	2045	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Panel	2%			LIFE	* *	5	$3,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%	2-4	$23,100	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : Along Lafayette Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$230,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Virgil Place								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$12,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	0-2	$4,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Stairs To Play Yard And At Virgil Place								
Activity Yard								
Asphalt	75%	4+	$20,700	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	25%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$199,700	5	$1,900	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Toggle Switch	1%			2034	$1,800	5		
Molded Case Bkrs	94%			2034	$172,900	5	$1,800	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	70%			2034	$143,100	1		
Thermoplastic	20%			2035	$40,900	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	97%			2040	* *	10	$63,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2035	$10,800	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Kitchen								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2035	$4,500	1		
Emergency, Battery	40%	Now	$19,500	2040	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Lobby And First Floor Stairway								
Exit, Battery	50%			2040	* *	10	$2,400	
Exterior Lighting								
HID	10%	Now	$17,000	2035	$33,900			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Alarm								
Security System								
Generic	50%			2035	$68,200	1	$13,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$68,200	1	$13,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$169,100	5	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2033	$633,700	1	$70,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two No.4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$116,400	2045	* *			
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Inaccessible In Columns In Classrooms								
Terminal Devices								
Air Handler	30%			2030	$410,400	1	$13,200	
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Basement Fan Room								
Convector/Radiator	70%			2033	$416,100	1	$16,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$140,500	2033	$1,405,100			
Broken, Extent : Moderate, Area Affected : 30%								
Location : Thermostats In Various Classrooms								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

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
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2035	$172,600			
Window/Wall Unit	80%	Now	$22,000	2030	$220,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various. Seven Percent Of Window Units Are Not Working Due To Mechanical And Electrical Defects								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	30%			2030	$96,700	2	$700	
Roof	70%			2030	$98,700	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$933,700	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$351,500	4	$10,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2030	$14,600	4	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Sewage Ejector(s)								
Electric	100%			2030	$38,100	4	$2,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Sewer Ejector Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
P. S. 138 - BX SAMUEL RANDALL
Asset # : 403

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$400	

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

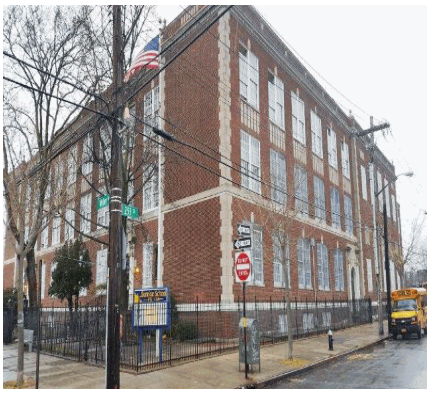
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 138 - Q**		
Address	: **253RD ST AND WELLER AVE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q138**
Program / Asset #	: **BOE0785.000 / 972**	**Yr Built/Renovated**	: **1931 / 2008**
Area Sq Ft	: **92,539**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2**		
Block	: **13578** **Lot** : **1**	**BIN**	: **4288640**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$698,200	$3,535,300
Electrical		$1,021,000
Mechanical		$4,137,000
Total	**$698,200**	**$8,693,200**
Importance Code A		$123,300
Importance Code B	$505,400	$8,569,900
Importance Code C	$192,900	
Total	**$698,200**	**$8,693,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$16,200		
Interior Architecture	$112,500			$12,100
Electrical	$30,700	$8,700	$9,000	$10,700
Mechanical	$61,800	$17,200	$23,300	$15,800
Site Pavements	$3,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$215,400**	**$49,400**	**$39,400**	**$45,900**
Importance Code A	$13,000	$23,100	$7,300	$6,900
Importance Code B	$118,700	$26,300	$32,100	$39,000
Importance Code C	$83,700			
Total	**$215,400**	**$49,400**	**$39,400**	**$45,900**



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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Facades								
Explanation : Scaffolding And Sidewalk Shed Erected								
Windows								
Aluminum	70%			2058	* *	5	$22,700	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Exterior Due To Scaffolding								
Explanation : Limited Access/ Visibility								
Aluminum w/ Guards	30%			2058	* *	5	$9,700	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Exterior Due To Scaffolding								
Explanation : Limited Access/ Visibility								
Parapets								
Not Accessible	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%	Now	$60,300	LIFE	* *	5	$30,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$159,900	2045	* *	5	$3,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : 1st Floor Toilet Rooms Observed, 2nd And 3rd Floors Reported By Custodian								
Quarry Tile	5%			2041	* *	5	$10,400	
Terrazzo	5%	Now	$13,300	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Old Wing								
Vinyl Tile	60%	Now	$235,100	2036	$2,350,800	3	$31,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Multipurpose								
Vinyl Tile 9" X 9"	10%			2031	$1,134,300	3	$6,900	
Not Accessible	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Floor Used For Material Storage								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$18,400	LIFE	* *			
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : Basement By House Trap								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$133,000	2045	* *	5	$3,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : 1st Floor Toilet Rooms Observed, 2nd And 3rd Floors Reported By Custodian								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 1st Floor Toilet Rooms Observed, 2nd And 3rd Floors Reported By Custodian								
Glass: Single Pane	2%			LIFE	* *	5	$3,500	
Masonry: Brick	13%	Now	$59,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Boiler Room								
Metal: Cage/Fence	3%			LIFE	* *	10	$700	
Marble Panels	2%	Now	$21,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium And Lobby								
Plaster	45%	Now	$26,500	LIFE	* *	5	$15,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen, Gymnasium And Toilet Rooms								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$11,800	
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$13,900	
AcousTileSusp.Lay-In	20%			2041	* *	5	$27,700	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$17,300	
Metal Panel	2%	Now	$1,900	LIFE	* *	5	$3,500	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	58%	Now	$50,000	LIFE	* *	5	$50,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2046	* *			
Iron Picket	50%			2056	* *			
Free Standing Walls								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Handball Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Caney Lane								
Explanation : Recent Repairs Evident								
On-Site Walkways								
Cast in Place Concrete	80%	Now	$3,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entry Steps Throughout								
Not Accessible	10%							
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Activity Yard Used As Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	40%			2046	* *	5	$200	
Fused Disc Sw	10%			2056	* *	5		
Fused Knife Sw	40%			2036	$93,200	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Obsolete Equipment And On Extended Life								
Molded Case Bkrs	10%			2046	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Under 600 Volts								
Raceway								
Conduit	80%			2036	$165,300	1		
Conduit	10%			2056	* *	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Disc Sw	10%			2035	$24,500	5	$200	
Molded Case Bkrs	60%			2052	* *	5	$1,500	
Molded Case Bkrs	20%			2035	$49,000	5	$500	
Molded Case Bkrs	5%			2058	* *	5	$100	
Wiring								
Braided Cloth	50%			2035	$149,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Sections Of The Building								
Thermoplastic	30%			2046	* *	1		
Thermoplastic	20%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2049	* *	5	$300	
Locally Mounted	50%			2034	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Across Electrical Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	95%			2044	* *	10	$80,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2044	* *			
Egress Lighting								
Emergency, Service	20%			2041	* *	1		
Emergency, Battery	30%	Now	$9,500	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Building								
Exit, Battery	50%	Now	$3,400	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Exit 5, Exit 9								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Alarm								
Security System								
Generic	50%			2036	$88,900	1	$17,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$88,900	1	$17,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$12,200	2036	$244,400	1-3	$51,800	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Old Entrance								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	25%			2056	* *	1		
Interruptible Gas/Dual Fuel	70%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallons								
Conversion Equipment								
Radiant Heater	5%	Now	$6,200	2036	$123,300	2	$1,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : New Wing Stairway								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Stairway								
Explanation : 8 Units								
Steam Boiler	75%			2049	* *	1	$68,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units.								
No Component	20%							
Distribution								
Steam Piping/Pump	75%			2036	$455,300			
No Component	25%							

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Heating								
Terminal Devices								
Air Handler	15%	Now	$10,700	2031	$214,000	1	$7,700	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement At Coil								
Convector/Radiator	60%			2034	$371,900	1	$17,900	
No Component	25%							
Controls								
Digital	25%			2031	$544,300			
Pneumatic	75%			2034	$1,098,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2031	$398,000	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 8 Package Units, New Wing Roof								
Split Unit	5%			2036	$112,500			
Window/Wall Unit	60%			2034	$215,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,700	
Exhaust Fans								
Interior	50%			2031	$210,100	2	$1,400	
Roof	50%			2036	$91,900	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$241,900	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 119 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,000	4	$2,900	
Backflow Preventer								
Generic	100%			2036	$42,300	1	$5,700	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2046	* *	1-5	$11,700	
Sprinkler								
No Component	75%							
Generic	25%			2046	* *	1-2	$6,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 139 - BK**
Address : **330 RUGBY RD. @ CORTELYOU ROAD**
Borough : **BROOKLYN**
Agency's Number : **K139**
Program / Asset # : **BOE0445.000 / 1346**
Yr Built/Renovated : **1957 / 2015**
Area Sq Ft : **90,000**
Project Type : **EDUCATION**
Date of Survey : **20-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **5144** **Lot** : **64** **BIN** : **3328235**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$208,400	$405,100
Interior Architecture	$5,823,100	$377,900
Electrical	$634,400	$263,100
Mechanical	$584,100	$4,953,000
Total	**$7,250,000**	**$5,999,000**
Importance Code A	$208,400	$1,208,300
Importance Code B	$6,804,400	$4,790,700
Importance Code C	$237,200	
Total	**$7,250,000**	**$5,999,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,400	$19,700		$38,900
Interior Architecture	$41,700	$20,600	$2,000	$12,700
Electrical	$3,400	$8,700	$8,400	$25,800
Mechanical	$38,400	$15,300	$19,700	$120,000
Site Enclosure	$13,100			
Site Pavements	$31,600			
Total	**$174,600**	**$64,200**	**$30,000**	**$197,400**
Importance Code A	$55,300	$28,600	$8,900	$48,000
Importance Code B	$84,000	$35,600	$21,100	$149,300
Importance Code C	$35,300			
Total	**$174,600**	**$64,200**	**$30,000**	**$197,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$107,500	
Masonry: Brick	20%	0-2	$46,400	LIFE	* *	5	$27,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Northeast Corner 4th Floor								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Ground Floor Activity Yard								
Masonry: Brick	70%			LIFE	* *	5	$96,300	
Windows								
Aluminum	99%	Now	$208,400	2051	* *	5	$21,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Room 315								
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Metal Louvers	1%			2044	* *	10	$2,700	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$9,700	
Masonry: Brick	75%			LIFE	* *	5	$13,500	
Metal Rail	10%			2048	* *	5-10	$32,400	
Pre-Cast Concrete	8%			LIFE	* *	5	$9,000	
Roof								
Built-Up (BUR)	28%			2035	$173,800	10	$14,500	
Copper/Terne	2%			2050	* *	10	$2,600	
Modified Bitumen	70%			2040	* *	10	$36,300	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,500	
Ceramic Tile	3%			2044	* *	5	$4,000	
Terrazzo	5%			LIFE	* *	5	$5,200	
Traffic Topping	5%	0-2	$6,500	2035	$323,600	5	$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lower Floor Stair Treads								
Vinyl Tile	35%	Now	$65,600	2040	* *	3	$17,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs, Cafeteria And 3rd Floor Corridor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	42%	Now	$911,000	2030	$4,555,200	3	$20,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : B10								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms 2nd, 3rd And 4th Floors								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : B10								
Wood	5%			2063	* *	5	$12,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$35,300	2044	* *	5	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Girls Bathroom								
Concrete Masonry Unit	5%			LIFE	* *	5	$5,000	
Glass: Single Pane	2%			LIFE	* *	5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Landings								
Explanation : Safety And Single Pane Glass								
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%	Now	$122,000	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Basement Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : B10 And Behind Domestic Hot Water Tank								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	46%			LIFE	* *	5	$34,500	
SGFT/Glazed Masonry	25%	Now	$115,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair D And 3rd Floor Corridor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Ceilings								
AcousTile,Adhered	5%			2048	* *	5	$6,400	
AcousTileConcealSpLn	10%			2048	* *	5	$16,000	
AcousTileSusp.Lay-In	5%			2048	* *	5	$6,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Masonry: Vault Struct	2%			LIFE	* *			
Plaster	68%	0-2	$54,100	LIFE	* *	5	$54,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2055	* *			
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : Activity Yard Fence Base								
Chain Link	20%			2055	* *			
Iron Picket	75%			2070	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Activity Yard								
Explanation : Planters								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$13,100	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : East Areaway Wall								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,600	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Rugby Street								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Rubber Matting	10%			2043	* *			
Traffic Topping	90%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$2,400	
Wiring								
Braided Cloth	50%	2-4	$149,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%			2048	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$74,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	5%			2040	* *	1		
Emergency, Battery	45%			2040	* *	10	$9,800	
Exit, Battery	50%			2040	* *	10	$3,000	
Exterior Lighting								
Fluorescent	30%			2040	* *	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$173,000	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$237,700	2045	* *	1-3	$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Hallways, Gymnasium, Cafeteria								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations, Alarm Bells.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$27,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Buried In School Court Yard								
Explanation : Two 10,000 Gallon Tanks								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	$803,300	1	$89,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$700	2035	$36,900			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Vacuum Pump In Boiler Room								
Explanation : One Of Vacuum Pumps Is Making A Loud Noise								
Steam Piping/Pump	95%			2035	$701,100			
Terminal Devices								
Air Handler	20%			2035	$346,800	1	$11,100	
Convector/Radiator	80%			2033	$602,900	1	$23,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	20%	Now	$7,100	2033	$356,200			
Low Pressure, Extent : Moderate, Area Affected : 100%								
Location : Air Compressor No Pressure In Boiler Room								
Pneumatic	80%			2033	$1,424,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2030	$244,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	Now	$1,600	LIFE	* *	2-5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement Fan Room								
Explanation : Broken Flex Connections								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$49,200	
Exhaust Fans								
Interior	70%			2030	$286,100	2	$1,900	
Roof	30%			2030	$53,600	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	Now	$11,800	2033	$235,300	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Domestic Main Shut-Off Valve Not Is Closing								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2030	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 40 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2035	$445,600	4	$13,400	
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing Of The Building								
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Throughout Old Wing Of The Building								
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$18,400	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$5,400	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Kitchen								
Explanation : No Grease Trap								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 400 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$25,500	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 139 - Q**
Address : **93-06 63 DRIVE**
Borough : **QUEENS**
Program / Asset # : **BOE0786.000 / 1540**
Area Sq Ft : **67,000**
Date of Survey : **28-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3095** **Lot** : **50**

Agency's Number : **Q139**
Yr Built/Renovated : **1929 / 2013**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4072457**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$263,300	$296,100
Interior Architecture	$921,000	$1,897,800
Electrical	$143,100	$1,682,600
Mechanical	$2,125,000	$457,700
Site Enclosure	$100,300	
Site Pavements	$62,300	$535,100
Total	**$3,615,000**	**$4,869,400**
Importance Code A	$263,300	$296,100
Importance Code B	$3,351,700	$3,391,900
Importance Code C		$1,181,400
Total	**$3,615,000**	**$4,869,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,500	$24,600		
Interior Architecture		$48,600		$4,600
Electrical	$8,100	$55,900	$6,300	$7,500
Mechanical	$41,400	$13,600	$18,100	$11,000
Site Enclosure	$5,200			
Site Pavements	$57,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$127,600**	**$149,900**	**$31,600**	**$30,300**
Importance Code A	$16,900	$29,400	$4,600	$4,600
Importance Code B	$69,500	$120,500	$26,900	$25,600
Importance Code C	$41,300			
Total	**$127,600**	**$149,900**	**$31,600**	**$30,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$20,800	
Masonry: Brick	42%			LIFE	* *	5	$37,300	
Painted Surfaces, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Masonry: Brick Cavity	41%			LIFE	* *	5	$36,400	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Masonry: Limestone	2%			LIFE	* *	5	$1,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$14,400	
Windows								
Aluminum	75%			2041	* *	5	$16,200	
Aluminum	25%	Now	$263,300	2058	* *	5	$2,700	
Air Infiltration, Extent : Severe, Area Affected : 80%								
Location : 1960 Wing								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 65%								
Location : 1960 Wing								
Deteriorated Finish, Extent : Severe, Area Affected : 80%								
Location : 1960 Wing								
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$4,700	
Masonry: Brick Cavity	25%			LIFE	* *	5	$2,400	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Metal Rail	20%			2038	* *	5-10	$34,300	
Roof								
Copper/Terne	3%			2048	* *	10	$3,800	
Modified Bitumen	75%			2041	* *	10	$37,800	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Main Roof								
Explanation : Solar Panels Installed								
Single Ply Membrane	20%			2033	$211,300	10	$10,100	
Skylight, Metal/Glass	2%			2043	* *	10	$3,400	
Soffits								
Cement - Fiber Panel	100%	2-4	$8,500	2033	$84,900			
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Upper Overhang								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$43,600	
Mosaic Tile	3%			2038	* *	5	$7,500	
Terrazzo	10%			LIFE	* *	5	$7,800	
Vinyl Tile	37%	0-2	$104,400	2033	$1,043,800	3	$13,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room And Throughout								
Vinyl Tile 9" X 9"	10%			2028	$816,700	3	$3,700	
Wood	20%			2048	* *	5	$37,400	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	13%			2036	$854,000	5	$15,200	
Concrete Masonry Unit	8%			LIFE	* *	5	$3,700	
Glazed Ceramic Panel	2%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$14,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$8,700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$19,900	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
AcousTileSusp.Lay-In	30%			2038	* *	5	$29,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$800	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$6,200	
Loose/Miss Fasteners, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	35%			LIFE	* *	5	$21,800	
Site Enclosure								
Fence/Gates								
Chain Link	40%	2-4	$5,200	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Iron Picket	60%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$100,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 63rd Drive And Activity Yard								
Spalling, Extent : Severe, Area Affected : 5%								
Location : 63rd Drive								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$21,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	65%			2036	$4,600			
Cast in Place Concrete	30%	Now	$3,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs On 63rd Drive								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Stairs On 63rd Drive								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Activity Yard								
Explanation : Cracking And Spalling Of Concrete Curb Supporting Chain Link Fencing								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	85%	2-4	$32,700	2036	$327,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	15%			2038	* *			
Activity Yard								
Asphalt	80%	0-2	$62,300	2036	$207,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Play Yard								
Cast in Place Concrete	17%			2038	* *			
Rubber Matting	3%			2033	$9,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2063	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnect Switches Rated At One 1,600 Amperes								
Fused Disc Sw	10%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Emergency Lighting Switch								
Photovoltaic Panel(s)	10%			2048	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Roof								
Explanation : Solar Panel And 200 Amp-480v Panel Board On Roof . Two Disconnect Switches, 400 Ampere And 200 Ampere In Electrical Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Under 600 Volts								
Transformers								
Dry Type	100%			2053	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 112.5 Kva Transformer								
Switchgear / Switchboard								
Fused Disc Sw	40%			2063	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Molded Case Bkrs	60%			2063	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Installed Outside Of The Electrical Room								
Explanation : Four Vertical Sections								
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2063	* *	1		
Panelboards								
Molded Case Bkrs	70%			2032	$128,700	5	$1,200	
Molded Case Bkrs	30%			2058	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	15%			2043	* *	1		
Thermoplastic	15%			2063	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$400	
Locally Mounted	20%			2031	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$971,600	10	$58,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2033	$30,700	10	$1,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And 2nd Fl Freezer Room								
HID	2%			2028	$16,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : HID Lights In Gymnasium								

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

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	$57,600	10	$8,100	
Exit, Service	50%			2033	$14,800	1		
Exterior Lighting								
HID	10%			2028	$32,000	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$128,800	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$177,000	1-3	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors And Strobe Lights								

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
Heating								
Energy Source								
Natural Gas	30%			2043	* *	1		
Interruptible Gas/Dual Fuel	70%			2043	* *	1		
Conversion Equipment								
Steam Boiler	70%	0-2	$8,400	2038	* *	1	$41,800	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Boiler 1 Has A Leaky Tube								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Building Basement								
Explanation : 2 Units								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : See Under Air Conditioning								
Distribution								
Steam Piping/Pump	70%	Now	$53,800	2043	* *			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Condensate Return At Multiple Areas In The Basement								
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : 2 Sets Of Vacuum Pumps								
No Component	30%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Heating								
Terminal Devices								
Air Handler	15%			2028	$135,600	1	$6,200	
Convector/Radiator	55%			2031	$216,000	1	$11,900	
No Component	30%							
Controls								
Digital	50%			2028	$689,600			
Pneumatic	50%			2027	$464,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	0-2	$345,800	2043	* *	2	$1,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Rooftop Units Beyond Useful Life And Fail Often								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 12 Units. New Wing Roof								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : New Wing Roof								
Explanation : 12 Rooftop Units								
Split Unit	5%			2028	$81,500			
Window/Wall Unit	55%			2028	$142,900	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium								
Explanation : 6 Split AC Units Under Construction								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	50%			2028	$152,100	2	$1,000	
Roof	50%			2033	$66,600	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$175,200	1		
Sanitary Piping								
Cast Iron	100%	Now	$17,300	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Bathrooms Backup During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%	Now	$4,800	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Basement In Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2033	$13,700	4	$1,400	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

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
Plumbing								
Backflow Preventer								
Generic	100%			2038	* *	1	$4,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Tank. Quantity 1								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$10,100	
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$5,600	
Fire Pump								
No Component	70%							
Generic	30%			2036	$19,700	1	$3,800	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 14 - BX**				
Address	: **3041 BRUCKNER BOULEVARD BTWN: BAISLEY AVE., HOLLYWOOD AV**				
Borough	: **BRONX**			**Agency's Number**	: **X014**
Program / Asset #	: **BOE0165.000 / 506**			**Yr Built/Renovated**	: **1928 / 2020**
Area Sq Ft	: **118,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Apr-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,Ph**				
Block	: **5313**	**Lot**	: **92**	**BIN**	: **2072754**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,051,000	$782,500
Interior Architecture	$427,700	$1,054,200
Electrical		$349,200
Mechanical	$1,519,700	$4,600,100
Total	**$2,998,300**	**$6,786,000**
Importance Code A	$1,051,000	$1,309,000
Importance Code B	$1,649,500	$5,419,200
Importance Code C	$297,800	$57,800
Total	**$2,998,300**	**$6,786,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$157,000			
Interior Architecture	$159,200		$46,900	$32,200
Electrical	$39,700	$11,000	$12,100	$13,400
Mechanical	$258,800	$32,500	$51,900	$29,600
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$629,100**	**$57,900**	**$125,300**	**$89,600**
Importance Code A	$175,600	$8,800	$8,800	$8,800
Importance Code B	$431,000	$49,100	$116,500	$56,800
Importance Code C	$22,500			$24,100
Total	**$629,100**	**$57,900**	**$125,300**	**$89,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$529,700	
Masonry: Brick	40%	Now	$381,100	LIFE	* *	5	$45,200	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : North Facade, Basement Wall, Stair D And E								
Masonry: Brick Cavity	15%			LIFE	* *	5	$33,900	
Recent Construction, Extent : N/A, Area Affected : 20%								
Location : 2020 Addition								
Masonry: Granite	5%	Now	$45,600	LIFE	* *	5	$4,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 1928 Building								
Masonry: Limestone	5%			LIFE	* *	5	$8,500	
Window Wall	5%			2062	* *	5	$21,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2020 Addition								
Windows								
Aluminum	40%	Now	$149,300	2044	* *	5	$7,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 1928 Building								
Aluminum	30%			2052	* *	5	$11,500	
Aluminum w/ Guards	20%	Now	$100,400	2044	* *	5	$3,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : 1928 Building								
Aluminum w/ Guards	10%			2052	* *	5	$3,800	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5-10	$35,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2020 Addition								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls Of Addition								
Explanation : Modified Roofing Over Concrete Masonry Unit								
Masonry: Brick	40%	Now	$33,300	LIFE	* *	5	$5,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Inside Face 1928 Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 4th Floor On The 1928 Building								
Pre-Cast Concrete	5%			LIFE	* *	5	$8,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$8,100	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : 2020 Addition								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Exterior								
Roof								
Built-Up (BUR)	45%	Now	$155,300	2036	$517,600			
Air/Water Blisters, Extent : Moderate, Area Affected : 10%								
Location : Over 4th Floor On The 1928 Building								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over 4th Floor On The 1928 Building								
Copper/Terne	5%	Now	$2,600	2051	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 1928 Building								
Metal Panel	10%			2053	* *	10	$17,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2020 Addition								
Plaza Roof: Stone Panels	40%			2056	* *			
Soffits								
Metal Panel	100%			2056	* *	5-10	$46,000	
Interior								
Floors								
Cast in Place Concrete	20%	0-2	$57,000	LIFE	* *	5	$71,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Ceramic Tile	5%			2045	* *	5	$8,200	
Terrazzo	3%	0-2	$9,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Terrazzo	2%			LIFE	* *	5	$5,100	
Vinyl Tile	20%	Now	$46,200	2036	$924,900	3	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Vinyl Tile	40%			2041	* *	3	$24,500	
Wood	10%			2064	* *	5	$30,700	
Interior Walls								
Ceramic Tile	15%			2045	* *	5	$48,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$25,700	
Masonry: Brick	10%			LIFE	* *	10	$9,600	
Marble Panels	5%	0-2	$58,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Plaster	60%	Now	$239,900	LIFE	* *	5	$57,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms 403, 405, 407								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Classrooms 403, 405, 407, 409, 411; Stairs 1, 2 And 4 Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$10,300	2049	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1928 Building								
AcousTileSusp.Lay-In	30%			2049	* *	5	$46,800	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$39,000	
Gypsum Board	10%			LIFE	* *	5-10	$53,700	
Plaster	30%	Now	$72,900	LIFE	* *	5	$29,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 1928 Building								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	25%			2071	* *			
Iron Picket	25%			2056	* *			
Retaining Walls								
Cast in Place Concrete	60%			2071	* *			
Masonry: Fieldstone	40%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2049	* *			
Pavers/Stone	20%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	98%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Surface								
Rubber Matting	2%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C01								
Explanation : Two 2,000 Ampere And One 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	5%			2056	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C01								
Explanation : One 800 Ampere Main Disconnect Switch For Fire Pump								

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

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Under 600 Volts								
Transformers								
Dry Type	100%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Electrical Closet 522								
Explanation : One 30 Kilovolt Ampere 208 Primary Volts 208/120 Secondary Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$500	
Raceway								
Conduit	50%			2036	$124,800	1		
Conduit	50%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Fused Knife Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	5%			2035	$12,300	5	$200	
Molded Case Bkrs	85%			2052	* *	5	$2,600	
Wiring								
Braided Cloth	30%			2035	$105,000	1		
Thermoplastic	20%			2036	$70,000	1		
Thermoplastic	50%			2056	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$37,200	5	$200	
Locally Mounted	50%			2049	* *	5	$400	
Variable Frequency Drive	30%	Now	$1,100	2049	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Boiler Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Lighting								
Interior Lighting								
Fluorescent	40%			2041	* *	10	$43,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Old Wing								
LED	60%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2041	* *	10	$11,400	
Exit, Battery	50%			2041	* *	10	$4,000	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,000	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$31,200	2041	* *	1-3	$66,100	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Main Panel								

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
Heating								
Energy Source								
Natural Gas	50%			2046	* *	1		
Interruptible Gas/Dual Fuel	50%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One 10,000 Gallon Tanks								
Conversion Equipment								
Hot Water Boiler	50%	Now	$12,800	2049	* *	1	$26,300	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : Two Units								
Steam Boiler	50%			2034	$526,600	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	50%			2052	* *	4	$4,400	
Steam Piping/Pump	50%			2036	$483,800			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Heating								
Terminal Devices								
Air Handler	1%			2031	$22,700	1	$700	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Convector/Radiator	39%			2034	$385,300	1	$14,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Convector/Radiator	50%			2049	* *	1	$19,100	
Fan Coil Unit/Heat	10%			2031	$299,600	1	$3,800	
Controls								
Digital	50%	Now	$347,000	2034	$1,735,100			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Throughout Building Addition								
Electrical	5%	Now	$6,700	2034	$33,600			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Rooms 108, 109								
Pneumatic	45%	Now	$105,100	2030	$1,050,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout Original Building								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2041	* *	1	$27,400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	30%	Now	$121,800	2041	* *	2	$1,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roofs								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roofs								
Split Unit	15%	Now	$43,000	2041	* *			
Broken, Extent : Light, Area Affected : 60%								
Location : Auditorium, Telecom Room 334								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Kitchen Dry Storage Room, Auditorium								
Window/Wall Unit	5%			2034	$22,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2056	* *	4	$4,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2041	* *	1	$36,500	
No Component	50%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%			2041	* *	2	$49,300	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$52,100	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$52,100	
Exhaust Fans								
Interior	20%			2041	* *	2	$700	
Interior	50%			2031	$267,900	2	$1,800	
Roof	30%			2041	* *	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	$15,500	2036	$775,900	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Fire Pump Room								
Brass/Copper	50%			2056	* *	1		
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$24,200	4	$3,700	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$4,700	
Backflow Preventer								
No Component	25%							
Generic	75%			2041	* *	1	$5,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room, Penthouse Boiler Room								
Explanation : Two Units, 200mbh								
Hot Water Storage Tank								
Generic	40%			2041	* *	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 120 Gallon Unit								
Generic	60%			2041	* *	1	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : One 200 Gallon Unit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

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
Plumbing								
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2056	* *	1-5	$29,800	
Sprinkler								
No Component	65%							
Generic	35%			2056	* *	1-2	$11,600	
Fire Pump								
Generic	100%			2045	* *	1	$22,000	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 50 Square Foot Hood								

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 : 13-Aug-2025

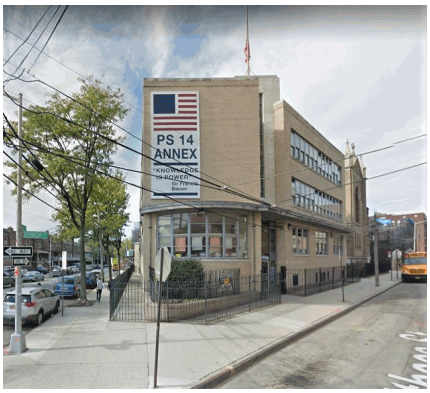
DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 14 - Q ANNEX**
Address : **89-11 43RD AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1094.000 / 14445**
Area Sq Ft : **11,821**
Date of Survey : **01-Mar-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1571** **Lot** : **19**

Agency's Number : **LEASE-Q322**
Yr Built/Renovated : **1957 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4439252**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$90,600	$295,300
Interior Architecture	$135,400	$2,953,400
Mechanical	$122,800	
Total	**$348,800**	**$3,248,800**
Importance Code A	$90,600	$295,300
Importance Code B	$258,300	$2,836,200
Importance Code C		$117,200
Total	**$348,800**	**$3,248,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,900	$2,900		
Interior Architecture	$2,400	$23,400		$4,100
Electrical	$4,500	$13,800	$1,500	$1,100
Mechanical	$8,300	$10,400	$5,500	$4,100
Site Enclosure	$10,900			
Site Pavements	$4,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$85,900**	**$57,700**	**$14,200**	**$16,600**
Importance Code A	$53,200	$4,100	$1,200	$1,200
Importance Code B	$19,400	$53,700	$13,000	$15,400
Importance Code C	$13,200			
Total	**$85,900**	**$57,700**	**$14,200**	**$16,600**



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.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

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
Exterior								
Exterior Walls								
Masonry: Brick	92%	2-4	$90,600	LIFE	* *	5	$53,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs And Elevator Penthouse								
Repointing Failure, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead Stair								
Masonry: Granite	3%	Now	$2,800	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Main Entrance								
Marble Panels	3%			LIFE	* *	5	$1,300	
Window Wall	2%			2043	* *	5	$4,400	
Windows								
Aluminum	100%	Now	$33,000	2041	* *	5	$6,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,500	
Masonry: Brick	90%			LIFE	* *	5	$5,900	
Efflorescence, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Masonry: Marble	5%			LIFE	* *	5	$400	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	$12,100	2033	$241,600			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircase 2 And 3rd Floor Corridor								
Soffits								
Metal Panel	100%			2043	* *	5-10	$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$4,800	
Ceramic Tile	5%			2036	$127,300	5	$2,200	
Quarry Tile	5%			2038	* *	5	$3,300	
Terrazzo	10%			LIFE	* *	5	$3,400	
Vinyl Tile 9" X 9"	75%	Now	$135,400	2033	$2,708,900	3	$12,400	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Corridor 1st Floor								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								

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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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DEPARTMENT OF EDUCATION - 040
P. S. 14 - Q ANNEX
Asset # : 14445

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
Interior								
Interior Walls								
Ceramic Tile	5%			2036	$117,200	5	$2,100	
Glass Block	2%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$6,200	
SGFT/Glazed Masonry	68%			LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Multipurpose Room								
Ceilings								
AcousTileConcealSpLn	75%			2038	* *	5	$41,400	
AcousTileSusp.Lay-In	5%			2038	* *	5	$2,200	
Gypsum Board	15%	Now	$2,400	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Toilets, Leak From 3rd Floor Toilet								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Toilets, Leak From 3rd Floor Toilet								
Metal Panel	5%			LIFE	* *	5	$2,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$10,900	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	90%			2053	* *			
Masonry: Granite	10%			LIFE	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$2,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Ithica Street								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Along 43rd Avenue At Tree Pits								
On-Site Walkways								
Cast in Place Concrete	80%			2046	* *			
Masonry: Granite	20%	4+	$2,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room Inside Boys Toilet Room								
Explanation : One 800 Ampere Main Disconnect Switch								

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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DEPARTMENT OF EDUCATION - 040
P. S. 14 - Q ANNEX
Asset # : 14445

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$10,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,400	
Exit, Battery	50%			2038	* *	10	$400	
Exterior Lighting								
HID	10%	Now	$3,400	2043	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$7,300	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$5,300	2038	* *	1	$10,500	
Controller Not Working, Extent : Light, Area Affected : 2%								
Location : Boiler Room - Defective Feedwater Controller								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$3,800	
Controls								
Electrical	100%			2028	$67,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	1%			2033	$2,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Serves Main Distribution Frame Room								
Window/Wall Unit	5%			2028	$2,300	1		
No Component	94%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Roof	100%			2033	$23,500	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 100 Gallon Tank. 275,000 Btu/hr Input. Quantity 1.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$2,400	4	$300	
Sewage Ejector(s)								
Electric	100%			2033	$6,300	4	$500	
Backflow Preventer								
Generic	100%			2033	$5,400	1	$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 27 Square Feet (6 Ft L x 4.5 Ft W).								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 140 - BX**				
Address	: **916 EAGLE AVENUE @E. 163 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X140**
Program / Asset #	: **BOE0277.000 / 2602**			**Yr Built/Renovated**	: **1957 / 2008**
Area Sq Ft	: **85,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **02-Aug-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **2627**	**Lot**	: **9**	**BIN**	: **2004469**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,024,500	$1,132,200
Interior Architecture	$4,383,700	
Electrical	$442,600	$673,500
Mechanical	$2,588,500	$2,398,900
Site Pavements	$129,600	$76,000
Total	**$9,569,000**	**$4,280,600**
Importance Code A	$2,024,500	$1,132,200
Importance Code B	$6,536,700	$3,148,400
Importance Code C	$1,007,700	
Total	**$9,569,000**	**$4,280,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,400			$15,100
Interior Architecture	$20,900	$33,700	$6,100	$7,800
Electrical	$9,400	$8,800	$8,200	$11,600
Mechanical	$18,800	$14,100	$19,200	$46,400
Site Enclosure	$24,400			
Site Pavements	$43,400			
Total	**$126,300**	**$56,700**	**$33,500**	**$80,900**
Importance Code A	$17,800	$8,400	$8,400	$23,700
Importance Code B	$89,100	$48,200	$19,000	$57,200
Importance Code C	$19,300		$6,100	
Total	**$126,300**	**$56,700**	**$33,500**	**$80,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	$1,832,100	LIFE	* *	5	$68,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Facade Facing Mini School								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Metal Panel	10%			2055	* *	5-10	$55,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Cauldwell Avenue And East 163rd Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cauldwell Avenue And East 163rd Street								
Explanation : Partially Inaccessible Due To Sidewalk Bridge								
Granite Panels	2%			LIFE	* *	5	$1,200	
Pre-Cast Concrete	3%			LIFE	* *	5	$7,900	
Windows								
Aluminum	65%			2051	* *	5	$13,300	
Aluminum	30%			2051	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And Basement								
Explanation : Window Guards								
Steel	5%			2060	* *	5	$12,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Bulkheads								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Bulkheads								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bulkheads								
Explanation : To Be Replaced During Scheduled Construction								
Parapets								
Cast Stone/Terra Cotta	40%	0-2	$192,500	LIFE	* *	5	$26,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Crazing, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick Cavity	60%			LIFE	* *	5	$5,200	
Roof								
Built-Up (BUR)	98%			2035	$981,600	10	$82,100	
Copper/Terne	2%			2063	* *	10	$4,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Exterior								
Soffits								
Cast in Place Concrete	100%	4+	$3,000	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along Eagle Avenue								
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$8,200	
Mosaic Tile	2%	2-4	$239,900	2055	* *	5	$3,100	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Mosaic Tile	2%			2040	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Location Noted								
Terrazzo	2%	4+	$4,800	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby								
Vinyl Tile	56%			2043	* *	3	$26,200	
Vinyl Tile 9" X 9"	30%	Now	$3,067,200	2045	* *	3	$14,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Stairwells Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 17%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	4+	$7,600	2063	* *	5	$5,900	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Stage								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$12,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Stair 3								
Marble Panels	3%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$25,500	
SGFT/Glazed Masonry	45%	2-4	$1,007,700	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$19,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Interior								
Ceilings								
AcousTile,Adhered	30%			2048	* *	5	$37,500	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2048	* *	5	$12,500	
Exposed Struc: Concrete	18%	Now	$69,000	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Concrete Beam In Water Meter Room								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Concrete Beam In Water Meter Room								
Metal Panel	2%	2-4	$8,500	LIFE	* *	5	$3,100	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Kitchen Area								
Plaster	40%			LIFE	* *	5	$31,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2045	* *			
Iron Picket	80%	2-4	$6,300	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Surrounding Handball Court								
Free Standing Walls								
Cast in Place Concrete	100%	4+	$1,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Handball Court								
Retaining Walls								
Cast in Place Concrete	3%			2055	* *			
Masonry: Brick	97%	2-4	$16,800	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Ramp Along Cauldwell Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$129,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Along Cauldwell Avenue								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Along Eagle Avenue Near Mini School								
Explanation : Asphalt Patching								

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Site Pavements								
On-Site Walkways								
Asphalt	10%	4+	$200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Rear Play Yard								
Cast in Place Concrete	90%	0-2	$11,600	2040	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stair Treads At Rear								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front Entry And Ramp At Rear Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Main Entrance Step								
Activity Yard								
Asphalt	65%	2-4	$27,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Location Noted								
Rubber Matting	15%	2-4	$3,800	2035	$76,000			
Open Seams, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Sub-basement								
Explanation : Four 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Molded Case Bkrs	80%			2051	* *	5	$1,800	
Molded Case Bkrs	20%			2034	$49,000	5	$400	
Wiring								
Braided Cloth	40%			2034	$119,500	1		
Thermoplastic	40%			2035	$119,500	1		
Thermoplastic	20%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2033	$85,600	5	$400	
Locally Mounted	30%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2040	* *	10	$73,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2040	* *	10	$3,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	1%			2043	* *			
Egress Lighting								
Emergency, Service	10%			2035	$5,400	1		
Emergency, Battery	40%			2035	$58,400	10	$8,200	
Exit, Service	5%			2030	$1,900	1		
Exit, Battery	45%			2035	$55,500	10	$2,600	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	
Alarm								
Security System								
Generic	100%			2030	$163,400	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2030	$202,100	1-3	$48,600	
Generic, Digital	10%			2040	* *	1-3	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Carbon Monoxide Detection System								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$84,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Natural Gas Steam Boilers								
Distribution								
Steam Piping/Pump	20%			2055	* *			
Steam Piping/Pump	80%	Now	$55,800	2035	$557,600			
Broken, Extent : Severe, Area Affected : 10%								
Location : Chemical Feed Pumps And Make Up Water Pumps								
Terminal Devices								
Air Handler	40%			2030	$655,200	1	$21,000	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement Fan Room								
Convector/Radiator	60%			2033	$427,000	1	$16,500	
Controls								
Pneumatic	100%			2029	$1,682,100			
Air Conditioning								
Energy Source								
Electricity	90%			2051	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Computer Room								
Explanation : 1 Unit At Main Distribution Frame Room								
Window/Wall Unit	85%			2033	$280,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	
Exhaust Fans								
Interior	20%			2030	$77,200	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement Fan Room								
Roof	70%			2030	$118,200	2	$1,800	
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Main Roof								
Roof	10%			2035	$16,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2035	$1,006,100	1		
Galvanized Steel	10%			2033	$111,100	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$6,100	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Lobby And Basement								
Explanation : Occasional Water Backs Up When It Rains Heavily.								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 140 - BX MINISCHOOL**
Address : **916 EAGLE AVENUE @E. 163 STREET**
Borough : **BRONX**
Program / Asset # : **BOE0277.010 / 405**
Area Sq Ft : **7,620**
Date of Survey : **02-Aug-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **2627** **Lot** : **9**
Agency's Number : **X840**
Yr Built/Renovated : **1972 / 2000**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2004469**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$124,700	
Interior Architecture	$65,600	$328,100
Mechanical	$127,100	
Total	**$317,400**	**$328,100**
Importance Code A	$124,700	
Importance Code B	$192,700	$328,100
Total	**$317,400**	**$328,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,900			$3,300
Interior Architecture	$43,700			$1,500
Electrical	$4,500	$700	$800	$43,800
Mechanical	$500	$43,800	$1,100	$59,300
Site Pavements	$13,100			
Total	**$98,600**	**$44,500**	**$1,900**	**$107,900**
Importance Code A	$37,200	$400	$400	$27,900
Importance Code B	$48,300	$44,100	$1,500	$79,900
Importance Code C	$13,100			
Total	**$98,600**	**$44,500**	**$1,900**	**$107,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$52,300	2045	* *	5	$28,900	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Scheduled For Future Demolition								
Windows								
Aluminum	100%	Now	$72,400	2060	* *	5	$600	1
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Window Guards								
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Locations Throughout								
Roof								
Metal Panel	100%	Now	$36,900	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Various Locations Throughout								
Soffits								
Metal Panel	100%			2045	* *	5-10	$12,100	
Interior								
Floors								
Mosaic Tile	5%	0-2	$2,900	2040	* *	5	$800	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Vinyl Tile	95%	0-2	$65,600	2035	$328,100	3	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$3,900	
Metal Panel	50%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	98%	Now	$40,700	2040	* *	5	$6,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Exposed Struc: Steel	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Location Noted								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$13,100	2048	* *			
Spalling, Extent : Light, Area Affected : 75%								
Location : Main Entrance Step								

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2034	$30,700	5	$200	
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$7,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$900	
Exit, Battery	50%			2040	* *	10	$300	
Exterior Lighting								
HID	10%	Now	$3,600	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

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
Alarm								
Security System								
Generic	100%			2030	$14,600	1	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$20,100	1-3	$4,800	

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2030	$24,300	1	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling Mounted Duct								
Explanation : One Unit								
Controls								
Electrical	100%			2028	$43,400			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2029	$127,100	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	100%			2030	$34,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2045	* *	1		
Galvanized Steel	10%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet								
Explanation : 50 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX MINISCHOOL

Asset # : 405

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 140 - M**
Address : **123 RIDGE STREET @ RIVINGTON ST.**
Borough : **MANHATTAN**
Agency's Number : **M140**
Program / Asset # : **BOE0084.000 / 1703**
Yr Built/Renovated : **1959 / 2001**
Area Sq Ft : **82,834**
Project Type : **EDUCATION**
Date of Survey : **28-Sep-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **344** **Lot** : **1** **BIN** : **1004091**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,220,100	$1,358,100
Interior Architecture	$982,800	$2,586,700
Electrical	$588,100	$2,071,700
Mechanical	$778,300	$1,644,200
Site Pavements	$58,500	$256,300
Total	**$4,627,800**	**$7,917,000**
Importance Code A	$2,294,000	$1,358,100
Importance Code B	$2,251,900	$6,302,600
Importance Code C	$81,800	$256,300
Total	**$4,627,800**	**$7,917,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,700		$64,800	
Interior Architecture	$9,000	$22,100	$7,100	$3,900
Electrical	$4,000	$36,400	$7,700	$9,300
Mechanical	$12,700	$48,600	$23,000	$14,300
Site Enclosure	$14,800			
Site Pavements	$44,800			
Total	**$134,100**	**$107,200**	**$102,700**	**$27,500**
Importance Code A	$48,700	$8,400	$73,000	$8,200
Importance Code B	$25,800	$98,800	$29,600	$19,300
Importance Code C	$59,600			
Total	**$134,100**	**$107,200**	**$102,700**	**$27,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$5,400	
Masonry: Brick Cavity	60%	Now	$581,200	LIFE	* *	5	$32,600	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Pit Area In Basement								
Masonry: Limestone	2%			LIFE	* *	5	$800	
Metal/Glass Curt Wall	30%			LIFE	* *	5	$30,500	
Granite Panels	6%			LIFE	* *	5	$2,400	
Windows								
Aluminum	100%			2049	* *	5	$36,400	
Parapets								
Masonry: Brick Cavity	95%	Now	$21,600	LIFE	* *	5	$10,500	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
Location : Main Upper Roofs								
Masonry: Limestone	5%			LIFE	* *	5	$700	
Roof								
IRMA/Protected Membrane	45%	Now	$27,200	2033	$1,358,100			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Plaza Roof: Stone Panels	50%	Now	$1,638,800	2063	* *			
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : Gymnasium Roof At Drains								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Gymnasium Roof And Other Lower Roofs								
Explanation : Ponding Water								
Roll Roofing	5%			2029	$41,400	5	$10,400	
Soffits								
Stucco Cement	100%			2046	* *	5	$2,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Ceramic Tile	5%	Now	$7,300	2042	* *	5	$3,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 1st And 2nd Floor Student And Teachers Toilet, Kitchen								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	45%			2038	* *	3	$21,300	
Vinyl Tile 9" X 9"	25%	Now	$129,300	2033	$2,586,700	3	$11,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Second Floor And Third Floor Corridor, Room 217								
Wood	10%	Now	$771,600	2073	* *	5	$11,800	
Deflection Evident, Extent : Severe, Area Affected : 10%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$81,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Pit Area In Basement								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Metal: Cage/Fence	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$31,500	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	28%			2038	* *	5	$44,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,900	
Metal Panel	2%	4+	$1,700	LIFE	* *	5	$3,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Plaster	50%			LIFE	* *	5	$39,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2053	* *			
Chain Link	20%	Now	$5,600	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Attorney Street								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Attorney Street								
Iron Picket	75%	4+	$9,200	2053	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : East Side And West Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$58,500	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Rivington Street At Exit 5								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$44,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : West Side Of Building								
Parking/Driveway								
Asphalt	90%			2036	$159,600			
Pavers/Stone	10%			2036	$96,700			
Activity Yard								
Asphalt	70%			2042	* *			
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	80%			2032	$196,200	5	$1,700	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	20%	2-4	$59,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

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
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$1,213,800	10	$72,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$25,300	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
HID	2%			2033	$20,100	10	$100	
Egress Lighting								
Emergency, Battery	50%			2028	$71,200	10	$10,000	
Exit, Service	50%			2028	$18,300	1		
Exterior Lighting								
HID	20%			2028	$79,200	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$159,200	1	$30,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$218,800	2043	* *	1-3	$46,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Bells, Obsolete Fire Alarm System								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$25,700	
Conversion Equipment								
Steam Boiler	100%	0-2	$73,900	2038	* *	1	$73,800	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement. Corroded Boiler Plates								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2028	$319,200	1	$10,200	
Convector/Radiator	80%			2031	$554,900	1	$21,400	
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	2%			2033	$40,300			
Window/Wall Unit	20%	0-2	$3,200	2028	$64,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various. Two Units Are Not Working								
No Component	78%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,200	
Exhaust Fans								
Interior	20%	Now	$3,800	2028	$75,200	2	$400	
Broken, Extent : Severe, Area Affected : 10%								
Location : General Kitchen Exhaust								
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : 1 Bathroom Exhaust Fan Is Not Working								
Roof	80%			2028	$131,700	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$54,500	2033	$1,089,400	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement. Corroded Water Main And Gate Valve								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$17,000	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2033	$44,400	4	$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$700	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : Kitchen Fire Suppression System Covers 48 Square Feet (3x16).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 140 - Q**		
Address	: **116 AVE AND 166 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q140**
Program / Asset #	: **BOE0787.000 / 1541**	**Yr Built/Renovated**	: **1929 / 2013**
Area Sq Ft	: **71,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **12341** **Lot** : **31**	**BIN**	: **4267260**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$3,593,100	$1,281,200
Electrical	$130,100	$627,700
Mechanical	$2,267,000	$1,397,100
Site Enclosure	$69,800	
Total	**$6,060,000**	**$3,306,000**
Importance Code B	$5,599,000	$3,036,400
Importance Code C	$461,000	$269,700
Total	**$6,060,000**	**$3,306,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,200		$9,500	
Interior Architecture	$133,000	$7,100		$10,600
Electrical	$4,300	$16,300	$8,600	$6,600
Mechanical	$441,700	$93,900	$17,600	$10,200
Site Pavements	$55,800			
Total	**$671,900**	**$117,200**	**$35,600**	**$27,400**
Importance Code A	$49,800	$7,200	$16,500	$7,000
Importance Code B	$604,800	$110,000	$19,100	$20,400
Importance Code C	$17,300			
Total	**$671,900**	**$117,200**	**$35,600**	**$27,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	100%			2049	* *	5	$19,000	
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	93%	2-4	$37,200	2038	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Full Roof Replacement Is Beginning								
Copper/Terne	5%			2061	* *	10	$8,400	
Skylight, Metal/Glass	2%			2043	* *	10	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Over Third Floor								
Explanation : One Skylight								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,300	
Mosaic Tile	3%	Now	$162,600	2038	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Toilets Throughout								
Mosaic Tile	2%			2050	* *	5	$5,600	
Quarry Tile	5%	0-2	$42,500	2046	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	5%	4+	$27,000	LIFE	* *	5	$4,400	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Vinyl Tile	30%	Now	$287,200	2033	$957,300	3	$12,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	4+	$46,200	2028	$2,309,400	3	$10,600	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Corridors 3rd Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Interior								
Floors								
Wood	25%	2-4	$172,200	2048	* *	5	$26,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Waterproofing Throughout Basement								
Ceramic Tile	5%	Now	$161,800	2036	$269,700	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	4+	$17,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Plaster	50%	Now	$119,300	LIFE	* *	5	$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
SGFT/Glazed Masonry	25%	Now	$110,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair J								
Ceilings								
AcousTileConcealSpLn	10%			2038	* *	5	$14,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Metal Panel	3%			LIFE	* *	5	$4,200	
Plaster	77%	Now	$270,500	LIFE	* *	5	$54,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	$69,800	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Not Accessible	25%							
Retaining Walls								
Not Accessible	100%							
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$43,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Not Accessible	10%							
Activity Yard								
Asphalt	75%	4+	$12,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basketball And Handball Courts								
Ponding, Extent : Light, Area Affected : 2%								
Location : Basketball Court								
Pavers/Stone	5%			2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Seating Areas In Play Yard								
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Knife Sw	5%			2032	$9,200	5	$100	
Fused Toggle Switch	5%			2032	$9,200	5	$100	
Molded Case Bkrs	20%			2032	$36,800	5	$400	
Molded Case Bkrs	60%			2049	* *	5	$1,100	
Wiring								
Braided Cloth	75%			2032	$153,300	1		
Thermoplastic	25%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	$36,700	5	$100	
Locally Mounted	50%			2038	* *	5	$200	
Motor Control Center	20%			2031	$60,500	5	$400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$61,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2038	* *	10	$6,900	
Exit, Battery	50%			2038	* *	10	$2,400	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	100%	Now	$68,200	2041	* *	1	$23,900	
Control Panel Damaged, Extent : Moderate, Area Affected : 100%								
Location : Custodian's Office								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$43,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Above Ground Tank, 7,500 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$12,700	2038	* *	1	$63,300	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement - Leaking Manholes At Both Boilers, Clogged Blowdown At Boiler No. 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 4,548 Mbh Net Each								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Heating								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$9,900	
Steam Piping/Pump	75%	Now	$87,300	2033	$436,600			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Vacuum Condensate Return								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Classrooms, Offices - Terminal Unit Steam Traps								
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Chemical Treatment System								
Terminal Devices								
Air Handler	25%			2028	$342,000	1	$11,000	
Convector/Radiator	50%			2031	$297,200	1	$11,500	
Fan Coil Unit/Heat	20%	Now	$72,100	2028	$360,500	1	$4,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms, Corridors And Other Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Unit Heater - Steam	5%			2028	$20,700	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, 3rd Floor Girls Toilet								
Explanation : 3 Units								
Controls								
Pneumatic	100%	Now	$421,500	2027	$1,405,100			
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	80%			2055	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	5%			2033	$86,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room								
Explanation : 1 Unit								
Window/Wall Unit	80%			2032	$220,300	1		
Recent Installation, Extent : N/A, Area Affected : 95%								
Location : Throughout								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

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
Ventilation								
Exhaust Fans								
Interior	95%			2033	$306,300	2	$2,100	
Roof	5%	Now	$1,400	2028	$7,100	2	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit - Kitchen Hood Exhaust, Defective Motor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Various Locations								
Water Heater With Tanks								
Electric	50%			2032	$12,100	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 80 Gallons. Quantity 1								
Gas Fired	50%			2028	$8,700	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$2,900	2028	$14,600	4	$1,500	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Basement - 1 Unit Of 2 Inoperable								
Backflow Preventer								
Generic	100%			2028	$32,500	1	$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$50,300	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 142 - M**		
Address	: **100 ATTORNEY STREET @ RIVINGTON ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M142**
Program / Asset #	: **BOE0085.000 / 1704**	**Yr Built/Renovated**	: **1976 / 2009**
Area Sq Ft	: **99,495**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **343** **Lot** : **1**	**BIN**	: **1004080**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,793,900	$104,900
Interior Architecture	$152,700	
Electrical	$392,400	$2,708,100
Mechanical	$2,543,000	$172,000
Site Pavements		$91,400
Total	**$4,882,100**	**$3,076,300**
Importance Code A	$1,882,700	$104,900
Importance Code B	$2,846,600	$2,971,500
Importance Code C	$152,700	
Total	**$4,882,100**	**$3,076,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$900			
Interior Architecture	$79,300	$20,800	$14,500	
Electrical	$23,400	$66,200	$16,200	$18,100
Mechanical	$181,100	$68,100	$35,600	$21,400
Site Pavements	$64,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$356,100**	**$162,200**	**$73,500**	**$46,600**
Importance Code A	$900	$10,100	$9,900	$9,900
Importance Code B	$306,800	$152,200	$63,600	$36,800
Importance Code C	$48,300			
Total	**$356,100**	**$162,200**	**$73,500**	**$46,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$30,800	
Masonry: Brick Cavity	85%			LIFE	* *	5	$104,900	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$23,100	
Windows								
Aluminum	100%			2041	* *	5	$43,200	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$10,600	
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : Interior Face								
Pre-Cast Concrete	5%	4+	$900	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Southside Of Main Roof								
Roof								
IRMA/Protected Membrane	98%	Now	$1,793,900	2043	* *			
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Various Areas On All Roofs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	2%			2046	* *	10	$2,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,600	
Ceramic Tile	5%	Now	$21,500	2042	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Staff Toilet								
Quarry Tile	5%			2046	* *	5	$11,200	
Vinyl Tile	78%			2038	* *	3	$43,500	
Wood	2%			2068	* *	5	$5,600	
Recent Installation, Extent : N/A, Area Affected : 70%								
Location : Gymnasium								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,600	
Folding Partition	5%	Now	$152,700	2049	* *	5	$13,500	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Glass: Single Pane	5%			LIFE	* *	5	$8,100	
Metal Panel	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	45%	4+	$48,300	LIFE	* *	5	$29,100	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stair Bulkhead At Roof Level And Stair Bulkhead								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$36,000	
AcousTileConcealSpLn	20%	Now	$9,500	2038	* *	5	$18,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Exposed Struc: Concrete	35%			LIFE	* *	5	$7,900	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$9,000	
Plaster	10%			LIFE	* *	5	$9,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,100	2038	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Rivington Street								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	80%	0-2	$30,900	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	20%	Now	$9,100	2033	$91,400			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Small Play Yard								
Explanation : Seperating At Seams								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2032	$49,000	5	$500	
Molded Case Bkrs	60%			2032	$147,100	5	$1,600	
Molded Case Bkrs	20%			2041	* *	5	$500	
Wiring								
Braided Cloth	20%	0-2	$59,700	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	80%			2033	$239,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$30,600	
Generators								
Natural Gas	100%			2029	$142,000	1	$38,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Generator Rated At 85 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,700	
Lighting								
Interior Lighting								
Fluorescent	93%			2033	$1,412,400	10	$84,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	7%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED								
Egress Lighting								
Emergency, Service	40%			2028	$25,100	1		
Emergency, Battery	10%			2038	* *	10	$2,400	
Exit, Service	50%			2028	$22,000	1		
Exterior Lighting								
HID	20%			2028	$95,100	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Alarm								
Security System								
Generic	50%			2028	$95,600	1	$18,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Generic	50%			2041	* *	1	$18,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$262,800	1-3	$63,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$30,800	
Conversion Equipment								
Steam Boiler	100%	0-2	$88,800	2038	* *	1	$88,700	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. Defective Gas Train								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	30%			2028	$575,200	1	$18,500	
Convector/Radiator	70%			2038	* *	1	$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	$45,100	2028	$450,900	1	$12,500	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Two Defective Compressors For Cafetaria, Auditorium And Library								
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 2nd Floor Fan Room								
Window/Wall Unit	60%			2028	$231,600	1		
No Component	10%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,500	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	$44,500	2028	$889,600	1	$27,700	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Mechanical Rooms 2nd Floor								
No Component	50%							
Heat Rejection								
Dry Cooler	30%	2-4	$126,200	2043	* *	2	$16,600	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Lower Roof								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Lower Roof								
Explanation : Obsolete Unit								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,500	
Exhaust Fans								
Interior	40%	Now	$18,100	2028	$180,700	2	$1,000	
Broken, Extent : Severe, Area Affected : 20%								
Location : Toilet Exhaust								
Roof	60%	Now	$23,700	2033	$118,600	2	$1,500	
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%	Now	$25,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Occasional Sewage Backup At Basement During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%	Now	$18,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$53,300	4	$4,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$50,200	
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 143 - Q**		
Address	: **34-55 112 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q143**
Program / Asset #	: **BOE0790.000 / 1542**	**Yr Built/Renovated**	: **1929 / 2008**
Area Sq Ft	: **95,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **1756** **Lot** : **25**	**BIN**	: **4043827**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$61,500	$452,300
Interior Architecture	$132,700	
Electrical	$196,500	$469,700
Mechanical	$73,700	$470,200
Site Pavements		$69,300
Total	**$464,400**	**$1,461,500**
Importance Code A	$61,500	$452,300
Importance Code B	$339,000	$1,009,300
Importance Code C	$63,900	
Total	**$464,400**	**$1,461,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$13,300	$5,600	
Interior Architecture	$2,100	$1,400	$7,600	
Electrical	$17,900	$129,400	$16,400	$15,600
Mechanical	$62,500	$35,000	$50,800	$24,000
Site Enclosure	$46,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$136,000**	**$186,300**	**$87,500**	**$46,700**
Importance Code A	$9,600	$20,100	$12,200	$6,600
Importance Code B	$83,200	$166,100	$75,300	$40,100
Importance Code C	$43,300			
Total	**$136,000**	**$186,300**	**$87,500**	**$46,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	$27,200	
Masonry: Brick Cavity	55%			LIFE	* *	5	$42,800	
Masonry: Granite	3%			LIFE	* *	5	$1,800	
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$5,100	
Windows								
Aluminum	99%	Now	$61,500	2049	* *	5	$12,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : 1980's Wing								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 1980's Wing								
Metal Louvers	1%			2042	* *	10	$1,600	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$7,500	
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Panel	25%			2059	* *	5	$11,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	25%			2038	* *	10	$13,300	
Copper/Terne	5%			2061	* *	10	$6,700	
IRMA/Protected Membrane	35%			2033	$452,300	10	$18,700	
IRMA/Protected Membrane	35%			2041	* *	10	$18,700	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$27,600	
Ceramic Tile	5%			2042	* *	5	$4,200	
Sheet Vinyl/Rubber	2%			2038	* *	5	$2,500	
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	57%			2038	* *	3	$18,000	
Vinyl Tile	15%			2041	* *	3	$4,700	
Vinyl Tile 9" X 9"	1%			2028	$68,800	3	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 321								
Explanation : Remaining Vinyl 9 X 9								

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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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Interior								
Interior Walls								
Ceramic Tile	15%			2046	* *	5	$9,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,600	
Gypsum Board	20%			LIFE	* *	5	$7,900	
Masonry: Brick	10%	Now	$63,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Old Wing								
Marble Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$4,900	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2046	* *	5	$15,800	
AcousTileSusp.Lay-In	26%			2046	* *	5	$21,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	2%			2038	* *			
Gypsum Board	5%			LIFE	* *	5	$5,300	
Metal Panel	2%			LIFE	* *	5	$2,100	
Plaster	30%			LIFE	* *	5	$15,800	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	35%	2-4	$43,300	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout Old Wing								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Old Wing Loading Dock								
Iron Picket	25%			2077	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$3,100	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	40%			2036	$69,300			
Cast in Place Concrete	55%			2046	* *			
Rubber Matting	5%			2038	* *			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$23,200	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	50%			2033	$23,200	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$186,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Vertical Sections								
Fused Disc Sw	20%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	20%			2032	$49,000	5	$500	
Molded Case Bkrs	70%			2041	* *	5	$1,800	
Wiring								
Thermoplastic	30%			2033	$89,600	1		
Thermoplastic	70%			2059	* *	1		
Motor Controllers								
Locally Mounted	25%			2038	* *	5	$200	
Locally Mounted	25%			2050	* *	5	$200	
Variable Frequency Drive	50%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2031	$13,700	1	$14,600	
Automatic	50%			2050	* *	1	$14,600	

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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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Stand-by Power								
Generators								
Diesel	50%			2046	* *	1	$18,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 400 Kilowatts								
Natural Gas	50%			2029	$71,000	1	$18,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 125 Kilovolt Amperes								
Batteries								
Lead/Acid	50%			2027	$1,300	5	$1,800	
Lead/Acid	50%			2028	$1,300	5	$1,800	
Fuel Storage								
Day Tank	100%			2055	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Attached To The New Generator								
Explanation : 300 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	45%			2038	* *	10	$39,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	55%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2028	$15,000	1		
Emergency, Service	25%			2041	* *	1		
Exit, Service	25%			2028	$10,500	1		
Exit, Service	25%			2041	* *	1		
Exterior Lighting								
HID	10%			2028	$45,400	10		
LED	10%			2041	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$600	
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Front Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2041	* *	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								

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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	50%			2028	$125,500	1-3	$29,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Of The Old Building								
Explanation : Alarm Bells, Manual Pull Stations, And Smoke Detectors								
Generic, Digital	50%			2041	* *	1-3	$29,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Of The New Building								
Explanation : Alarm Bells, Manual Pull Stations, And Smoke Detectors								

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
Heating								
Energy Source								
Natural Gas	60%			2059	* *	1		
Interruptible Gas/Dual Fuel	40%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	60%			2050	* *	1	$28,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Of New Building								
Explanation : 2 Units. Unit No.1 With Mechanical Defects.								
Steam Boiler	40%	0-2	$6,800	2038	* *	1	$33,900	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Unit No.1 Is Down For 3 Years. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units.								
Distribution								
Hot Wtr Piping/Pump	60%			2055	* *	4	$4,200	
Steam Piping/Pump	20%	Now	$7,800	2043	* *			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pumps. Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps. Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Variouse Locations								
Steam Piping/Pump	20%			2043	* *			
Terminal Devices								
Air Handler	10%			2033	$183,100	1	$5,900	
Air Handler	45%			2041	* *	1	$26,400	
Convector/Radiator	30%			2038	* *	1	$9,200	
Convector/Radiator	15%			2050	* *	1	$4,600	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Air Conditioning								
Energy Source								
Electricity	40%			2041	* *	1		
Electricity	60%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	55%			2041	* *	1	$24,200	
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
Split Unit	15%			2041	* *			
Window/Wall Unit	20%			2028	$73,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	55%			2059	* *	4	$3,900	
No Component	45%							
Terminal Devices								
Air Handler/Cool/Ht	55%			2041	* *	1	$32,300	
Fan Coil - 2 Pipe	15%			2041	* *	1	$4,600	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2041	* *	2	$46,300	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	1%	0-2	$900	LIFE	* *	2-5	$500	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Roof								
Ductwork/Diffusers	39%			LIFE	* *	2-5	$20,700	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$31,800	
Exhaust Fans								
Interior	30%			2033	$129,400	2	$900	
Roof	10%			2033	$18,900	2	$300	
Roof	60%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2043	* *	1		
Brass/Copper	60%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Plumbing								
Water Heater With Tanks								
Gas Fired	40%	Now	$10,500	2033	$21,000	2		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Old Building Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Old Building Boiler Room								
Explanation : 1 Obsolete 600 Gallons Unit.								
Gas Fired	60%			2032	$31,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Of New Building								
Explanation : 1 Unit With One 250 Gallons Tank.								
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	40%	0-2	$2,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Cast Iron	60%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	40%			2028	$7,800	4	$1,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Old Building Boiler Room								
No Component	60%							
Backflow Preventer								
Generic	100%			2041	* *	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 2 Units								
Hydraulic	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	20%							
Generic	20%			2043	* *	1-5	$9,600	
Generic	60%			2059	* *	1-5	$28,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

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
Fire Suppression								
Sprinkler								
No Component	38%							
Generic	2%			2033	$26,900	1-2	$500	
Generic	60%			2059	* *	1-2	$16,000	
Fire Pump								
No Component	40%							
Generic	60%			2046	* *	1	$10,600	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 25 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 144 - Q**		
Address	: **69-20 JUNO STREET @KESSEL ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q144**
Program / Asset #	: **BOE0791.000 / 1544**	**Yr Built/Renovated**	: **1930 / 2019**
Area Sq Ft	: **118,870**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3212** **Lot** : **1**	**BIN**	: **4076870**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$783,400
Interior Architecture	$161,500	$2,168,800
Electrical	$65,400	$733,000
Mechanical	$3,797,600	$1,128,100
Site Enclosure	$95,300	
Total	**$4,119,800**	**$4,813,300**
Importance Code A		$809,700
Importance Code B	$3,973,800	$4,003,700
Importance Code C	$146,000	
Total	**$4,119,800**	**$4,813,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$40,900
Interior Architecture	$31,300	$27,300	$9,300	$33,400
Electrical	$11,100	$13,700	$11,900	$26,000
Mechanical	$28,900	$32,900	$36,500	$65,600
Site Pavements	$11,500			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$104,500**	**$95,500**	**$79,300**	**$187,400**
Importance Code A	$9,400	$9,400	$9,400	$50,600
Importance Code B	$63,700	$75,500	$69,900	$136,800
Importance Code C	$31,300	$10,600		
Total	**$104,500**	**$95,500**	**$79,300**	**$187,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,500	
Masonry: Brick	50%			LIFE	* *	5	$74,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Sidewalk Shed, Scaffoldings And Nettings								
Masonry: Brick Cavity	38%			LIFE	* *	5	$56,900	
Masonry: Granite	5%			LIFE	* *	5	$5,600	
Metal/Glass Curt Wall	2%			LIFE	* *	5	$5,600	
Windows								
Aluminum	100%			2051	* *	5	$29,200	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$15,800	
Copper/Terne	5%			2070	* *	5	$3,300	
Masonry: Brick	80%			LIFE	* *	5	$10,900	
Roof								
Built-Up (BUR)	60%			2035	$593,100	10	$49,600	
Copper/Terne	5%			2050	* *	10	$10,300	
IRMA/Protected Membrane	35%			2040	* *	10	$28,900	
Interior								
Floors								
Mosaic Tile	5%			2040	* *	5	$22,200	
Terrazzo	10%			LIFE	* *	5	$13,900	
Vinyl Tile	35%			2040	* *	3	$23,300	
Vinyl Tile	42%			2035	$2,113,300	3	$28,000	
Wood	8%			2050	* *	5	$26,700	
Interior Walls								
Cast in Place Concrete	8%	Now	$50,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	13%			2038	* *	5	$21,200	
Concrete Masonry Unit	10%	Now	$31,300	LIFE	* *	5	$6,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Gypsum Board	8%			LIFE	* *	5	$7,800	
Marble Panels	5%			LIFE	* *			
Plaster	28%			LIFE	* *	5	$13,700	
SGFT/Glazed Masonry	28%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$17,800	
AcousTileSusp.Lay-In	10%			2048	* *	5	$17,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$55,600	
Plaster	40%	Now	$110,800	LIFE	* *	5	$44,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Room 402								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Chain Link	50%	Now	$95,300	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Rear Portion Of Playground								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$11,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Building Perimeter Various Locations								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	90%			2044	* *			
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : No Available Nameplate Rating Capacity								
Fused Disc Sw	50%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$133,200	5	$300	
Fused Disc Sw	50%			2055	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Under 600 Volts								
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	40%			2034	$98,100	5	$1,300	
Molded Case Bkrs	45%			2051	* *	5	$1,400	
Wiring								
Braided Cloth	30%			2034	$105,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	30%			2055	* *	1		
Thermoplastic	40%			2035	$140,000	1		
Motor Controllers								
Locally Mounted	30%			2033	$55,700	5	$200	
Locally Mounted	70%			2048	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	60%			2040	* *	10	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Sections Of The Building								
Explanation : T-8 Lamps								
LED	40%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$14,300	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$44,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$73,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Heating								
Energy Source								
Natural Gas	40%			2061	* *	1		
Interruptible Gas/Dual Fuel	60%			2045	* *	1		
Conversion Equipment								
Furnace	30%			2040	* *	1	$17,600	
Hot Water Boiler	10%			2048	* *	1	$5,900	
Steam Boiler	60%			2048	* *	1	$70,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	10%			2051	* *	4	$900	
Steam Piping/Pump	60%			2055	* *			
No Component	30%							
Terminal Devices								
Air Handler	10%			2035	$229,100	1	$7,400	
Convector/Radiator	40%			2040	* *	1	$15,400	
Convector/Radiator	10%			2048	* *	1	$3,800	
Fan Coil Unit/Heat	10%			2030	$301,800	1	$3,800	
No Component	30%							
Controls								
Digital	100%			2030	$3,495,800			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Building Management System								
Air Conditioning								
Energy Source								
Electricity	60%			2043	* *	1		
Electricity	40%			2057	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2040	* *	1	$16,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 7 Units. R-407c Refrigerant								
Split Unit	10%			2035	$289,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 8 Units								
Window/Wall Unit	5%			2030	$23,100	1		
No Component	55%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2061	* *	4	$1,800	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$22,100	
Fan Coil - 2 Pipe	10%			2035	$167,100	1	$3,800	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2040	* *	2	$33,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$39,800	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$26,500	
Exhaust Fans								
Interior	60%			2035	$323,900	2	$2,200	
Roof	40%			2040	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2061	* *	1		
Brass/Copper	60%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	60%			2030	$10,500	2		
Gas Fired	40%			2034	$7,000	2		
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$24,400	4	$3,800	
Sewage Ejector(s)								
Electric	40%			2043	* *	4	$2,800	
No Component	60%							
Backflow Preventer								
Generic	100%			2043	* *	1	$7,300	
Fixtures								
Generic	60%							
Generic	40%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

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
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2061	* *	1-5	$24,000	
Sprinkler								
No Component	60%							
Generic	40%			2061	* *	1-2	$13,300	
Fire Pump								
No Component	60%							
Generic	40%			2048	* *	1	$8,900	
Chemical System								
Generic	100%			2034	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 18 Feet X 6 Feet Which Equals 108 Square Feet. Ansel System Present								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 145 - BK**		
Address	: **100 NOLL STREET BTWN: EVERGREEN AVE., CENTRAL**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K145**
Program / Asset #	: **BOE0447.000 / 2749**	**Yr Built/Renovated**	: **1905 / 2013**
Area Sq Ft	: **100,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,2**		
Block	: **3153** **Lot** : **11**	**BIN**	: **3071915**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$127,700	$218,000
Interior Architecture	$643,900	$68,400
Electrical	$415,200	$614,100
Mechanical	$4,535,400	$1,596,300
Site Pavements	$62,200	
Total	**$5,784,300**	**$2,496,800**
Importance Code A	$216,900	$218,000
Importance Code B	$5,426,000	$2,278,800
Importance Code C	$141,400	
Total	**$5,784,300**	**$2,496,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,000			
Interior Architecture	$87,000		$28,100	$11,800
Electrical	$38,600	$9,900	$21,600	$11,700
Mechanical	$108,300	$14,500	$35,000	$15,600
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$250,200**	**$31,700**	**$91,900**	**$46,300**
Importance Code A	$9,000	$9,900	$9,900	$10,100
Importance Code B	$195,600	$21,800	$82,000	$36,100
Importance Code C	$45,600			
Total	**$250,200**	**$31,700**	**$91,900**	**$46,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$147,300	
Masonry: Brick	75%			LIFE	* *	5	$70,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Building Facade								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Facade								
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	100%			2056	* *	5	$13,400	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$14,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$127,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%	Now	$9,000	2049	* *			
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	2%			2033	$54,300	3	$6,000	
Cast in Place Concrete	15%			LIFE	* *	5	$49,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Throughout								
Ceramic Tile	5%	Now	$21,600	2037	* *	5	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Staff Bathrooms								
Marble Panels	3%			LIFE	* *	5	$3,400	
Vinyl Tile	30%	Now	$127,300	2039	* *	3	$16,900	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Interior Spaces. Various Locations								
Explanation : On Going Repair Works.								
Vinyl Tile 9" X 9"	25%	Now	$307,100	2044	* *	3	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	20%			2049	* *	5	$56,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	$43,500	LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Spaces At Interior								
Explanation : On Going Repair And Painting Works								
Cast Stone/Terra Cotta	2%			LIFE	* *			
Ceramic Tile	3%			2037	* *	5	$4,200	
Glass: Single Pane	2%			LIFE	* *	5	$2,100	
Gypsum Board	20%			LIFE	* *	5	$16,700	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Hallways								
Masonry: Brick	10%	Now	$54,400	LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Hallways								
Explanation : Repairs In Progress.								
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	$86,900	LIFE	* *	5	$20,900	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Basement, Hallways								
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$15,000	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Gypsum Board	2%	Now	$10,700	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Basement Restroom								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement Restroom								
Masonry: Vault Struct	15%			LIFE	* *			
Plaster	73%	Now	$68,200	LIFE	* *	5	$68,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2054	* *			
Retaining Walls								
Cast in Place Concrete	10%			2054	* *			
Masonry: Fieldstone	90%			2044	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$62,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	90%			2039	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 2,000 Amperes, One Emergency Lighting Rated At 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2064	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	10%			2054	* *	1		
Conduit	10%			2064	* *	1		
Panelboards								
Fused Disc Sw	30%			2033	$73,600	5	$700	
Molded Case Bkrs	20%			2033	$49,000	5	$500	
Molded Case Bkrs	30%			2042	* *	5	$800	
Molded Case Bkrs	20%			2050	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$209,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Thermoplastic	10%			2064	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2032	$73,400	5	$400	
Locally Mounted	20%	2-4	$24,500	2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Locally Mounted	20%			2051	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$64,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2044	* *	10	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Stairways								
Explanation : Single Bulb T-8 Fixtures Installed.								
HID	5%			2034	$60,600	10	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Ceiling								
Explanation : Recessed Fixtures								
Incandescent	5%	Now	$141,800	2044	* *	2	$100	
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Lobby								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$12,100	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%	0-2	$2,400	2034	$47,800			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Explanation : Conduit To Parapet Fixtures Is Damaged Exposing Conductors.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$192,200	1	$37,400	
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$63,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	4+	$89,300	2039	* *	1	$89,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers, Insulation Slightly Damaged.								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	5%			2034	$96,300	1	$3,100	
Air Handler	25%	2-4	$96,300	2029	$481,700	1	$13,900	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Sub-basement Fan Room								
Convector/Radiator	10%	2-4	$50,200	2054	* *	1	$2,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Defective Steam Traps And Climate Control Systems								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	40%	2-4	$6,700	2032	$334,900	1	$11,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%	2-4	$10,200	2029	$507,800	1	$5,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Gymnasium In The 1924 Wing Of The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1924 Wing Of The Building								
Explanation : Unit Ventilator								
Controls								
Digital	100%			2029	$2,940,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	$33,700	2044	* *	2	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Split Unit	2%			2034	$48,600			
Window/Wall Unit	30%			2029	$116,400	1		
No Component	63%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Ventilation								
Distribution								
Ductwork/Diffusers	40%	0-2	$36,000	LIFE	* *	2-5	$22,300	
Needs Cleaning, Extent : Severe, Area Affected : 100%								
Location : Bird Infested Penthouse.								
No Component	60%							
Exhaust Fans								
Interior	40%	Now	$181,700	2044	* *	2	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Sub-basement And Penthouse								
Roof	60%			2034	$119,200	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%	4+	$20,900	2032	$1,045,800	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Service Valves In Basement								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%	2-4	$64,500	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$7,200	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$20,500	4	$2,100	
Backflow Preventer								
No Component	98%							
Generic	2%			2039	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Backflow Preventer Serves Boiler Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 145 - M**
Address : **150 WEST 105 STREET @ AMSTERDAM AVE.**
Borough : **MANHATTAN**
Agency's Number : **M145**
Program / Asset # : **BOE0088.000 / 1705**
Yr Built/Renovated : **1961 / 2010**
Area Sq Ft : **78,000**
Project Type : **EDUCATION**
Date of Survey : **21-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1859** **Lot** : **1** **BIN** : **1076625**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$651,000	$111,200
Interior Architecture	$1,835,400	$3,192,900
Electrical	$1,824,000	$785,600
Mechanical	$215,200	$584,000
Site Pavements		$568,000
Total	**$4,525,600**	**$5,241,600**
Importance Code A	$651,000	$111,200
Importance Code B	$3,244,700	$5,130,400
Importance Code C	$630,000	
Total	**$4,525,600**	**$5,241,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,300	$67,900		
Interior Architecture	$14,100	$7,600		$15,100
Electrical	$8,300	$36,600	$7,300	$7,300
Mechanical	$68,400	$10,700	$17,300	$12,300
Site Pavements	$44,000			
Total	**$160,100**	**$122,800**	**$24,600**	**$34,700**
Importance Code A	$33,000	$75,800	$7,700	$7,700
Importance Code B	$126,100	$47,000	$16,900	$27,000
Importance Code C	$1,000			
Total	**$160,100**	**$122,800**	**$24,600**	**$34,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	$468,700	LIFE	* *	5	$111,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Courtyard Area								
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : North Facade, Corners								
Metal Panel	5%			2053	* *	5-10	$42,500	
Window Wall	5%			2053	* *	5	$23,200	
Windows								
Aluminum	100%	Now	$182,200	2049	* *	5	$18,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$13,700	
Metal Panel	20%			2053	* *	5	$13,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Parapet Wall								
Explanation : Metal Panel Over Coping Stones								
Roof								
Built-Up (BUR)	50%	4+	$25,300	2038	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Lower								
Copper/Terne	5%			2061	* *	10	$10,600	
Modified Bitumen	45%			2038	* *	10	$38,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,300	
Ceramic Tile	5%	Now	$465,500	2048	* *	5	$4,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Girls Toilet Room								
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	70%			2033	$3,192,900	3	$56,400	
Vinyl Tile 9" X 9"	5%	Now	$660,200	2043	* *	3	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Principals Closet, Telephone Room								
Wood	5%			2048	* *	5	$15,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$76,400	2046	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	45%	Now	$304,000	LIFE	* *	5	$18,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	40%	4+	$249,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stairwell B								
Ceilings								
AcousTileConcealSpLn	30%	4+	$79,700	2046	* *	5	$30,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 2nd Floor								
Exposed Struc: Concrete	60%			LIFE	* *	5	$15,100	
Plaster	10%			LIFE	* *	5	$10,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2043	* *			
Iron Picket	90%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,000	2038	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : 104th Street Near Corner Entrance On 105th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,000	2038	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Mini Courtyard								
Activity Yard								
Cast in Place Concrete	50%			2038	* *			
Pavers/Stone	40%			2036	$568,000			
Rubber Matting	10%			2033	$26,700			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2033	$32,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2033	$13,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$199,700	5	$2,100	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	90%			2032	$165,500	5	$1,800	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Insulation Aged								
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2028	$1,071,500	10	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	2%			2043	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : T-8 Lamps								
LED	8%			2028	$177,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Lobby								
Explanation : Recent Installation								
Egress Lighting								
Emergency, Battery	50%			2028	$67,000	10	$9,400	
Exit, Service	50%			2028	$17,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

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
Lighting								
Exterior Lighting								
HID	20%			2028	$74,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$149,900	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm, Monitor Sensor And Security Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$206,000	1-3	$48,100	

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
Heating								
Energy Source								
Electricity	5%			2053	* *	1		
Natural Gas	95%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$77,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$64,000	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Piping At Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%	0-2	$15,000	2033	$300,600	1	$8,700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria Blower Defective Coil								
Convector/Radiator	70%			2038	* *	1	$17,600	
Fan Coil Unit/Heat	10%			2038	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Auditorium								
Explanation : Gymnasium And Auditorium Electric								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%	Now	$15,100	2028	$151,300	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms. Four Units Are Not Working								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Interior	80%	0-2	$28,300	2033	$283,400	2	$1,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Covers For The Exhaust Fans Of Room E8 And E11 Are Not Working.								
Roof	20%			2033	$31,000	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 146 - BX**				
Address	: **968 CAULDWELL AVENUE @ E.163 ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X146**
Program / Asset #	: **BOE0283.000 / 381**			**Yr Built/Renovated**	: **1958 / 2000**
Area Sq Ft	: **82,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **02-Aug-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **2632**	**Lot**	: **27**	**BIN**	: **2004498**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$213,700	
Interior Architecture	$5,270,100	$302,700
Electrical	$358,300	$944,300
Mechanical	$1,949,500	$1,749,400
Site Pavements	$116,900	
Total	**$7,908,500**	**$2,996,300**
Importance Code A	$213,700	$731,900
Importance Code B	$7,598,100	$2,264,500
Importance Code C	$96,800	
Total	**$7,908,500**	**$2,996,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,000	$6,000		
Interior Architecture	$158,000	$4,600		$24,300
Electrical	$3,100	$4,100	$4,000	$7,100
Mechanical	$24,400	$53,600	$25,300	$32,300
Site Enclosure	$45,100			
Site Pavements	$72,500			
Total	**$304,000**	**$68,400**	**$29,300**	**$63,700**
Importance Code A	$9,100	$14,200	$8,100	$8,300
Importance Code B	$158,600	$54,200	$21,200	$55,400
Importance Code C	$136,300			
Total	**$304,000**	**$68,400**	**$29,300**	**$63,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,700	
Masonry: Brick Cavity	55%			LIFE	* *	5	$29,900	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : South Facade								
Explanation : New Elevator Addition In Progress								
Metal/Glass Curt Wall	40%			LIFE	* *	5	$40,700	
Windows								
Aluminum	30%			2051	* *	5	$10,900	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Stairs								
Aluminum	70%			2051	* *	5	$25,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,500	
Masonry: Brick Cavity	84%	0-2	$95,400	LIFE	* *	5	$9,300	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Interior Side Of Parapet								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : South Facade Above Playground								
Metal Rail	5%			2048	* *	5-10	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Location Noted								
Metal Security Bars	1%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Above Main Entrance								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	95%			2040	* *	10	$118,300	
Copper/Terne	5%			2063	* *	10	$15,600	
Soffits								
Cast in Place Concrete	100%	2-4	$1,000	LIFE	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Interior								
Floors								
Carpet	1%	2-4	$22,900	2037	* *	3	$1,900	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Several Offices								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Mosaic Tile	2%	2-4	$48,600	2040	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Terrazzo	5%	0-2	$30,200	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Main Entrance Vestibule Stairs								
Vinyl Tile	29%			2040	* *	3	$13,700	
Vinyl Tile 9" X 9"	50%	Now	$5,173,300	2045	* *	3	$23,700	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Remaining Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Cafeteria And Several Classrooms								
Explanation : Replacement In Progress								
Wood	5%	2-4	$7,700	2050	* *	5	$5,900	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Under Construction	3%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Ceramic Tile In Various Toilet Rooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Interior								
Interior Walls								
Concrete Masonry Unit	10%	4+	$40,500	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Bulkheads								
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%	4+	$96,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Several Floors Locations								
Explanation : Current Construction								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Ceramic Tile In Various Toilet Rooms								
Ceilings								
AcousTile,Adhered	2%	2-4	$1,700	2048	* *	5	$1,300	
Adhesion Failure, Extent : Light, Area Affected : 2%								
Location : Corridors								
AcousTileConcealSpLn	20%			2040	* *	5	$31,600	
AcousTileSusp.Lay-In	15%	2-4	$6,500	2040	* *	5	$9,500	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	15%			2035	$302,700			
Under Construction	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Plaster Under Construction In Various Toilet Rooms								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	4+	$200	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cauldwell Avenue								
Chain Link	40%	2-4	$11,200	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Surrounding Play Yard								
Iron Picket	55%	Now	$33,700	2070	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Corner Of Trinity Avenue And East 165th Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$116,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$42,600	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Walkway And Play Yard Stairs To Trinity Avenue								
Masonry: Granite	5%	0-2	$8,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Stairs								
Parking/Driveway								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Trinity Avenue								
Explanation : Used For Construction Staging								
Activity Yard								
Asphalt	95%	2-4	$21,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Play Yard								
Rubber Matting	5%			2040	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three Main Disconnect Switches Rated At 1200, 800 And 200 Amperes								
Fused Disc Sw	10%			2035	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 200 Ampere Main Disconnect Switches For Heating Equipment								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$233,000	5	$2,200	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	90%			2034	$220,700	5	$1,900	
Molded Case Bkrs	9%			2043	* *	5	$200	
Wiring								
Braided Cloth	60%			2034	$179,200	1		
Thermoplastic	30%			2035	$89,600	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	15%			2033	$18,300	5	$100	
Locally Mounted	5%			2048	* *	5		
Motor Control Center	80%			2048	* *	5	$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	88%			2040	* *	10	$66,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2030	$232,600	2	$200	
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2035	$56,400	10	$7,900	
Exit, Battery	50%			2030	$59,500	10	$2,800	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Alarm								
Security System								
Generic	100%			2040	* *	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2033	$731,900	1	$81,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Fuel Powered Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	40%			2030	$632,000	1	$20,300	
On Extended Life, Extent : Light, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	60%			2033	$412,000	1	$15,900	
Controls								
Electrical	30%			2033	$140,000			
Pneumatic	70%			2029	$1,135,900			
Air Conditioning								
Energy Source								
Electricity	80%			2051	* *	1		
No Component	20%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2040	* *	1	$26,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller, On Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Air Cooled Chiller With 2 Scroll Compressors								
Split Unit	5%			2040	* *			
Window/Wall Unit	5%			2033	$15,900	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2055	* *	4	$4,200	
No Component	30%							
Terminal Devices								
Fan Coil - 4 Pipe	70%			2040	* *	1	$18,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Fan Coil Units Providing Hot And Cold Air								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	40%			2030	$149,000	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 30%								
Location : Basement Fan Room								
Roof	20%			2030	$32,600	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Roof	40%			2040	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2045	* *	1		
Galvanized Steel	10%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$406,000	4	$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Vertical Transport								
Elevators								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : 1 New Elevator Being Added								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Basement And Supply Room								
Explanation : Partial Sprinklers								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 146 - M**				
Address	: **421 EAST 106 STREET BTWN: 1 AVE., FDR DRIVE**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M146**	
Program / Asset #	: **BOE0089.000 / 1706**		**Yr Built/Renovated**	: **1965 / 2013**	
Area Sq Ft	: **98,703**		**Project Type**	: **EDUCATION**	
Date of Survey	: **07-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,3**				
Block	: **1700**	**Lot** : **1**	**BIN**	: **1052999**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$211,700	$188,000
Interior Architecture	$8,004,200	
Electrical	$461,300	$753,100
Mechanical	$792,600	$535,900
Total	**$9,469,700**	**$1,477,000**
Importance Code A	$211,700	$188,000
Importance Code B	$9,185,600	$1,289,000
Importance Code C	$72,400	
Total	**$9,469,700**	**$1,477,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$110,000			
Interior Architecture	$27,400		$26,300	$2,800
Electrical	$11,300	$9,300	$10,300	$11,200
Mechanical	$102,600	$13,800	$25,800	$13,800
Site Pavements	$22,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$281,500**	**$30,300**	**$69,600**	**$34,900**
Importance Code A	$154,100	$9,800	$10,000	$9,800
Importance Code B	$117,200	$20,500	$59,600	$25,200
Importance Code C	$10,200			
Total	**$281,500**	**$30,300**	**$69,600**	**$34,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$64,700	LIFE	* *	5	$105,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	78%	Now	$146,900	LIFE	* *	5	$82,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Penthouse								
Painted Surfaces, Extent : Light, Area Affected : 75%								
Location : All Facades								
Pre-Cast Concrete	2%			LIFE	* *	5	$6,900	
Windows								
Aluminum	100%	Now	$18,500	2050	* *	5	$9,500	
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair C Between 2nd And 3rd Floors								
Parapets								
Metal Security Bars	2%			2062	* *			
No Component	98%							
Roof								
IRMA/Protected Membrane	75%	Now	$44,900	2039	* *			
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Gymnasium								
Metal Panel	5%			2047	* *	10	$11,300	
Paver: Asphalt	20%	Now	$35,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Roof								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Roof								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Roof								
Vegetation Growth, Extent : Severe, Area Affected : 20%								
Location : At Roof Drains And Pavers								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$2,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Ceramic Tile	2%	0-2	$8,500	2043	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Terrazzo	3%			LIFE	* *	5	$3,500	
Vinyl Tile	15%			2039	* *	3	$11,100	
Vinyl Tile 9" X 9"	65%			2029	$7,863,700	3	$36,000	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Stair D Between 1st And 2nd Floors								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Exits And Auditorium								
Wood	5%			2049	* *	5	$13,900	
Interior Walls								
Ceramic Tile	3%	Now	$4,400	2043	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Concrete Masonry Unit	20%			LIFE	* *	5	$10,500	
Masonry: Brick	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$17,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	30%	Now	$72,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair D								
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$7,400	
AcousTileSusp.Lay-In	5%			2039	* *	5	$7,400	
Exposed Struc: Concrete	15%	Now	$68,000	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Oil Tank Room								
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	22%	0-2	$11,600	LIFE	* *	5	$40,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Metal Panel	20%			LIFE	* *	5	$36,900	
Plaster	30%			LIFE	* *	5	$27,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$15,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Tree Pit On East 106th Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$5,700	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entrance Apron								
Activity Yard								
Asphalt	50%			2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 106th Street								
Rubber Matting	50%	0-2	$1,900	2034	$38,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Edges Of Matting On East 106th Street								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch, One 400 Ampere Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	40%	0-2	$98,100	2059	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Explanation : Nuisance Tripping Of Breakers In Overloaded Panelboard Lp-lr/br And Lp-1b								
Molded Case Bkrs	10%			2050	* *	5	$300	
Molded Case Bkrs	40%			2056	* *	5	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	75%			2032	$91,700	5	$500	
Locally Mounted	20%			2051	* *	5	$100	
Variable Frequency Drive	5%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Crawl Space								
Explanation : Pipe Clamps Only								
Lighting								
Interior Lighting								
Fluorescent	95%			2044	* *	10	$86,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2042	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 30%								
Location : Auditorium And Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2034	$84,800	10	$11,900	
Exit, Battery	50%			2034	$71,600	10	$3,300	
Exterior Lighting								
HID	20%			2029	$94,300	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Chimney Mounted Air Terminals And Downlead Conductors								
Alarm								
Security System								
Generic	100%			2039	* *	1	$36,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$62,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$44,000	2047	* *	1	$88,000	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. 1 Boiler Is Not Working. Needs To Regulate Gasoline Pressure								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$161,900	2044	* *			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Risers In Stairs C, D And Basement Crawl Space								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Crawl Space Basement Area								
Terminal Devices								
Air Handler	15%	Now	$14,300	2034	$285,300	1	$8,200	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Unit Thermostat Controls								
Convector/Radiator	75%	Now	$12,400	2039	* *	1	$21,500	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : No Heat At Stair C								
Fan Coil Unit/Heat	10%			2034	$250,600	1	$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	20%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Explanation : 8 New Split Unit Recently Installed In The Cafeteria								
Window/Wall Unit	50%	0-2	$3,800	2029	$191,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Various Locations. 2 Percent Of The Units Are Not Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,000	
Exhaust Fans								
Interior	98%			2029	$439,300	2	$3,000	
Roof	2%			2029	$3,900	2	$100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$26,000	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Water Fountains On All Floors								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Crawl Space								
Explanation : Valves Are Not Working Need To Be Replaced								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor And Boiler Room								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Storage Rooms								
Explanation : Partial System								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 146 - Q**		
Address	: **98-01 159 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q146**
Program / Asset #	: **BOE0793.000 / 1547**	**Yr Built/Renovated**	: **1936 / 2004**
Area Sq Ft	: **80,900**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **14168** **Lot** : **16**	**BIN**	: **4295163**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$356,000	$114,600
Interior Architecture	$553,600	$52,200
Electrical	$342,000	$658,700
Mechanical		$4,806,600
Total	**$1,251,600**	**$5,631,900**
Importance Code A	$356,000	$222,300
Importance Code B	$742,200	$5,409,600
Importance Code C	$153,400	
Total	**$1,251,600**	**$5,631,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$62,000		$8,800	$2,200
Electrical	$26,100	$46,700	$13,500	$13,200
Mechanical	$30,600	$18,400	$35,200	$15,000
Site Enclosure	$28,400			
Site Pavements	$4,700			
Total	**$151,700**	**$65,200**	**$57,600**	**$30,400**
Importance Code A	$7,900	$7,000	$7,200	$6,800
Importance Code B	$110,700	$58,200	$50,400	$23,600
Importance Code C	$33,100			
Total	**$151,700**	**$65,200**	**$57,600**	**$30,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$31,600	
Masonry: Brick	85%	Now	$193,200	LIFE	* *	5	$114,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Main Office, Room 116 And 214								
Masonry: Granite	5%			LIFE	* *	5	$5,100	
Masonry: Limestone	7%			LIFE	* *	5	$7,100	
Windows								
Aluminum	95%	Now	$88,700	2049	* *	5	$18,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Along 99th Street								
Metal Louvers	5%			2042	* *	10	$12,000	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$13,000	
Masonry: Limestone	5%			LIFE	* *	5	$1,200	
Metal Rail	2%			2046	* *	5-10	$6,700	
Metal: Cage/Fence	23%			2046	* *	5-10	$33,200	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$74,200	
Copper/Terne	5%			2061	* *	10	$9,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,700	
Ceramic Tile	5%			2042	* *	5	$5,900	
Vinyl Tile	60%			2038	* *	3	$26,400	
Vinyl Tile 9" X 9"	15%	0-2	$108,200	2043	* *	3	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Classrooms								
Wood	10%	0-2	$35,900	2048	* *	5	$11,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$9,500	
Concrete Masonry Unit	5%	Now	$91,700	LIFE	* *	5	$3,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$61,700	LIFE	* *	5	$37,100	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rooms 116, 214 And 316								
SGFT/Glazed Masonry	15%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$224,200	2046	* *	5	$17,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Corridors								
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,400	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%			2033	$52,200			
Metal Panel	10%	4+	$18,500	LIFE	* *	5	$13,600	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	40%	0-2	$67,800	LIFE	* *	5	$27,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$22,000	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 98th Street Gate								
Iron Picket	40%	4+	$6,400	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 99th Street Playground Gate								
Free Standing Walls								
Cast in Place Concrete	60%			2068	* *			
Masonry: Brick	40%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	98%			2046	* *			
Pavers/Stone	2%			2042	* *			
Activity Yard								
Rubber Matting	15%			2038	* *			
Traffic Topping	85%	0-2	$4,700	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Play Yard								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$116,500	5	$200	
Fused Disc Sw	50%			2053	* *	5	$200	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	5%	2-4	$12,300	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	35%			2049	* *	5	$700	
Molded Case Bkrs	50%			2032	$122,600	5	$1,100	
Wiring								
Thermoplastic	70%			2033	$209,100	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$400	
Locally Mounted	20%			2031	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$24,900	
Generators								
Natural Gas	100%			2046	* *	1	$31,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 150 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$71,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	2%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Lighting								
Egress Lighting								
Emergency, Battery	40%			2028	$55,600	10	$7,800	
Emergency, Battery	10%			2038	* *	10	$2,000	
Exit, Service	50%			2028	$17,900	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$30,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Front And Rear Of The Building								
Explanation : Intrusion Alarm System And CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$213,700	1-3	$49,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Interruptible Gas/Dual Fuel	95%			2053	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%	Now	$700	2036	$35,300			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Pipe Connection Of 1 Unit								
Radiant Heater	5%			2033	$107,800	2	$1,900	
Steam Boiler	85%			2038	* *	1	$68,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$3,300	2033	$33,200			
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Pumps Of Return Tanks, Basement								
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Building Management System, Throughout								
Steam Piping/Pump	90%			2033	$597,000			
No Component	5%							

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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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Heating								
Terminal Devices								
Air Handler	10%			2038	* *	1	$5,000	
Convector/Radiator	20%			2038	* *	1	$5,200	
Fan Coil Unit/Heat	70%			2033	$1,437,700	1	$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2038	* *	1	$30,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units. Basement Air Conditioning Room								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2043	* *	4	$4,800	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2038	* *	1	$5,000	
Fan Coil - 4 Pipe	70%			2033	$1,764,500	1	$18,300	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2033	$153,500	2	$45,100	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,100	
Exhaust Fans								
Interior	85%			2033	$312,300	2	$2,100	
Roof	15%			2033	$24,100	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$400,600	4	$8,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$2,600	4	$2,600	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$34,400	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 147 - BK**		
Address	: **325 BUSHWICK AVENUE BTWN: MC KIBBEN ST. - SEIGEL ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K147**
Program / Asset #	: **BOE0448.000 / 1348**	**Yr Built/Renovated**	: **1906 / 1996**
Area Sq Ft	: **142,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3091** **Lot** : **1**	**BIN**	: **3071418**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$355,000	$136,100
Interior Architecture	$473,900	$3,645,400
Electrical	$462,800	$4,271,600
Mechanical	$3,148,300	$2,996,500
Total	**$4,440,000**	**$11,049,700**
Importance Code A	$355,000	$188,700
Importance Code B	$3,797,600	$10,773,500
Importance Code C	$287,400	$87,500
Total	**$4,440,000**	**$11,049,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,300	$13,600		$2,400
Interior Architecture	$173,700	$29,500		$17,600
Electrical	$15,900	$13,700	$17,800	$30,700
Mechanical	$88,600	$23,700	$23,800	$56,900
Site Pavements	$11,300			
Total	**$291,800**	**$80,600**	**$41,500**	**$107,600**
Importance Code A	$19,000	$27,700	$14,100	$16,500
Importance Code B	$242,000	$52,900	$27,500	$91,200
Importance Code C	$30,800			
Total	**$291,800**	**$80,600**	**$41,500**	**$107,600**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$80,300	
Masonry: Limestone	18%			LIFE	* *	5	$13,600	
Stucco Cement	2%	2-4	$2,300	2048	* *	5	$2,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Stair Bulkhead								
Windows								
Aluminum	100%	Now	$355,000	2043	* *	5	$9,100	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 35%								
Location : Classrooms Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$9,900	
Metal Panel	10%			2055	* *	5	$4,800	
Metal Rail	10%			2048	* *	5-10	$22,400	
Roof								
Metal Panel	10%			2052	* *	10	$13,600	
Modified Bitumen	75%			2043	* *	10	$55,800	
Plaza Roof: Stone Panels	15%			2061	* *			
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

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
Interior								
Floors								
Asphalt Poured	10%	Now	$15,900	2040	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Carpet	2%	4+	$3,800	2031	$76,100	3	$6,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	5%	Now	$18,300	LIFE	* *	5	$23,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$30,300	2044	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Mosaic Tile	2%	0-2	$20,200	2040	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Lobby								
Terrazzo	2%	2-4	$8,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Main Lobby								
Vinyl Tile	39%	Now	$46,300	2040	* *	3	$30,700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Vinyl Tile 9" X 9"	20%	Now	$68,800	2035	$3,439,800	3	$15,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Wood	15%			2063	* *	5	$59,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$30,800	2038	* *	5	$5,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen, Drinking Fountains And Toilets Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Kitchen, Drinking Fountains And Toilets Throughout								
Masonry: Brick	10%	Now	$142,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Basement								
Metal Panel	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	80%	Now	$145,300	LIFE	* *	5	$87,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Perimeter Classrooms And Stairs								
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Masonry: Vault Struct	5%			LIFE	* *			
Plaster	90%	Now	$117,700	LIFE	* *	5	$118,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 4th Floor Classrooms And Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2055	* *			
Iron Picket	95%			2055	* *			
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$11,300	2040	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Seigel Street								
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	15%			LIFE	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	$2,600	2035	$52,600	5	$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$600	
Raceway								
Conduit	100%			2035	$295,800	1		
Panelboards								
Fused Disc Sw	9%			2034	$27,600	5	$300	
Fused Toggle Switch	1%			2034	$3,100	5		
Molded Case Bkrs	90%			2034	$275,900	5	$3,400	
Wiring								
Braided Cloth	30%			2034	$122,700	1		
Thermoplastic	70%			2035	$286,400	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,059,100	10	$123,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2035	$86,700	10	$5,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Third Floor Library And And Fourth Laboratory								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$122,000	10	$17,100	
Exit, Battery	50%			2035	$103,000	10	$4,800	
Exterior Lighting								
HID	10%			2030	$67,800	10		
LED	10%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$273,000	1	$53,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$375,100	1-3	$87,500	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 147 - BK
Asset # : 1348

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$140,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	Now	$2,900	2035	$58,200			
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Float And Thermostatic Traps, Basement								
Steam Piping/Pump	95%			2035	$1,106,100			
Terminal Devices								
Air Handler	10%			2030	$273,600	1	$8,800	
Convector/Radiator	90%			2033	$1,070,100	1	$41,300	
Controls								
Pneumatic	100%	Now	$56,200	2029	$2,810,100			
Broken, Extent : Severe, Area Affected : 30%								
Location : Thermostats, Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2040	* *	1	$6,600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Lower Roof								
Window/Wall Unit	60%			2033	$330,500	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2040	* *	1	$4,600	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2040	* *	2	$9,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$6,400	LIFE	* *	2-5	$4,000	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Actuator In Boiler Room								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$11,900	
No Component	80%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

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
Ventilation								
Exhaust Fans								
Interior	10%			2030	$64,500	2	$400	
Roof	10%			2035	$28,200	2	$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$371,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	5%	Now	$100	2035	$1,500	4	$200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : 2 Out Of 3 Units With Mechanical Defects								
Non-Submersible	95%			2035	$27,700	4	$4,300	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 100 Gallon Units								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$60,300	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 147 - Q**
Address : **218-01 116 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0794.000 / 1548**
Area Sq Ft : **80,000**
Date of Survey : **29-Apr-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **11300** **Lot** : **1**

Agency's Number : **Q147**
Yr Built/Renovated : **1930 / 1996**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4243743**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,014,200	$128,000
Interior Architecture	$401,500	$2,421,400
Electrical	$569,900	$604,900
Mechanical	$1,010,700	$3,036,400
Site Enclosure	$51,500	
Total	**$3,047,800**	**$6,190,800**
Importance Code A	$1,014,200	$128,000
Importance Code B	$1,976,700	$5,526,200
Importance Code C	$56,900	$536,500
Total	**$3,047,800**	**$6,190,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,300	$9,800		
Interior Architecture	$11,000	$27,500		$8,100
Electrical	$3,900	$45,600	$7,500	$9,000
Mechanical	$12,300	$28,200	$20,900	$12,500
Site Enclosure	$7,300			
Site Pavements	$600			
Total	**$79,500**	**$111,100**	**$28,500**	**$29,500**
Importance Code A	$52,300	$17,900	$7,900	$7,900
Importance Code B	$19,300	$93,200	$20,500	$21,600
Importance Code C	$7,900			
Total	**$79,500**	**$111,100**	**$28,500**	**$29,500**

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$539,700	LIFE	* *	5	$128,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Stair Bulkhead								
Masonry: Limestone	5%	Now	$108,700	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Window Sills, Corners								
Windows								
Aluminum	98%	Now	$365,800	2049	* *	5	$18,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Louvers	2%			2042	* *	10	$4,800	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$17,700	
Masonry: Limestone	5%			LIFE	* *	5	$1,200	
Roof								
Built-Up (BUR)	95%	Now	$44,300	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Copper/Terne	5%			2048	* *	10	$9,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,800	
Ceramic Tile	5%			2042	* *	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$4,600	
Traffic Topping	5%	Now	$286,900	2043	* *	5	$3,700	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 75%								
Location : Stairs								
Vinyl Tile	55%			2033	$1,827,000	3	$32,300	
Wood	25%			2048	* *	5	$55,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2036	$536,500	5	$9,500	
Masonry: Brick	10%			LIFE	* *			
Plaster	60%	Now	$56,900	LIFE	* *	5	$34,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Stair Bulkheads								
SGFT/Glazed Masonry	20%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Plaster	85%	Now	$57,600	LIFE	* *	5	$57,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$7,300	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 218th Street Gate								
Iron Picket	80%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$51,500	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%	0-2	$600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entry Steps								
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	$149,800	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Fused Disc Sw	25%			2059	* *	5	$100	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,700	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$66,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Gymnasium And Auditorium								
Explanation : LED Light								
Egress Lighting								
Emergency, Service	15%			2028	$7,600	1		
Emergency, Battery	15%			2028	$20,600	10	$2,900	
Emergency, Battery	20%			2038	* *	10	$3,900	
Exit, Battery	30%			2028	$34,800	10	$1,600	
Exit, Battery	20%			2038	* *	10	$1,100	
Exterior Lighting								
HID	30%			2028	$114,700	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$14,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Perimeter Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2033	$76,900	1	$14,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Door Lock Alarm								

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

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$211,300	2043	* *	1-3	$44,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2033	$656,000			
Terminal Devices								
Air Handler	30%			2028	$462,500	1	$14,800	
Convector/Radiator	60%			2031	$401,900	1	$15,500	
Fan Coil Unit/Heat	10%			2028	$203,100	1	$2,600	
Controls								
Pneumatic	100%			2031	$1,583,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$186,200	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	95%			2028	$345,100	2	$2,300	
Roof	5%			2041	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$209,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,200	
Backflow Preventer								
Generic	100%			2033	$36,600	1	$4,900	
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
	Location : The Valves, Various Locations							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2028	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$22,700	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 147 - Q MINISCHOOL**				
Address	: **218-01 116 AVENUE**				
Borough	: **QUEENS**			**Agency's Number**	: **Q851**
Program / Asset #	: **BOE0794.010 / 2762**			**Yr Built/Renovated**	: **1972 / 1999**
Area Sq Ft	: **9,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **29-Apr-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **11300**	**Lot**	: **1**	**BIN**	: **4243743**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$375,000
Electrical		$66,600
Mechanical	$201,400	
Total	**$201,400**	**$441,500**
Importance Code B	$201,400	$441,500
Total	**$201,400**	**$441,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,000			
Interior Architecture	$16,900			$1,700
Electrical	$24,200	$10,900	$800	$1,000
Mechanical	$16,700	$70,000	$1,300	$500
Total	**$104,800**	**$80,900**	**$2,100**	**$3,200**
Importance Code A	$47,500	$29,100	$400	$400
Importance Code B	$57,400	$51,800	$1,600	$2,700
Importance Code C				
Total	**$104,800**	**$80,900**	**$2,100**	**$3,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q MINISCHOOL

Asset # : 2762

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$4,900	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Building Base Corners								
Metal Panel	90%	0-2	$19,500	2043	* *	5	$27,000	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$1,700	2041	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Roof								
Metal Panel	100%	0-2	$20,900	2046	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Soffits								
Metal Panel	100%			2043	* *	5-10		
Interior								
Floors								
Mosaic Tile	3%	Now	$3,900	2038	* *	5	$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entrance								
Vinyl Tile	97%			2033	$375,000	3	$6,600	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$4,500	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$11,300	2046	* *	5	$6,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Asphalt	85%			2042	* *			
Cast in Place Concrete	15%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 147 - Q MINISCHOOL
Asset # : 2762

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$66,600	5		
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,100	5		
Molded Case Bkrs	90%			2032	$27,600	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$8,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	10%			2028	$600	1		
Emergency, Battery	40%			2038	* *	10	$900	
Exit, Battery	50%			2038	* *	10	$300	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Perimeter Of The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$23,800	2043	* *	1-3	$5,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 147 - Q MINISCHOOL
Asset # : 2762

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2028	$28,700	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Controls								
Electrical	100%	0-2	$10,200	2028	$51,200			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2027	$150,200	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In The Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Interior	100%			2028	$40,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$5,900	2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One 65 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 148 - BK**		
Address	: **185 ELLERY ST. (NEAR THROOP AVE.)**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K148**
Program / Asset #	: **BOE0972.000 / 2888**	**Yr Built/Renovated**	: **1907 / 2000**
Area Sq Ft	: **90,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Apr-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1726** **Lot** : **14**	**BIN**	: **3048352**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$235,100	$178,000
Interior Architecture	$465,500	$560,500
Electrical	$336,500	$304,000
Mechanical	$1,953,200	$863,000
Total	**$2,990,300**	**$1,905,500**
Importance Code A	$235,100	$178,000
Importance Code B	$2,587,100	$1,669,800
Importance Code C	$168,100	$57,700
Total	**$2,990,300**	**$1,905,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$103,900			$42,500
Electrical	$73,600	$2,900	$2,500	$3,100
Mechanical	$59,700	$12,300	$17,900	$31,800
Site Enclosure	$2,500			
Site Pavements	$9,200			
Total	**$249,000**	**$15,300**	**$20,500**	**$77,500**
Importance Code A	$16,300	$8,900	$8,900	$8,900
Importance Code B	$221,000	$6,400	$11,500	$68,600
Importance Code C	$11,700			
Total	**$249,000**	**$15,300**	**$20,500**	**$77,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$51,500	
Masonry: Brick	80%			LIFE	* *	5	$75,300	
Masonry: Granite	3%			LIFE	* *	5	$2,100	
Masonry: Limestone	10%			LIFE	* *	5	$7,100	
Windows								
Aluminum	100%	Now	$143,600	2048	* *	5	$14,700	
Air Infiltration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	$51,200	
Masonry: Brick	50%			LIFE	* *	5	$6,600	
Roof								
Modified Bitumen	100%			2037	* *	10	$91,500	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$26,300	LIFE	* *	5	$33,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$43,700	2035	$436,600	5	$3,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Toilets, Kitchen And Main Lobby								
Terrazzo	10%	0-2	$29,000	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Lobby								
Vinyl Tile	65%	Now	$55,600	2037	* *	3	$36,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Multipurpose Room								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room								
Wood	10%			2060	* *	5	$28,400	
Interior Walls								
Ceramic Tile	10%	Now	$72,300	2041	* *	5	$12,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets, Kitchen And Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets, Kitchen And Stairs								
Gypsum Board	10%			LIFE	* *	5	$15,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	75%	Now	$95,900	LIFE	* *	5	$57,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms At Roof Drains								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	$5,000	2045	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 4th Floor Gymnasium And Throughout								
AcousTileConcealSpLn	5%			2045	* *	5	$9,500	
AcousTileSusp.Lay-In	15%			2045	* *	5	$22,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 4th Floor Library								
Metal Panel	5%	Now	$76,900	LIFE	* *	5	$9,500	
Bent/Warped Elements, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Deformed/Dented, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Plaster	70%	0-2	$164,900	LIFE	* *	5	$66,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 4th Floor Classrooms At Roof Drains								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$2,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Cast Stone Base, North Side								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2045	* *			
Masonry: Granite	10%	Now	$9,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : South Side Stairs								
Activity Yard								
Rubber Matting	100%			2037	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$400	
Suspect Water Damage, Extent : Light, Area Affected : 10%								
Location : Basement Electric Service Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- Vertical Sections								
Raceway								
Conduit	30%			2052	* *	1		
Conduit	70%			2032	$144,600	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5	$100	
Molded Case Bkrs	65%			2031	$159,400	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Explanation : Branch Circuits Overloaded In Lighting Panels Lp2-1 And Lp2-2 And Cause Nuisance Tripping								
Molded Case Bkrs	30%			2048	* *	5	$700	
Wiring								
Braided Cloth	70%	2-4	$209,100	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	30%			2052	* *	1		
Motor Controllers								
Locally Mounted	40%			2030	$48,900	5	$200	
Locally Mounted	20%	2-4	$14,700	2052	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Locally Mounted	40%			2037	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,300	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Marginal Electrical Contact With Water Main Due To Corrosion At Main Clamp.								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Lighting								
Interior Lighting								
Fluorescent	90%			2037	* *	10	$74,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2037	* *	10	$4,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, First Floor Multipurpose Room								
Fluorescent	3%	Now	$8,200	2042	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Room 220								
Incandescent	1%			2027	$25,500	2		
LED	1%			2040	* *			
Egress Lighting								
Emergency, Battery	50%	Now	$1,500	2037	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 2%								
Location : Gymnasium On Fourth Floor								
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	10%	Now	$4,300	2037	* *			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	* *	1	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	$7,100	2040	* *	1-3	$15,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Trouble Signal Visible On Fire Alarm Control Panel. Installed System Includes Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$16,100	2037	* *	1	$80,200	
Broken, Extent : Severe, Area Affected : 2%								
Location : Boiler Room Feedwater Pump For Boiler 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers, Boiler 1 Currently Being Retubed								
Distribution								
Steam Piping/Pump	100%	0-2	$14,800	2032	$738,000			
Corroded, Extent : Severe, Area Affected : 4%								
Location : Vacuum Condensate Pump And Associated Piping								
Terminal Devices								
Air Handler	10%			2037	* *	1	$5,600	
Convector/Radiator	90%			2030	$678,200	1	$26,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	10%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Auditorium And Main Distribution Frame (MDF) Room								
Explanation : 6 Units R-410a, Condenser Under The Sidewalk. 1 Unit For Main Distribution Frame (MDF) Room With Condenser On The Roof								
Window/Wall Unit	70%			2027	$244,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	* *	2-5	$32,600	
No Component	35%							
Exhaust Fans								
Interior	15%			2032	$61,300	2	$400	
Roof	50%			2027	$89,400	2	$1,400	
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2042	* *	1		
Galvanized Steel	80%	Now	$18,800	2030	$941,200	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Main Water Line In Basement								
Water Heater With Tanks								
Electric	30%			2030	$7,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Serves Kitchen Only								
Gas Fired	70%			2030	$12,200	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$6,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Roof Drain								
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2032	$63,700	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 148 - Q**		
Address	: **89-02 32 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q148**
Program / Asset #	: **BOE0795.000 / 1549**	**Yr Built/Renovated**	: **1929 / 2007**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1419** **Lot** : **1**	**BIN**	: **4034841**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$905,100	$644,100
Interior Architecture	$4,933,600	$65,200
Electrical	$357,300	$1,835,000
Mechanical	$1,382,000	$3,197,100
Total	**$7,578,100**	**$5,741,400**
Importance Code A	$905,100	$702,700
Importance Code B	$6,478,900	$5,038,700
Importance Code C	$194,000	
Total	**$7,578,100**	**$5,741,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,200			$10,900
Interior Architecture	$139,200	$20,000	$1,200	$8,500
Electrical	$8,700	$10,900	$9,400	$20,000
Mechanical	$94,500	$18,600	$24,600	$27,700
Site Enclosure	$23,200			
Site Pavements	$31,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$327,200**	**$56,700**	**$42,400**	**$74,200**
Importance Code A	$31,400	$8,200	$8,200	$19,300
Importance Code B	$195,300	$48,500	$33,700	$55,000
Importance Code C	$100,500		$500	
Total	**$327,200**	**$56,700**	**$42,400**	**$74,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$23,700	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : New Building, Left Side At Base								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$59,400	
Concrete Masonry Unit	2%			LIFE	* *	5	$1,200	
Masonry: Brick	70%	Now	$560,500	LIFE	* *	5	$66,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : All Facades								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Old Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Old Building Chimney								
Masonry: Granite	15%	Now	$344,600	LIFE	* *	5	$10,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Old Building Facades								
Windows								
Aluminum	100%			2051	* *	5	$29,300	
Parapets								
Cast in Place Concrete	30%			LIFE	* *	5	$54,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Explanation : Low Chainlink Fence On Roof, Identified As Site Component.								
Copper/Terne	8%			2055	* *	5	$6,800	
Masonry: Brick	60%			LIFE	* *	5	$10,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$2,200	
Roof								
Built-Up (BUR)	65%	Now	$23,200	2035	$464,000			
Split/Cracked, Extent : Severe, Area Affected : 5%								
Location : Perimeter Of Old Building								
Copper/Terne	5%			2050	* *	10	$7,500	
Modified Bitumen	30%			2043	* *	10	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Explanation : New Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Interior								
Floors								
Cast in Place Concrete	22%	4+	$259,800	LIFE	* *	5	$65,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	1%			2044	* *	5	$1,400	
Mosaic Tile	7%	Now	$547,100	2052	* *	5	$11,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen And Bathrooms Of Old Building								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kitchen And Bathrooms In Old Building								
Quarry Tile	3%			2048	* *	5	$6,100	
Sheet Vinyl/Rubber	2%	Now	$90,800	2045	* *	5	$2,000	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Pre Kindergarten Classroom 201								
Terrazzo	5%	0-2	$13,000	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Old Building First Floor Hallway								
Vinyl Tile	20%	Now	$38,400	2040	* *	3	$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : At Old And New Building Joint								
Vinyl Tile 9" X 9"	30%	Now	$166,500	2030	$3,330,900	3	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Old Building Classrooms								
Wood	10%	Now	$82,800	2038	* *	5	$12,700	
Patching Evident, Extent : Moderate, Area Affected : 80%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$41,100	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Gasoline Meter Room, Boiler Tank Room And Ash Hoist Shaft								
Ceramic Tile	1%			2044	* *	5	$1,100	
Ceramic Tile	4%	Now	$142,600	2048	* *	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms And Kitchen In Old Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms And Kitchen In Old Building								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,100	
Gypsum Board	15%			LIFE	* *	5	$9,500	
Masonry: Brick	5%	Now	$51,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Marble Panels	3%	Now	$28,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : First Floor Lobby								
Plaster	52%			LIFE	* *	5	$16,500	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	4+	$4,500	2048	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Pre Kindergarten And Kindergarten Classrooms								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Library								
AcousTileSusp.Lay-In	25%			2048	* *	5	$33,900	
Exposed Struc: Concrete	15%	Now	$156,000	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement, Various Locations								
Gypsum Board	2%			LIFE	* *	5	$3,400	
Metal Panel	3%	Now	$13,800	LIFE	* *	5	$5,100	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen In Old Building								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Kitchen In Old Building								
Plaster	50%	Now	$105,600	LIFE	* *	5	$42,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stairwells, Classrooms 315, 461 And Bulkhead Of Old Building								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Stairwells, And Bulkhead								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Upper Roof And Driveway Gate								
Explanation : Chain Link Fence								
Iron Picket	70%	Now	$17,900	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Various Spots								
Retaining Walls								
Cast in Place Concrete	80%	Now	$4,300	2070	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Exit 6, 7 And 8								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Near Play Area								
Explanation : Ramp And Steel Guardrails								
Masonry: Fieldstone	20%	Now	$900	2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Cheek Walls Of Entry Steps								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2040	* *			
Cast in Place Concrete	10%	Now	$18,300	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Front And Right Side Of Property								
On-Site Walkways								
Cast in Place Concrete	80%			2052	* *			
Masonry: Granite	20%	Now	$12,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Entry Steps								
Parking/Driveway								
Asphalt	100%			2038	* *			
Activity Yard								
Asphalt	30%			2048	* *			
Rubber Matting	70%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground Activity Yard								
Explanation : Play Equipments								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Fused Disc Sw	50%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	* *	5	$100	
Fused Knife Sw	70%	0-2	$163,100	2065	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	65%			2035	$134,300	1		
Conduit	30%			2045	* *	1		
Conduit	5%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	30%			2043	* *	5	$700	
Molded Case Bkrs	55%			2034	$134,900	5	$1,300	
Molded Case Bkrs	5%			2057	* *	5	$100	
Wiring								
Braided Cloth	65%	2-4	$194,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Thermoplastic	5%			2061	* *	1		
Motor Controllers								
Locally Mounted	30%			2040	* *	5	$200	
Locally Mounted	70%			2033	$85,600	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,334,100	10	$80,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$11,100	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	15%			2035	$65,900	10		
LED	15%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$56,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	20%			2055	* *	1		
Interruptible Gas/Dual Fuel	80%			2055	* *	1		
Conversion Equipment								
Furnace	20%			2035	$58,600	1	$9,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 7 Rooftop Units								
Steam Boiler	80%			2040	* *	1	$72,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Heating								
Distribution								
Steam Piping/Pump	20%	0-2	$7,500	2045	* *			
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Supply Line Next To Feed Tank, Valve In Oil Tank Room, Return Line Next To Water Main								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. Balancing Problem. Unequal Distribution Of Heat								
Steam Piping/Pump	60%			2035	$452,600			
No Component	20%							
Terminal Devices								
Air Handler	20%			2030	$354,600	1	$11,400	
Convector/Radiator	40%			2033	$308,100	1	$11,900	
Fan Coil Unit/Heat	20%			2030	$467,100	1	$5,900	
No Component	20%							
Controls								
Pneumatic	100%			2033	$1,820,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	0-2	$31,700	2035	$316,500	2	$900	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Rooftop Unit No.4 Broken Compressor								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : New Wing Roof								
Explanation : 7 Rooftop Units								
Split Unit	5%			2040	* *			
Window/Wall Unit	30%	0-2	$5,400	2030	$107,100	1		
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Room 215, 301 And Kitchen								
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$20,700	LIFE	* *	2-5	$5,100	
Unbalanced System, Extent : Moderate, Area Affected : 100%								
Location : New Wing Third Floor								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$46,200	
Exhaust Fans								
Interior	80%			2030	$334,200	2	$2,300	
Roof	20%			2035	$36,600	2	$600	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$12,000	2033	$240,500	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units, 75 Gallons Each. One Electric And 1 Gasoline Fired Heater								
Sanitary Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,900	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 30%								
Location : Various Locations In Older Wing								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1, 2r, 2, 3r, And 3 Floors.								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2055	* *	1-5	$9,300	
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$5,200	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Set Kitchen Fire Suppression. Old Wing Is 15 Feet X 5 Feet Which Equals 75 Square Feet. New Wing Is 8 Feet X 5 Feet Which Equals 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 149 - BK ANNEX**
Address : **373 PENNSYLVANIA AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **BOE1139.000 / 14885**
Area Sq Ft : **9,001**
Date of Survey : **25-Jan-2022**
Areas Surveyed : **Roof, Floors 1**
Block : **3772** **Lot** : **6**

Agency's Number : **K848**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	$154,900	$95,900
Total	**$154,900**	**$95,900**
Importance Code A		$95,900
Importance Code B	$154,900	
Total	**$154,900**	**$95,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$500	$13,300	$1,100	
Interior Architecture	$21,000		$1,400	
Electrical	$800	$42,200	$800	$800
Mechanical	$6,100	$35,500	$1,300	$400
Site Enclosure	$1,500			
Site Pavements	$31,500			
Total	**$61,300**	**$91,000**	**$4,700**	**$1,300**
Importance Code A	$4,200	$30,800	$1,700	$300
Importance Code B	$55,000	$60,200	$3,000	$1,000
Importance Code C	$2,100			
Total	**$61,300**	**$91,000**	**$4,700**	**$1,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - BK ANNEX

Asset # : 14885

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$1,500	
Masonry: Brick	70%			LIFE	* *	5	$8,100	
Stucco Cement	10%			2046	* *	5	$2,900	
Windows								
Aluminum	100%			2049	* *	5	$2,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$800	
Masonry: Brick	75%			LIFE	* *	5	$5,600	
Metal: Cage/Fence	10%	Now	$500	2046	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : North Side*								
Roof								
Built-Up (BUR)	50%			2038	* *	10	$13,300	
Modified Bitumen	50%			2041	* *	10	$13,300	
Soffits								
Stucco Cement	100%			2046	* *	5	$7,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,500	
Ceramic Tile	10%	Now	$7,800	2042	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Toilets* *Misaligned/Bulging, Extent : Moderate, Area Affected : 5%* *Location : Toilets* *Uneven Surface, Extent : Moderate, Area Affected : 5%* *Location : Toilets* *Uneven Substrate, Extent : Moderate, Area Affected : 5%* *Location : Toilets*								
Vinyl Tile	85%			2038	* *	3	$4,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,200	
Concrete Masonry Unit	75%			LIFE	* *	5	$7,200	
Plaster	20%			LIFE	* *	5	$1,400	
Ceilings								
AcousTile,Adhered	60%	Now	$12,600	2046	* *	5	$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Classrooms* *Staining/Discoloring, Extent : Light, Area Affected : 20%* *Location : Classrooms*								
Plaster	40%			LIFE	* *	5	$3,200	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK ANNEX
Asset # : 14885

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$1,500	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Street Fence								
Free Standing Walls								
Concrete Masonry Unit	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,400	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : West Side At North End								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%	2-4	$14,100	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5		
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK ANNEX
Asset # : 14885

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
Lighting								
Interior Lighting								
Fluorescent	100%			2041	* *	10	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$7,700	10	$1,100	
Exit, Service	50%			2033	$2,000	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$17,300	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$23,800	1-3	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Electricity	100%			2053	* *	1		
Conversion Equipment								
Furnace	60%	0-2	$3,400	2028	$17,200	1	$2,400	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Supporting Metal Structure. Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Rooftop Unit								
Radiant Heater	40%			2033	$95,900	2	$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK ANNEX
Asset # : 14885

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2028	$147,100	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Package Unit. Roof								
Ext Pkg Unit - Heating/Cooling	5%	0-2	$2,300	2028	$7,700	2		
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : The Intake Damper.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Roof	100%			2028	$17,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Room								
Explanation : One 40 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 149 - BK THE DANNY KAYE SCHOOL**			
Address	:	**700 SUTTER AVENUE @VERMONT ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K149**
Program / Asset #	:	**BOE0449.000 / 1349**	**Yr Built/Renovated**	:	**1906 / 2008**
Area Sq Ft	:	**93,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**20-Aug-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,4**			
Block	:	**3774** **Lot** : **16**	**BIN**	:	**3084348**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$486,400	$1,808,100
Interior Architecture	$996,300	$4,030,200
Electrical		$2,420,000
Mechanical	$54,100	$2,914,500
Site Pavements	$52,100	
Total	**$1,588,900**	**$11,172,700**
Importance Code A	$486,400	$1,808,100
Importance Code B	$794,000	$9,364,600
Importance Code C	$308,500	
Total	**$1,588,900**	**$11,172,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,700			
Interior Architecture	$214,400			$12,700
Electrical	$20,100	$8,700	$10,800	$8,900
Mechanical	$43,600	$16,500	$20,500	$13,700
Site Enclosure	$26,200			
Site Pavements	$102,800			
Total	**$479,800**	**$25,200**	**$31,300**	**$35,300**
Importance Code A	$81,900	$9,200	$9,200	$9,200
Importance Code B	$240,600	$16,000	$22,100	$26,100
Importance Code C	$157,300			
Total	**$479,800**	**$25,200**	**$31,300**	**$35,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$222,600	
Copper/Terne	5%			2056	* *	10	$11,100	
Masonry: Brick	70%			LIFE	* *	5	$133,000	
Masonry: Limestone	10%	Now	$23,000	LIFE	* *	5	$7,100	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Upper And Lower Cornices								
Windows								
Aluminum	70%	Now	$200,000	2035	$1,000,000	5	$10,200	
Air Infiltration, Extent : Severe, Area Affected : 35%								
Location : Various Locations Throughout								
Aluminum w/ Guards	30%	Now	$11,500	2035	$576,600	5	$4,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Window Guards								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	* *	5-10	$149,300	
Masonry: Brick	60%	4+	$27,300	LIFE	* *	5	$10,500	
Spalling, Extent : Light, Area Affected : 5%								
Location : Various Locations On Main Roof								
Pre-Cast Concrete	10%	2-4	$2,900	LIFE	* *	5	$11,000	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Coping Stone Joints								
Roof								
Copper/Terne	10%	0-2	$8,000	2064	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads On Main Roof								
IRMA/Protected Membrane	90%			2041	* *	10	$53,800	
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Sub-basement								
Mosaic Tile	5%	2-4	$130,300	2049	* *	5	$8,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Kitchen Area And Toilet Rooms								
Vinyl Tile	60%	0-2	$115,100	2036	$2,301,200	3	$30,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Room 414								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Corridor Locations								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Classrooms Throughout								
Vinyl Tile 9" X 9"	15%	Now	$33,300	2031	$1,665,500	3	$7,600	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Dais								
Wood	10%	Now	$331,200	2071	* *	5	$12,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Stage Steps								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Gymnasium And Auditorium								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium								
Interior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	10	$39,500	
Ceramic Tile	5%	0-2	$14,900	2045	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Glass: Single Pane	3%			LIFE	* *	5	$4,700	
Masonry: Brick	15%	Now	$308,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Basement Foundation Walls								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Basement Foundation Walls								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Foundation Walls								
Plaster	65%	4+	$34,200	LIFE	* *	5	$20,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Bulkheads, Corridors And Various Classrooms								
Wood	2%			LIFE	* *	5	$16,900	

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	$22,300	2049	* *	5	$6,800	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Cafeteria								
Masonry: Infill Arch	10%			LIFE	* *	10	$6,800	
Metal Panel	5%	0-2	$23,000	LIFE	* *	5	$8,500	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Plaster	75%			LIFE	* *	5-10	$174,800	
Site Enclosure								
Fence/Gates								
Chain Link	15%	4+	$1,600	2046	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Iron Picket	80%	2-4	$18,800	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : South Facade Near Wyona Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Fieldstone	5%	2-4	$3,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Decorative Stone Posts At Exits								
Retaining Walls								
Cast in Place Concrete	20%			2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Wyona Street And South Driveway								
Masonry: Brick	20%			2046	* *			
Masonry: Fieldstone	60%	2-4	$2,700	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Stone Blocks At Perimeter								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Stone Blocks At Perimeter								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$38,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 1%								
Location : Along Wyona Street								

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$28,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exits On Vermont And Wyona Streets								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Main Entrance Stair Treads								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$6,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Driveway At Wyona Street								
Activity Yard								
Asphalt	40%	2-4	$6,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Play Yard								
Cast in Place Concrete	50%	Now	$52,100	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Play Yard								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : West Play Yard								
Rubber Matting	10%	Now	$23,400	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : East Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : East Play Yard								
Open Seams, Extent : Severe, Area Affected : 25%								
Location : East Play Yard								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$37,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Ratings Available. Estimated At 1,600 Amperes								
Fused Disc Sw	20%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$186,400	5	$300	
Fused Disc Sw	20%			2056	* *	5	$100	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		

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

DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	80%			2052	* *	5	$2,000	
Molded Case Bkrs	10%			2035	$24,500	5	$200	
Wiring								
Braided Cloth	10%			2035	$29,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2036	$239,000	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$400	
Locally Mounted	30%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$1,348,600	10	$81,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$5,900	1		
Emergency, Battery	40%			2031	$63,900	10	$9,000	
Exit, Battery	50%			2036	$67,500	10	$3,100	
Exterior Lighting								
HID	10%			2036	$44,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$178,800	1	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	5%			2031	$12,300	1-3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler System Waterflow Alarm								
Generic, Digital	95%			2041	* *	1-3	$54,500	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$92,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$358,400	1	$11,500	
Convector/Radiator	80%			2041	* *	1	$24,000	
Controls								
Pneumatic	100%			2034	$1,840,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	60%			2034	$216,500	1		
Window/Wall Unit	15%			2029	$54,100	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,100	
Exhaust Fans								
Interior	30%			2036	$126,700	2	$900	
Roof	70%			2036	$129,300	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$243,100	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,100	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2036	$49,900	4	$5,600	

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 200 Gallons							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$26,300	1-2	$500	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 149 - Q**		
Address	: **93-11 34 AVENUE BTWN: 93 ST., 94 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q149**
Program / Asset #	: **BOE0796.000 / 1550**	**Yr Built/Renovated**	: **1936 / 2004**
Area Sq Ft	: **94,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **1576** **Lot** : **38**	**BIN**	: **4039394**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$412,800	$611,300
Interior Architecture	$2,177,200	$55,400
Electrical	$174,100	$205,800
Mechanical	$1,699,200	$1,991,300
Site Enclosure	$50,400	
Total	**$4,513,800**	**$2,863,800**
Importance Code A	$412,800	$611,300
Importance Code B	$4,050,600	$2,252,500
Importance Code C	$50,400	
Total	**$4,513,800**	**$2,863,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$10,200	$4,500
Interior Architecture	$112,400	$8,400		$16,500
Electrical	$10,800	$8,800	$20,500	$11,800
Mechanical	$16,900	$13,600	$25,300	$13,600
Site Enclosure	$7,400			
Site Pavements	$59,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$214,000**	**$38,000**	**$63,300**	**$53,600**
Importance Code A	$7,000	$7,000	$17,400	$11,500
Importance Code B	$196,100	$26,700	$45,900	$42,100
Importance Code C	$11,000	$4,400		
Total	**$214,000**	**$38,000**	**$63,300**	**$53,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	$92,600	
Masonry: Brick Cavity	25%			LIFE	* *	5	$38,600	
Masonry: Granite	5%			LIFE	* *	5	$5,800	
Masonry: Limestone	7%			LIFE	* *	5	$8,100	
Masonry: Limestone	3%			LIFE	* *	5	$3,500	
Windows								
Aluminum	80%	2-4	$87,700	2042	* *	5	$18,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Parapets								
Copper/Terne	5%			2054	* *	5	$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Coping Stone								
Explanation : Copper Coping Cover Over Large Limestone Copings								
Masonry: Brick	62%			LIFE	* *	5	$12,800	
Masonry: Brick Cavity	20%			LIFE	* *	5	$4,100	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Metal Security Bars	5%			2049	* *			
Pre-Cast Concrete	3%			LIFE	* *	5	$3,900	
Roof								
Built-Up (BUR)	70%			2034	$518,600	10	$43,400	
Copper/Terne	5%			2049	* *	10	$7,700	
Single Ply Membrane	25%	Now	$325,200	2044	* *			
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Corners Of All Parapets								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Equipment Pads								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout 2000 Building Addition								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$8,100	
Mosaic Tile	3%			2047	* *	5	$12,100	
Terrazzo	5%	4+	$15,400	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Entry Lobby								
Vinyl Tile	67%			2039	* *	3	$54,000	
Vinyl Tile 9" X 9"	15%	Now	$197,900	2029	$1,979,300	3	$9,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stairs, Rooms 207, 209								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Stairs, Rooms 207, 209								
Wood	5%	Now	$49,200	2049	* *	5	$7,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,700	
Gypsum Board	25%			LIFE	* *	5	$26,200	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$20,900	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	35%			2047	* *	5	$56,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,500	
Plaster	55%			LIFE	* *	5	$55,400	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%	4+	$50,400	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 94th Street								
Retaining Walls								
Cast in Place Concrete	10%			2069	* *			
Masonry: Brick	10%	Now	$7,400	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Cheek Wall Of Steps In Playground Area								
Masonry: Fieldstone	80%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ramps And Throughout								
Explanation : Actually Limestone Walls								
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$30,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 34th Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 34th Avenue, Tree Pits								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$7,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Steps In Play Yard Area								
Masonry: Granite	5%	0-2	$3,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Steps								
Activity Yard								
Asphalt	98%	2-4	$17,900	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard Area								
Rubber Matting	2%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2034	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes								
Fused Disc Sw	50%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Vertical Sections								
Raceway								
Conduit	30%			2054	* *	1		
Conduit	70%			2034	$144,600	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$2,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	$89,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$84,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$11,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%			2034	$44,900	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$59,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

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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DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Heating								
Energy Source								
Natural Gas	25%			2054	* *	1		
Interruptible Gas/Dual Fuel	75%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	75%			2047	* *	1	$69,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Basement								
Explanation : Two Steam Boilers								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : See Air Conditioning								
Distribution								
Steam Piping/Pump	75%			2034	$433,600			
No Component	25%							
Terminal Devices								
Air Handler	15%			2029	$203,800	1	$8,700	
Convector/Radiator	45%			2032	$265,600	1	$13,700	
Fan Coil Unit/Heat	15%			2029	$268,500	1	$4,600	
No Component	25%							
Controls								
Electrical	25%			2029	$100,300			
Pneumatic	75%			2032	$1,046,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2029	$404,300	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 25%								
Location : 10 Package Units, New Wing Roof								
Split Unit	5%			2039	* *			
Window/Wall Unit	70%			2029	$255,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$39,300	
Ductwork/Diffusers	25%			LIFE	* *	2-5	$13,100	
Exhaust Fans								
Interior	75%			2029	$320,200	2	$2,200	
Roof	25%			2039	* *	2	$700	
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2054	* *	1		
Galvanized Steel	20%			2032	$245,800	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
Sanitary Piping								
Cast Iron	75%			LIFE	* *	1		
Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	* *	1		
Cast Iron	25%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,000	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,600	
Backflow Preventer								
Generic	100%			2034	$43,000	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing - 1st To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2054	* *	1-2	$6,600	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 150 - BK**		
Address	: **364 SACKMAN STREET BTWN: BELMONT AVE - SUTTER AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K150**
Program / Asset #	: **BOE0450.000 / 1350**	**Yr Built/Renovated**	: **1907 / 2005**
Area Sq Ft	: **95,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3744** **Lot** : **9**	**BIN**	: **3084012**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$483,600	$459,100
Interior Architecture	$102,800	
Electrical	$1,622,500	$795,700
Mechanical	$1,076,900	$1,547,100
Total	**$3,285,900**	**$2,801,900**
Importance Code A	$483,600	$459,100
Importance Code B	$2,699,400	$2,342,800
Importance Code C	$102,800	
Total	**$3,285,900**	**$2,801,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,600	$22,400		$29,900
Interior Architecture	$116,400	$25,800		$31,400
Electrical	$35,900	$9,200	$10,600	$9,300
Mechanical	$44,100	$14,000	$13,800	$13,000
Site Pavements	$24,300	$2,000		
Total	**$240,400**	**$73,300**	**$24,400**	**$83,500**
Importance Code A	$31,300	$31,800	$9,400	$39,500
Importance Code B	$145,200	$39,500	$15,000	$44,000
Importance Code C	$63,900	$2,000		
Total	**$240,400**	**$73,300**	**$24,400**	**$83,500**

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

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$66,500	
Masonry: Limestone	10%			LIFE	* *	5	$7,100	
Stucco Cement	20%	Now	$55,100	2048	* *	5	$23,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North Facade, South Facade								
Explanation : Stucco Applied Over Existing Brick								
Windows								
Aluminum	100%	Now	$428,600	2043	* *	5	$14,600	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$20,400	
Masonry: Brick	85%			LIFE	* *	5	$14,900	
Roof								
Built-Up (BUR)	55%	Now	$19,600	2035	$392,600			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 403b								
Copper/Terne	20%			2050	* *	10	$29,900	
Paver: Asphalt	25%			2038	* *	10	$22,400	
Interior								
Floors								
Ceramic Tile	10%			2038	* *	5	$13,600	
Mosaic Tile	5%			2040	* *	5	$16,900	
Terrazzo	3%	0-2	$7,800	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Vinyl Tile	72%			2040	* *	3	$36,600	
Wood	10%			2050	* *	5	$25,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Interior								
Interior Walls								
Ceramic Tile	9%	Now	$10,700	2038	* *	5	$4,700	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Stairs								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,100	
Gypsum Board	5%			LIFE	* *	5	$3,200	
Masonry: Brick	10%	Now	$102,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Oil Tank Room, Gasoline Meter Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Meter								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room, Oil Tank Room, Gasoline Meter Room								
Marble Panels	5%	0-2	$19,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Plaster	65%	Now	$34,200	LIFE	* *	5	$20,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement, Auditorium, Room 403b								
Wood	1%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Auditorium								
Explanation : Wood Paneling								
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$20,300	
AcousTileSusp.Lay-In	10%			2048	* *	5	$13,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	2%			LIFE	* *	5	$3,400	
Plaster	53%	Now	$44,800	LIFE	* *	5	$44,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 403b								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2045	* *			
Iron Picket	5%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Sackman Street Side								

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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2040	* *			
Paver: Asphalt	50%			2038	* *	5	$3,900	
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	90%	Now	$9,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Ponding, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2055	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Rated At 2,000 Amperes								
Fused Disc Sw	50%			2035	$23,200	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	75%			2051	* *	5	$1,900	
Molded Case Bkrs	20%	2-4	$2,500	2043	* *	5	$300	
Enclosure Corroded, Extent : Severe, Area Affected : 5%								
Location : Electrical Room								
Wiring								
Braided Cloth	80%	2-4	$239,000	2060	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	75%			2048	* *	5	$500	
Locally Mounted	20%			2033	$24,500	5	$100	
Variable Frequency Drive	5%			2052	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$6,400	LIFE	* *	5	$1,400	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	90%			2030	$1,305,100	10	$78,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
LED	10%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$81,600	10	$11,500	
Exit, LED	50%			2063	* *	1		
Exterior Lighting								
HID	20%	4+	$18,200	2035	$90,800			
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Roof								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$182,600	1	$35,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$250,900	1-3	$58,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								

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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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Heating								
Conversion Equipment								
Steam Boiler	3%	Now	$2,500	2040	* *	1	$2,500	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Boiler Manhole Cover Corroded								
Steam Boiler	97%			2048	* *	1	$91,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 5 Steam Traps Faulty.								
Terminal Devices								
Air Handler	10%			2040	* *	1	$5,900	
Convector/Radiator	63%	2-4	$25,100	2033	$501,100	1	$17,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium. Two Radiators Leaking								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	25%	Now	$119,300	2055	* *	1	$6,900	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Pneuamtic Tubes Throughout Building								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout, Malfunctioning Climate Control System And Vacuum Pump								
Unit Heater - Steam	2%	0-2	$600	2035	$11,100	4	$200	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium. Unit Heater Noisy								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fifth Floor Gymnasium								
Explanation : Located In The Fifth Floor Gymnasium								
Controls								
Electrical	100%	2-4	$54,100	2030	$540,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Broken Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	75%	0-2	$13,800	2030	$276,400	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Two Units Are Not Working								
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$5,300	
No Component	90%							
Exhaust Fans								
Interior	10%			2040	* *	2	$300	
Wall Unit	10%			2035	$4,200	2	$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2055	* *	1		
Galvanized Steel	80%			2033	$993,500	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$61,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Sanitary Piping								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	0-2	$17,200	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement. Cracked Storm Piping								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Storm Piping								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,000	
Backflow Preventer								
No Component	80%							
Generic	20%			2040	* *	1	$1,200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Unit Serves Boiler Only								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2055	* *	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 150 - BX**		
Address	: **920 EAST 167 STREET BTWN: FOX ST., TIFFANY ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X150**
Program / Asset #	: **BOE0287.000 / 385**	**Yr Built/Renovated**	: **1960 / 2023**
Area Sq Ft	: **107,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Apr-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**		
Block	: **2717** **Lot** : **5**	**BIN**	: **2005681**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,407,600	$915,000
Interior Architecture	$770,800	$3,067,800
Electrical	$873,500	$2,073,600
Mechanical	$5,268,900	
Site Pavements	$89,900	
Total	**$8,410,700**	**$6,056,400**
Importance Code A	$2,362,600	$915,000
Importance Code B	$5,679,000	$3,333,600
Importance Code C	$369,200	$1,807,900
Total	**$8,410,700**	**$6,056,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$28,300
Interior Architecture		$35,500	$2,000	$31,800
Electrical	$27,100	$3,400	$21,800	$3,500
Mechanical	$93,100	$15,000	$23,900	$36,900
Site Enclosure	$24,600			
Site Pavements	$36,700			
Total	**$181,500**	**$53,900**	**$47,800**	**$100,400**
Importance Code A	$10,600	$10,600	$10,600	$39,100
Importance Code B	$146,300	$27,200	$37,200	$61,300
Importance Code C	$24,600	$16,000		
Total	**$181,500**	**$53,900**	**$47,800**	**$100,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$113,000	
Masonry: Brick	75%			LIFE	* *	5	$84,800	
Metal Panel	5%			2050	* *	5-10	$38,800	
Windows								
Aluminum	100%	Now	$186,600	2046	* *	5	$19,100	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Parapets								
Metal Rail	70%			2035	$618,600	5-10	$162,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Third Floor Roof								
Explanation : Height Of Railing Is Very Low								
Metal Security Bars	30%			2045	* *			
Roof								
Built-Up (BUR)	40%	Now	$184,000	2030	$460,100			
Blisters, Extent : Severe, Area Affected : 20%								
Location : Over Gymnasium And Auditorium								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over Cafeteria, Auditorium								
Copper/Terne	5%			2045	* *	10	$12,000	
IRMA/Protected Membrane	55%	Now	$513,000	2040	* *			
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 15%								
Location : Third Floor Roof								
Insul Deter/Miss, Extent : Severe, Area Affected : 25%								
Location : Third Floor Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$33,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,800	
Ceramic Tile	3%			2033	$283,200	5	$4,900	
Ceramic Tile	2%			2043	* *	5	$3,300	
Recent Installation, Extent : N/A, Area Affected : 2%								
Location : Toilet Room								
Terrazzo	5%			LIFE	* *	5	$6,400	
Vinyl Tile	10%			2035	$462,400	3	$6,100	
Vinyl Tile 9" X 9"	60%	0-2	$401,600	2040	* *	3	$36,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	10%			2058	* *	5	$30,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Interior								
Interior Walls								
Ceramic Tile	10%			2033	$1,807,900	5	$32,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,800	
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$48,100	
SGFT/Glazed Masonry	25%	Now	$369,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement At Exit 4 Near Stairway B								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Basement At Exit 4 Near Stairway B								
Ceilings								
AcousTileConcealSpLn	20%			2035	$514,400	5	$39,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	50%			LIFE	* *	5	$12,200	
Metal Panel	15%			LIFE	* *	5	$29,300	
Plaster	15%			LIFE	* *	5	$14,600	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2050	* *			
Iron Picket	70%	4+	$24,600	2065	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter Of Fence								
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$89,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Tiffany Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Exit No.7								
On-Site Walkways								
Cast in Place Concrete	90%			2043	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Site Pavements								
Activity Yard								
Asphalt	75%	0-2	$36,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Playground								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Playground On East 167th Street								
Explanation : Playground Is Across The Street								
Cast in Place Concrete	20%			2043	* *			
Rubber Matting	5%			2035	$28,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$500	
Raceway								
Conduit	30%			2050	* *	1		
Conduit	70%			2030	$174,700	1		
Panelboards								
Fused Disc Sw	3%			2046	* *	5	$100	
Fused Disc Sw	7%			2029	$17,200	5	$200	
Molded Case Bkrs	20%			2046	* *	5	$600	
Molded Case Bkrs	70%			2029	$171,700	5	$2,000	
Wiring								
Braided Cloth	50%	2-4	$175,000	2055	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2030	$105,000	1		
Thermoplastic	20%			2050	* *	1		
Motor Controllers								
Locally Mounted	20%			2043	* *	5	$100	
Locally Mounted	80%			2028	$148,600	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,600,600	10	$96,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2035	$60,700			
Egress Lighting								
Emergency, Battery	30%			2035	$55,200	10	$7,700	
Emergency, Battery	20%			2027	$36,800	10	$5,200	
Exit, Service	40%			2027	$18,900	1		
Exit, Service	10%			2035	$4,700	1		
Exterior Lighting								
LED	30%			2035	$176,100			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$61,700	1	$12,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Door								
Explanation : Intrusion Alarm, Motion Sensors And No Camera								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	$84,800	1-3	$19,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Some Classrooms And Basement								
Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	$254,800	5	$33,100	
Conversion Equipment								
Steam Boiler	100%			2028	$955,000	1	$106,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	0-2	$35,100	2040	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Steam Piping/Pump	80%			2030	$701,900			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Heating								
Terminal Devices								
Air Handler	25%			2030	$515,500	1	$16,500	
Convector/Radiator	75%			2028	$672,000	1	$25,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2027	$290,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,700	
Exhaust Fans								
Interior	30%	0-2	$2,900	2030	$145,800	2	$800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Motor, Fan Room								
Roof	70%	0-2	$3,000	2030	$148,800	2	$1,800	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2040	* *	1		
Galvanized Steel	14%	0-2	$3,900	2028	$195,800	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : The Water Main Valve In Cross Bay.								
Galvanized Steel	56%			2028	$783,300	1		
HW Heat Exchanger								
Steam Fired	100%			2030	$529,800	4	$10,600	
Sanitary Piping								
Cast Iron	30%	0-2	$8,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Outside Of 167 Street And Fox Street								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	25%	0-2	$1,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Front Entrance								
Cast Iron	75%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$21,900	4	$3,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Various								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	$75,800	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 150 - Q**		
Address	: **40-01 43 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q150**
Program / Asset #	: **BOE0797.000 / 1537**	**Yr Built/Renovated**	: **1932 / 2001**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **185** **Lot** : **1**	**BIN**	: **4002387**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$70,900
Interior Architecture	$698,900	$489,000
Electrical	$478,600	$572,800
Mechanical	$932,400	$3,220,800
Site Pavements	$482,800	$165,200
Total	**$2,592,800**	**$4,518,700**
Importance Code A		$144,400
Importance Code B	$2,148,800	$4,209,000
Importance Code C	$443,900	$165,200
Total	**$2,592,800**	**$4,518,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,000		$13,200	
Interior Architecture	$64,200	$14,700	$6,900	$2,400
Electrical	$8,900	$17,800	$10,100	$8,100
Mechanical	$111,800	$12,000	$19,500	$13,700
Site Enclosure	$23,100			
Site Pavements	$19,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$269,900**	**$51,700**	**$56,900**	**$31,500**
Importance Code A	$41,500	$6,700	$19,600	$6,500
Importance Code B	$147,100	$45,000	$37,300	$25,000
Importance Code C	$81,300			
Total	**$269,900**	**$51,700**	**$56,900**	**$31,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	2%			LIFE	* *	5	$1,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$70,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick Cavity	25%			LIFE	* *	5	$35,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Granite	5%			LIFE	* *	5	$5,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	15%			LIFE	* *	5	$15,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Band Course Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Building Corner At 41st Street								
Pre-Cast Concrete	3%			LIFE	* *	5	$13,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	12%	Now	$35,000	2049	* *	5	$1,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Stairwells								
Aluminum	88%			2049	* *	5	$26,300	
Parapets								
Under Construction	100%							
Roof								
Metal Panel	3%			2046	* *	10	$3,400	
Under Construction	97%							
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Interior								
Floors								
Cast in Place Concrete	9%			LIFE	* *	5	$22,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Basement Crawl Space								
Ceramic Tile	8%			2042	* *	5	$9,200	
Sheet Vinyl/Rubber	7%			2038	* *	5	$12,100	
Terrazzo	3%			LIFE	* *	5	$2,700	
Vinyl Tile	15%			2033	$489,000	3	$8,600	
Vinyl Tile	48%			2038	* *	3	$20,700	
Vinyl Tile 9" X 9"	2%	Now	$18,900	2043	* *	3	$900	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium Storage, Rooms 158, 352 And 360								
Wood	8%			2048	* *	5	$17,300	
Interior Walls								
Cast in Place Concrete	10%	Now	$83,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gasoline Meter Room, Electric Room And Coal Shoot								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,500	
Gypsum Board	15%			LIFE	* *	5	$19,200	
Masonry: Brick	8%	Now	$241,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gasoline Meter Room, Electric Room And Coal Shoot								
Marble Panels	5%	0-2	$38,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridors								
Plaster	45%	Now	$119,600	LIFE	* *	5	$28,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Around Windows								
SGFT/Glazed Masonry	7%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	$58,900	2046	* *	5	$17,300	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Rooms 324, 325, 330, Stair And Third Floor Corridor								
Exposed Struc: Concrete	10%	Now	$88,400	LIFE	* *	5	$1,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Electric Room And Coal Shoot								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room And Coal Shoot								
Plaster	60%	Now	$107,700	LIFE	* *	5	$43,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th Floor								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%	2-4	$23,100	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$165,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 40th Street And 41st Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : 40th Street And 41st Street								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : 41st Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Asphalt	60%			2036	$165,200			
Cast in Place Concrete	30%			2046	* *			
Masonry: Granite	10%	4+	$19,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entry Steps								
Activity Yard								
Asphalt	95%	4+	$317,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Yard								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Rear Yard								
Explanation : Construction Staging Area								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Fused Disc Sw	50%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	$174,800	5	$300	
Fused Disc Sw	25%			2053	* *	5	$100	
Raceway								
Conduit	20%			2053	* *	1		
Conduit	80%			2033	$165,300	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	30%			2049	* *	5	$700	
Molded Case Bkrs	60%			2032	$147,100	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$400	
Locally Mounted	30%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$69,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	25%			2028	$33,100	10	$4,600	
Emergency, Battery	25%			2038	* *	10	$4,600	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Alarm								
Security System								
Generic	100%			2028	$167,200	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$53,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	30%			2053	* *	1		
Interruptible Gas/Dual Fuel	70%			2053	* *	1		
Conversion Equipment								
Furnace	30%			2033	$73,600	1	$11,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof Of New Addition								
Explanation : 8 Package Units Which Have Multiple Mechanical And Electrical Defects. They Are Scheduled To Be Replaced This Year.								
Steam Boiler	70%			2038	* *	1	$53,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$37,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : And Rusted, Vacuum Pump In Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 70%								
Location : Thermostats And Control Valves, Various Locations								
Steam Piping/Pump	60%			2033	$378,800			
No Component	30%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Heating								
Terminal Devices								
Air Handler	20%			2028	$296,700	1	$9,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	30%	Now	$3,900	2031	$193,400	1	$6,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Fan Coil Unit/Heat	20%			2028	$390,900	1	$5,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Controls								
Digital	30%	0-2	$38,400	2031	$767,600			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Management System								
Pneumatic	70%			2031	$1,205,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2033	$397,400	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 8 Units. New Wing Roof								
Window/Wall Unit	50%			2032	$149,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$12,900	
Ductwork/Diffusers	70%			LIFE	* *	2-5	$30,100	
Exhaust Fans								
Interior	70%			2028	$244,800	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	30%			2033	$45,900	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 80 Gallon Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$19,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement And 1st Floor Bathrooms								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$17,800	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	65%							
Generic	35%			2043	* *	1-2	$7,500	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 151 - BK**				
Address	: **763 KNICKERBOCKER AVENUE @ HALSEY ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K151**
Program / Asset #	: **BOE0451.000 / 1083**			**Yr Built/Renovated**	: **1906 / 2008**
Area Sq Ft	: **56,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **05-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**				
Block	: **3406**	**Lot**	: **1**	**BIN**	: **3078654**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$707,600	$678,400
Interior Architecture	$2,293,500	$1,634,700
Electrical	$324,200	$1,247,800
Mechanical	$615,300	$1,548,200
Site Pavements		$544,600
Total	**$3,940,600**	**$5,653,700**
Importance Code A	$707,600	$1,178,200
Importance Code B	$2,879,500	$4,004,800
Importance Code C	$353,500	$470,700
Total	**$3,940,600**	**$5,653,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,400			
Interior Architecture	$134,400		$13,700	$7,000
Electrical	$78,300	$2,000	$2,200	$10,300
Mechanical	$71,000	$7,700	$29,600	$7,700
Site Enclosure	$3,700			
Site Pavements	$2,100			
Total	**$294,000**	**$9,700**	**$45,500**	**$25,100**
Importance Code A	$10,000	$5,500	$5,500	$5,500
Importance Code B	$251,500	$4,200	$36,300	$19,500
Importance Code C	$32,400		$3,700	
Total	**$294,000**	**$9,700**	**$45,500**	**$25,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$51,700	
Copper/Terne	2%			2051	* *	10	$3,100	
Masonry: Brick	78%	Now	$435,400	LIFE	* *	5	$51,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Rooms 202, 204, 302, 308								
Masonry: Limestone	10%	0-2	$53,400	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum	50%			2047	* *	5	$8,900	
Wood	50%	Now	$218,800	2056	* *	5	$44,300	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$8,500	
Metal Security Bars	5%			2046	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$6,300	
Roof								
Built-Up (BUR)	100%			2031	$575,000	10	$48,100	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$15,600	LIFE	* *	5	$19,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2034	$258,100	5	$4,500	
Quarry Tile	2%			2044	* *	5	$2,700	
Vinyl Tile	38%	Now	$19,200	2031	$961,200	3	$12,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$36,600	2027	$1,830,800	3	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	20%	0-2	$109,200	2046	* *	5	$16,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								
Interior Walls								
Cast in Place Concrete	5%	0-2	$28,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2034	$415,400	5	$7,400	
Masonry: Brick	15%	Now	$215,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Plaster	75%	Now	$137,800	LIFE	* *	5	$33,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2044	* *	5	$11,300	
AcousTileSusp.Lay-In	2%			2044	* *	5	$1,500	
Metal Panel	10%			LIFE	* *	5	$9,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Arched Metal Decking								
Plaster	73%	Now	$34,300	LIFE	* *	5	$34,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	60%	4+	$3,700	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : By Gate On Halsey Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Rear Yard								
Iron Picket	40%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	$384,900			
On-Site Walkways								
Cast in Place Concrete	100%			2036	$55,400			
Activity Yard								
Asphalt	90%	2-4	$2,100	2034	$104,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Yard								
Rubber Matting	10%			2036	$13,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$199,700	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Under 600 Volts								
Raceway								
Conduit	90%			2031	$133,300	1		
Conduit	10%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	$7,200	5	$100	
Fused Disc Sw	5%			2047	* *	5	$100	
Molded Case Bkrs	5%			2047	* *	5	$100	
Molded Case Bkrs	85%			2030	$121,600	5	$1,300	
Wiring								
Braided Cloth	45%	2-4	$92,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	45%			2031	$92,000	1		
Thermoplastic	10%			2051	* *	1		
Motor Controllers								
Locally Mounted	40%			2044	* *	5	$200	
Locally Mounted	50%			2029	$36,700	5	$200	
Motor Control Center	10%			2044	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$769,300	10	$46,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
LED	10%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Gymnasium								
Explanation : LED Lighting Fixtures Installed In 2019								
Egress Lighting								
Emergency, Battery	10%			2036	$9,600	10	$1,400	
Emergency, Battery	40%			2027	$38,500	10	$5,400	
Exit, Service	50%			2027	$12,400	1		
Exterior Lighting								
HID	20%			2031	$53,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$21,500	1	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only; Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	2-4	$74,000	2041	* *	1-3	$15,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 7,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2036	$499,800	1	$55,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$9,200	2031	$459,200			
Broken, Extent : Severe, Area Affected : 10%								
Location : 1 Of 2 Feedwater Pumps In Sub-basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2029	$468,900	1	$18,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2027	$10,900	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

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
Ventilation								
Exhaust Fans								
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Sub-basement								
Explanation : Fans Reported To Have Been Removed.								
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Fans Reported To Have Been Removed.								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2031	$589,200	1		
Galvanized Steel	20%			2029	$146,400	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 115-gallon Storage Tanks.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$11,500	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2027	$30,000	4	$3,300	
Backflow Preventer								
Generic	100%			2036	$25,600	1	$3,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2031	$23,800	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 151 - Q**		
Address	: **50-05 31 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q151**
Program / Asset #	: **BOE0798.000 / 1523**	**Yr Built/Renovated**	: **1931 / 2001**
Area Sq Ft	: **83,438**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **752** **Lot** : **1**	**BIN**	: **4014094**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$347,200	$213,600
Interior Architecture	$1,098,000	$2,060,500
Electrical		$1,232,800
Mechanical		$1,502,900
Site Pavements	$106,200	
Total	**$1,551,300**	**$5,009,700**
Importance Code A	$347,200	$213,600
Importance Code B	$679,600	$4,674,500
Importance Code C	$524,600	$121,700
Total	**$1,551,300**	**$5,009,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,800		$4,600	
Interior Architecture	$109,800		$1,900	$16,000
Electrical	$20,800	$7,800	$8,100	$10,100
Mechanical	$46,800	$14,300	$22,100	$14,300
Site Enclosure	$3,200			
Total	**$189,400**	**$22,100**	**$36,600**	**$40,400**
Importance Code A	$17,100	$8,300	$12,800	$8,300
Importance Code B	$150,700	$13,900	$23,800	$24,100
Importance Code C	$21,600			$8,000
Total	**$189,400**	**$22,100**	**$36,600**	**$40,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$175,100	
Masonry: Brick	90%			LIFE	* *	5	$252,100	
Masonry: Granite	2%			LIFE	* *	5	$4,200	
Windows								
Aluminum	75%	Now	$66,900	2044	* *	5	$13,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 50%								
Location : Throughout								
Aluminum w/ Guards	25%			2044	* *	5	$9,100	
Parapets								
Copper/Terne	2%			2056	* *	5	$1,200	
Masonry: Brick	93%			LIFE	* *	5-10	$78,100	
Masonry: Limestone	5%			LIFE	* *	5-10	$7,500	
Roof								
Built-Up (BUR)	95%			2041	* *	10	$45,700	
Metal Panel	5%			2041	* *	10	$4,400	
Interior								
Floors								
Cast in Place Concrete	7%	4+	$15,200	LIFE	* *	5	$19,100	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors								
Ceramic Tile	3%			2039	* *	5	$3,700	
Cork Tile	1%			2046	* *	5	$1,100	
Terrazzo	5%	4+	$29,900	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Lobby, Stairs								
Vinyl Tile	50%			2036	$1,766,300	3	$31,200	
Vinyl Tile 9" X 9"	1%			2031	$102,300	3	$600	
Wood	33%	0-2	$503,400	2039	* *	5	$38,600	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Thresholds								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Classrooms And Corridors And Reported In 2nd Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor Classrooms And Corridors And Reported In 2nd Floor Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

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
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	10	$100,000	
Ceramic Tile	3%			2045	* *	5	$16,000	
Glass: Single Pane	3%			LIFE	* *	5	$24,000	
Masonry: Brick	10%	Now	$208,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room And 50th Street Foundation Wall In Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Electrical Room And 50th Street Foundation Wall In Basement								
Marble Panels	3%			LIFE	* *	10	$6,400	
Plaster	24%	0-2	$63,800	LIFE	* *	5	$38,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bulkheads								
Plaster	52%			LIFE	* *	5-10	$235,800	
Ceilings								
Exposed Struc: Concrete	10%	Now	$38,300	LIFE	* *	5	$2,000	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Under 1st Floor Bathrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk To Basement Door								
Plaster	90%	Now	$70,000	LIFE	* *	5	$70,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2056	* *			
Iron Picket	20%	4+	$3,200	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Perimeter Fencing At 31st Avenue, Hobart Street And 50th Street								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Hobart Street And 50th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$106,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Perimeter Sidewalk								
On-Site Walkways								
Asphalt	95%			2039	* *			
Cast in Place Concrete	5%			2041	* *			
Parking/Driveway								
Asphalt	100%			2045	* *			
Activity Yard								
Asphalt	90%			2045	* *			
Rubber Matting	10%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 151 - Q
Asset # : 1523

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Fused Knife Sw	30%			2035	$73,600	5	$600	
Fused Toggle Switch	2%			2035	$4,900	5		
Molded Case Bkrs	40%			2035	$98,100	5	$900	
Molded Case Bkrs	18%			2052	* *	5	$400	
Wiring								
Braided Cloth	90%			2035	$268,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Near Electrical Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$72,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2041	* *	1		
Emergency, Battery	30%			2041	* *	10	$6,000	
Exit, Battery	50%			2041	* *	10	$2,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

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
Lighting								
Exterior Lighting								
HID	5%	Now	$10,000	2041	* *			
Malfunctioning, Extent : Severe, Area Affected : 75%								
Location : Building Perimeter								
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$15,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Roof, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$80,200	1	$15,600	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$220,400	1-3	$53,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$25,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$82,600	
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2031	$321,600	1	$10,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	60%			2034	$419,200	1	$16,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	20%	Now	$4,900	2031	$97,100	4	$1,500	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$226,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,700	
Exhaust Fans								
Interior	100%			2031	$378,900	2	$2,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Backflow Preventer								
Generic	50%			2041	* *	1	$2,600	
Generic	50%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Independent Water Services								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Heater								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

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
Fire Suppression								
Chemical System								
Dry	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 12 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 152 - BK**			
Address	:	**725 EAST 23 STREET BTWN: GLENWOOD RD., CAMPUS RD.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K152**
Program / Asset #	:	**BOE0452.000 / 1351**	**Yr Built/Renovated**	:	**1907 / 2015**
Area Sq Ft	:	**162,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**09-Feb-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,Att**			
Block	:	**7551** **Lot** : **26**	**BIN**	:	**3205780**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$200,700	$144,600
Interior Architecture	$2,214,800	
Electrical		$3,148,500
Mechanical	$425,600	$4,453,200
Total	**$2,841,000**	**$7,746,300**
Importance Code A	$200,700	$170,900
Importance Code B	$2,466,100	$7,575,300
Importance Code C	$174,200	
Total	**$2,841,000**	**$7,746,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,500		$7,200	$25,200
Interior Architecture	$157,000	$10,800	$3,000	$17,900
Electrical	$43,500	$17,300	$18,200	$17,300
Mechanical	$200,100	$40,300	$77,100	$41,000
Site Enclosure	$10,900			
Site Pavements	$38,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$510,800**	**$82,800**	**$119,900**	**$115,900**
Importance Code A	$63,100	$16,000	$23,400	$41,300
Importance Code B	$436,900	$61,900	$96,500	$74,600
Importance Code C	$10,900	$4,800		
Total	**$510,800**	**$82,800**	**$119,900**	**$115,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$30,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$18,100	
Copper/Terne	2%			2054	* *	10	$9,000	
Glass Block	2%	Now	$200,700	LIFE	* *	5	$2,400	
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : 1st, 2nd And 3rd Floor Corridors, Classrooms And Mechanical Rooms								
Masonry: Brick	75%			LIFE	* *	5	$144,600	
Masonry: Limestone	2%			LIFE	* *	5	$2,900	
Metal Panel	2%			2054	* *	5-10	$26,500	
Windows								
Aluminum	88%			2050	* *	5	$50,500	
Aluminum	10%	Now	$14,000	2050	* *	5	$2,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms And Library								
Metal Louvers	2%	Now	$6,500	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Generator Room								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,900	
Masonry: Brick	40%			LIFE	* *	5	$8,200	
Masonry: Brick	40%			LIFE	* *	5	$8,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Metal Rail	5%			2047	* *	5-10	$18,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,400	
Roof								
Copper/Terne	5%			2062	* *	10	$10,600	
Metal Panel	5%	2-4	$6,300	2047	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout Roof								
Modified Bitumen	45%	Now	$8,500	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor								
Slate	45%			LIFE	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$26,200	
Ceramic Tile	5%			2043	* *	5	$12,000	
Quarry Tile	10%			2047	* *	5	$35,900	
Terrazzo	5%	Now	$22,900	LIFE	* *	5	$9,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : First Floor 1907 Building And 2nd Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Exit 6								
Vinyl Tile	60%	0-2	$81,200	2039	* *	3	$53,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2029	$1,959,400	3	$9,000	
Wood	5%	0-2	$14,600	2062	* *	5	$11,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Under Air Conditioning								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$9,600	
Concrete Masonry Unit	15%	4+	$55,200	LIFE	* *	5	$11,500	
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria								
Glazed Ceramic Panel	10%			LIFE	* *			
Plaster	50%	Now	$119,000	LIFE	* *	5	$28,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor 1957 Building And Around Glassblocks								
SGFT/Glazed Masonry	15%			LIFE	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Interior								
Ceilings								
AcousTileConcealSpLn	22%			2047	* *	5	$65,800	
AcousTileSusp.Lay-In	20%			2047	* *	5	$47,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$29,900	
Metal Panel	3%			LIFE	* *	5	$9,000	
Plaster	30%	Now	$44,700	LIFE	* *	5	$44,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Under Clerestory Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1907 Building Fourth Floor								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : 1907 Building Fourth Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 410								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	75%	2-4	$10,900	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Of 1907 Building								
On-Site Walkways								
Cast in Place Concrete	97%			2039	* *			
Masonry: Granite	3%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	85%			2037	* *			
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	Now	$500	2044	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2034	$26,300	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%	Now	$3,000	2044	* *	5	$200	
Suspect Water Damage, Extent : Severe, Area Affected : 2%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Electrical Room								
Explanation : Water Penetration Into Switchboard From Street, See Architecture Report.								
Fused Disc Sw	50%			2034	$149,800	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	1%			2042	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Fused Toggle Switch	1%			2033	$3,500	5		
Molded Case Bkrs	98%			2042	* *	5	$4,200	
Wiring								
Thermoplastic	90%			2044	* *	1		
Thermoplastic	10%			2034	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$49,800	
Generators								
Diesel	100%			2037	* *	1	$62,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 230 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$36,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Generator Room								
Explanation : 50 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	78%			2034	$1,928,800	10	$115,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2034	$494,600	10	$29,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors. All Floors.								
LED	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Service	50%			2034	$51,100	1		
Exit, Service	50%			2034	$35,800	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$311,400	1	$60,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$160,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units On 1st Floor Boiler Room, 2 Units On 3rd Floor Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	10%	Now	$39,900	2044	* *			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Feed Tanks, Basement And 3rd Floor								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Pipings, Various Locations								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Feed Tanks And Condensate Return Pump, Basement And 3rd Floor								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Steam Piping/Pump	90%			2044	* *			
Terminal Devices								
Air Handler	10%	Now	$15,600	2034	$312,200	1	$9,000	
Obsolete Equipment, Extent : Severe, Area Affected : 10%								
Location : One Small Unit Out Of 4 Units On Lower Roof								
Air Handler	10%			2039	* *	1	$10,000	
Convector/Radiator	70%			2039	* *	1	$36,600	
Fan Coil Unit/Heat	10%	0-2	$20,600	2039	* *	1	$4,700	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Controls								
Pneumatic	25%	0-2	$40,100	2035	$801,500			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Explanation : Defective Control System								
Pneumatic	75%			2035	$2,404,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2042	* *	1	$15,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 New Units On Roof								
Reciprocating Compr/Chiller	5%	0-2	$6,100	2034	$122,400	1	$3,400	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Compressors Of The Unit On Lower Roof								
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Split Unit	1%	0-2	$2,000	2039	* *			
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : 2 Units For Gymnasium								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : 8 Units								
Split Unit	4%			2039	* *			
Window/Wall Unit	55%	0-2	$34,600	2029	$345,600	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2044	* *	4	$3,000	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2034	$684,000	1	$25,000	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2042	* *	2	$22,600	
Air Cooled Condenser Unit	5%			2029	$20,400	2	$5,600	
Evaporative Condenser	5%			2039	* *	2	$5,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	1%	0-2	$3,600	LIFE	* *	2-5	$900	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Actuators Of Intake Air Louver In 3rd Floor Boiler Room								
Ductwork/Diffusers	99%			LIFE	* *	2-5	$89,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Ventilation								
Exhaust Fans								
Interior	60%			2039	* *	2	$3,000	
Roof	40%			2034	$128,700	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$33,200	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$9,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2039	* *	1	$5,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Boiler Room								
Explanation : Two 115 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From 1st To 4th Floor, One Unit From Basement To 1st Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$81,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2054	* *	1-2	$9,100	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : It Covers 50 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 152 - BK EARLY CHILDHOOD CENTER, ANNEX**		
Address	: **1087 OCEAN AVE. @ FOSTER AVE. BASEMENT THRU 3RD FLR.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K776**
Program / Asset #	: **BOE1085.000 / 14431**	**Yr Built/Renovated**	:
Area Sq Ft	: **34,238**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5220** **Lot** : **7**	**BIN**	: **3339044**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$156,800	$116,400
Interior Architecture		$1,134,800
Electrical	$90,400	$445,300
Mechanical	$127,500	$673,700
Total	**$374,800**	**$2,370,200**
Importance Code A	$156,800	$116,400
Importance Code B	$218,000	$2,253,800
Total	**$374,800**	**$2,370,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$68,100		$1,800	$1,600
Electrical	$400	$45,000	$1,900	$2,600
Mechanical	$17,400	$4,900	$6,300	$3,800
Site Enclosure	$8,600			
Site Pavements	$31,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$133,600**	**$57,100**	**$17,100**	**$15,100**
Importance Code A		$100		
Importance Code B	$65,200	$57,000	$17,100	$15,100
Importance Code C	$68,400			
Total	**$133,600**	**$57,100**	**$17,100**	**$15,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

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
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	$19,500	
Masonry: Fieldstone	15%			LIFE	* *	5	$7,300	
Pre-Cast Concrete	55%			LIFE	* *	5	$116,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Leased Space. Surveyed 1st To 3rd Floor								
Windows								
Aluminum	100%	Now	$156,800	2049	* *	5	$7,000	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout 1st, 2nd And 3rd Floor								
Soffits								
Cast in Place Concrete	30%			LIFE	* *	5		
Metal: Cage/Fence	70%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Chain Link Fence Canopy Above Playground								
Interior								
Floors								
Carpet	2%			2032	$15,000	3	$1,200	
Cast in Place Concrete	5%	Now	$36,000	LIFE	* *	5	$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Rooms 008, 009 And 010								
Ceramic Tile	5%			2036	$119,300	5	$2,100	
Quarry Tile	5%			2046	* *	5	$3,100	
Terrazzo	25%			LIFE	* *	5	$8,100	
Vinyl Tile	26%			2038	* *	3	$4,000	
Vinyl Tile 9" X 9"	30%			2033	$1,015,500	3	$6,200	
Wood	2%			2061	* *	5	$1,600	
Interior Walls								
Cast in Place Concrete	2%	4+	$2,100	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Electrical Room 012 And Room 008								
Concrete Masonry Unit	20%	Now	$25,900	LIFE	* *	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Gypsum Board	18%			LIFE	* *	5	$7,300	
SGFT/Glazed Masonry	60%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	2%	4+	$2,500	LIFE	* *	5	$100	
Paint Peeling, Extent : Severe, Area Affected : 30%								
Location : Electrical Room 012								
Plaster	98%			LIFE	* *	5	$25,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2059	* *			
Iron Picket	60%	Now	$8,600	2053	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Ocean Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2046	* *			
Slate	30%			LIFE	* *	5	$800	
Parking/Driveway								
Asphalt	100%	0-2	$31,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Parking Lot								
Activity Yard								
Rubber Matting	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$23,200	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$100	
Raceway								
Conduit	100%			2033	$62,700	1		
Panelboards								
Fused Disc Sw	5%			2032	$5,100	5		
Molded Case Bkrs	95%			2032	$97,100	5	$900	
Wiring								
Thermoplastic	100%			2033	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

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
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	10%			2028	$5,900	10	$800	
Emergency, Battery	40%			2038	* *	10	$3,300	
Exit, Service	10%			2028	$1,500	1		
Exit, Service	40%			2038	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$90,400	2043	* *	1-3	$19,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Church Building								
Explanation : Boiler Located In Adjacent Building								
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Church Building								
Explanation : Boiler Located In Adjacent Building								
Distribution								
Steam Piping/Pump	100%			2033	$280,700			
Terminal Devices								
Convector/Radiator	100%			2031	$286,700	1	$11,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$106,300	1		
No Component	20%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$19,100	
Exhaust Fans								
Roof	100%			2028	$68,000	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%	2-4	$7,000	2033	$35,000	2		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Gallon Unit.								
Sanitary Piping								
Cast Iron	20%	0-2	$1,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$1,100	2028	$1,100	4	$700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, Covers 25 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 152 - BX**				
Address	: **1007 EVERGREEN AVENUE @BRUCKNER BLVD.**				
Borough	: **BRONX**			**Agency's Number**	: **X152**
Program / Asset #	: **BOE0289.000 / 1096**			**Yr Built/Renovated**	: **1975 / 2008**
Area Sq Ft	: **91,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **3711**	**Lot**	: **1**	**BIN**	: **2023336**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$306,000	$113,700
Interior Architecture	$73,700	$3,495,600
Electrical	$591,200	$1,159,700
Mechanical	$4,074,300	$2,418,700
Total	**$5,045,100**	**$7,187,700**
Importance Code A	$306,000	$925,900
Importance Code B	$4,739,200	$6,261,800
Total	**$5,045,100**	**$7,187,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,000			$80,400
Interior Architecture		$28,500	$22,600	
Electrical	$14,000	$9,200	$9,600	$21,600
Mechanical	$155,500	$18,200	$29,800	$121,000
Site Pavements	$43,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$229,000**	**$63,100**	**$69,300**	**$230,200**
Importance Code A	$25,200	$9,000	$9,000	$89,600
Importance Code B	$203,800	$50,300	$54,200	$140,600
Importance Code C		$3,800	$6,000	
Total	**$229,000**	**$63,100**	**$69,300**	**$230,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	$113,700	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Building Perimeter								
Explanation : Sidewalk Shed, Scaffolding And Nettings At Ground Floor Only.								
Masonry: Limestone	5%			LIFE	* *	5	$5,300	
Metal Panel	5%			2055	* *	5-10	$48,900	
Window Wall	10%			2055	* *	5	$53,300	
Windows								
Aluminum	100%	Now	$244,500	2051	* *	5	$12,500	
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$9,100	
Metal Panel	5%			2055	* *	5	$2,700	
Metal Rail	10%			2040	* *	5-10	$25,300	
Pre-Cast Concrete	20%			LIFE	* *	5	$17,600	
Roof								
Built-Up (BUR)	65%	Now	$61,400	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 302d, 302c								
Metal, Corrugated	5%	Now	$3,600	2040	* *	1		
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Cafeteria								
Modified Bitumen	30%			2040	* *	10	$23,700	
Soffits								
Stucco Cement	100%	4+	$5,400	2048	* *	5	$7,600	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Entrance Canopy On Evergreen Avenue								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$31,600	
Ceramic Tile	3%			2044	* *	5	$4,300	
Panel/Paver: Cer/Brk	5%			2051	* *	5	$16,200	
Quarry Tile	2%			2048	* *	5	$4,300	
Vinyl Tile	80%			2035	$3,265,100	3	$43,300	
Interior Walls								
Ceramic Tile	8%			2044	* *	5	$12,100	
Concrete Masonry Unit	20%			LIFE	* *	5	$12,100	
Folding Partition	2%			2043	* *	5	$7,500	
Gypsum Board	10%			LIFE	* *	5	$9,000	
Metal Panel	10%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$15,800	
SGFT/Glazed Masonry	15%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2048	* *	5	$45,100	
AcousTileSusp.Lay-In	30%	Now	$73,700	2048	* *	5	$21,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	23%			LIFE	* *	5	$5,200	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	10%			2035	$230,400			
Metal Panel	10%			LIFE	* *	5	$18,000	
Site Enclosure								
Fence/Gates								
Iron Picket	75%			2070	* *			
Metal: Cage/Fence	25%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : Located On Roof Of Bridge Walkway								
Explanation : Metal Railing And Mesh Inset Panels								
Retaining Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$43,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bruckner Boulevard								
Tripping Hazard, Extent : Severe, Area Affected : 40%								
Location : Bruckner Boulevard								
On-Site Walkways								
Cast in Place Concrete	25%			2048	* *			
Masonry: Brick	75%			2055	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Asphalt	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	95%			2035	$221,400	5	$400	
Fused Disc Sw	5%			2055	* *	5		
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	8%			2034	$19,600	5	$200	
Fused Disc Sw	2%			2051	* *	5		
Molded Case Bkrs	85%			2034	$208,500	5	$2,000	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	40%	2-4	$119,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	55%			2035	$164,300	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$73,400	5	$400	
Motor Control Center	40%			2033	$121,000	5	$1,000	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$81,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2043	* *			
Egress Lighting								
Emergency, Battery	10%			2040	* *	10	$2,200	
Emergency, Battery	40%			2030	$62,600	10	$8,800	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	20%			2030	$87,000	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$174,900	1	$34,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Front Of The Building								
Explanation : CCTV Cameras And Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$240,400	2045	* *	1-3	$51,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$28,200	
Conversion Equipment								
Steam Boiler	100%	4+	$16,200	2033	$812,200	1	$81,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 1 Heat Exchanger To Provide Hot Water To Heating Devices.								
Distribution								
Hot Wtr Piping/Pump	80%			2043	* *	4	$5,400	
Steam Piping/Pump	20%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$350,700	1	$11,300	
On Extended Life, Extent : Moderate, Area Affected : 40%								
Location : Basement And Second Floor Fan Room								
Convector/Radiator	50%			2033	$381,000	1	$14,700	
Fan Coil Unit/Heat	30%			2030	$693,100	1	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout First Floor								
Explanation : Unit Ventilators Observed								
Controls								
Pneumatic	100%	Now	$90,000	2029	$1,800,900			
Malfunctioning, Extent : Moderate, Area Affected : 70%								
Location : Thermostats, Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	35%	4+	$9,600	2030	$481,100	1	$13,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Equipment Room								
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 1 Unit, Basement Mechanical Equipment Room								
Window/Wall Unit	50%			2033	$176,500	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	$2,600	2045	* *	4	$1,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Glycol, Various Locations								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	$461,100	1	$16,900	
Fan Coil - 2 Pipe	10%			2035	$241,600	1	$2,900	
No Component	60%							
Heat Rejection								
Dry Cooler	40%	2-4	$145,400	2045	* *	2	$20,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 2 On Extended Life Time And Inefficient Units.								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Interior	30%			2030	$124,000	2	$800	
Roof	10%			2030	$18,100	2	$300	
Roof	60%			2040	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	0-2	$17,800	2033	$356,900	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Both Water Main Valves, Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

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
Plumbing								
Water Heater With Tanks								
Electric	20%			2030	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : For Kitchen								
Explanation : One 50 Gallon Unit								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Inefficient Energy Usage.								
HW Heat Exchanger								
Steam Fired	100%			2035	$450,600	4	$13,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Inefficient Energy Usage.								
Sanitary Piping								
Cast Iron	10%	0-2	$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$1,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$18,700	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2030	$48,800	4	$3,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Explanation : On Extended Life Time								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$47,600	
Sprinkler								
No Component	98%							
Generic	2%			2035	$25,800	1-2	$500	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 152 - BX
Asset # : 1096

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 152 - M**		
Address	: **93 NAGLE AVE. @ ELLWOOD ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M152**
Program / Asset #	: **BOE0092.000 / 1709**	**Yr Built/Renovated**	: **1928 / 1992**
Area Sq Ft	: **137,975**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2173** **Lot** : **1**	**BIN**	: **1064149**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$790,600	$403,000
Interior Architecture	$1,604,500	$90,300
Electrical	$379,100	$350,300
Mechanical	$2,016,800	$6,693,300
Site Pavements	$58,900	
Total	**$4,849,900**	**$7,537,000**
Importance Code A	$790,600	$1,687,100
Importance Code B	$3,790,600	$5,849,900
Importance Code C	$268,700	
Total	**$4,849,900**	**$7,537,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,300	$2,200		
Interior Architecture	$122,400	$20,700		$15,500
Electrical	$28,400	$30,600	$15,500	$12,900
Mechanical	$47,300	$44,000	$34,600	$22,700
Site Enclosure	$12,200			
Site Pavements	$50,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$311,000**	**$104,700**	**$57,300**	**$58,200**
Importance Code A	$61,800	$16,200	$13,700	$13,700
Importance Code B	$167,100	$88,500	$43,600	$44,600
Importance Code C	$82,200			
Total	**$311,000**	**$104,700**	**$57,300**	**$58,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$199,100	
Masonry: Brick	10%	Now	$214,900	LIFE	* *	5	$25,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Masonry: Brick	45%			LIFE	* *	5	$114,700	
Masonry: Brick	25%			LIFE	* *	5	$63,700	
Masonry: Granite	10%			LIFE	* *	5	$19,100	
Windows								
Aluminum	100%	Now	$341,000	2049	* *	5	$11,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$42,700	LIFE	* *	5	$14,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout New Wing								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout New Wing								
Concrete Masonry Unit	8%			LIFE	* *	5	$1,700	
Copper/Terne	5%			2068	* *	5	$4,400	
Masonry: Brick	75%	Now	$178,500	LIFE	* *	5	$13,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout New Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Gymnasium								
Pre-Cast Concrete	2%	0-2	$600	LIFE	* *	5	$2,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Roof								
Built-Up (BUR)	95%	Now	$56,200	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor North Classrooms And Exit 7 Vestibule								
Copper/Terne	5%			2061	* *	10	$12,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$89,900	LIFE	* *	5	$45,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$29,800	2042	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2046	* *	5	$15,500	
Terrazzo	5%	2-4	$19,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	60%	Now	$175,300	2038	* *	3	$46,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Vinyl Tile 9" X 9"	5%			2028	$845,600	3	$3,900	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Various 2nd Floor Classrooms								
Explanation : 9x9 Vinyl Tile								
Wood	10%			2048	* *	5	$38,700	
Interior Walls								
Ceramic Tile	5%	0-2	$26,500	2042	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,500	
Gypsum Board	10%	4+	$13,500	LIFE	* *	5	$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	10%	2-4	$183,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Marble Panels	5%	4+	$85,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridors								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridors								
Plaster	35%	2-4	$32,800	LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$25,800	
AcousTileSusp.Lay-In	10%			2046	* *	5	$20,700	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$12,900	
Plaster	70%	Now	$225,100	LIFE	* *	5	$90,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Exit 7 Vestibule And Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : Construction								
Iron Picket	45%			2068	* *			
Retaining Walls								
Cast in Place Concrete	95%			2068	* *			
Masonry: Brick	5%	Now	$12,200	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exterior Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Exterior Stairs								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$40,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Nagel Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$9,300	2038	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard Stairs								
Activity Yard								
Asphalt	75%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Yard								
Explanation : Under Construction, Mini School Demolition								
Cast in Place Concrete	20%	0-2	$58,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Courtyard								
Rubber Matting	5%			2038	* *			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$149,800	5	$300	
Fused Disc Sw	50%			2043	* *	5	$300	
Raceway								
Conduit	50%			2043	* *	1		
Conduit	50%			2033	$147,900	1		
Panelboards								
Fused Disc Sw	15%			2032	$46,000	5	$500	
Fused Toggle Switch	5%	2-4	$15,300	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	80%			2041	* *	5	$2,900	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$113,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$16,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Alarm								
Security System								
Generic	100%			2028	$265,200	1	$51,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$85,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$42,700	
Conversion Equipment								
Steam Boiler	10%	0-2	$6,200	2031	$123,100	1	$12,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : The Burners, Boiler Room								
Steam Boiler	90%			2031	$1,108,300	1	$123,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$1,131,400			
Terminal Devices								
Air Handler	20%			2028	$531,700	1	$17,100	
Convector/Radiator	50%			2031	$577,600	1	$22,300	
Fan Coil Unit/Heat	30%			2028	$1,050,900	1	$13,400	
Controls								
Pneumatic	100%			2031	$2,730,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$374,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

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
Ventilation								
Exhaust Fans								
Interior	10%	Now	$6,300	2033	$62,700	2	$300	
Broken, Extent : Severe, Area Affected : 10%								
Location : Motors, Fan Room								
Interior	80%			2033	$501,300	2	$3,400	
Roof	10%	0-2	$2,700	2033	$27,400	2	$300	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$360,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,400	4	$4,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$8,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 150 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$97,700	1-2	$1,900	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 25 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 152 - Q**
Address : **33-52 62 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0799.000 / 1524**
Area Sq Ft : **107,000**
Date of Survey : **16-Oct-2024**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **1184** **Lot** : **14**

Agency's Number : **Q152**
Yr Built/Renovated : **1938 / 1999**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4027102**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$810,000	$748,900
Interior Architecture	$454,100	$5,556,400
Electrical		$1,419,000
Mechanical	$71,300	$2,802,300
Site Pavements	$81,300	
Total	**$1,416,800**	**$10,526,600**
Importance Code A	$810,000	$1,470,100
Importance Code B	$528,200	$9,056,600
Importance Code C	$78,600	
Total	**$1,416,800**	**$10,526,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$95,100		$1,400	
Interior Architecture	$172,400			$11,800
Electrical	$15,400	$10,000	$10,400	$13,000
Mechanical	$58,300	$22,500	$26,000	$17,700
Site Enclosure	$10,700			
Site Pavements	$14,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$373,100**	**$39,700**	**$45,000**	**$49,700**
Importance Code A	$104,100	$9,000	$10,400	$9,000
Importance Code B	$159,500	$30,700	$34,600	$40,700
Importance Code C	$109,500			
Total	**$373,100**	**$39,700**	**$45,000**	**$49,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	$69,500	LIFE	* *	5	$41,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Chimney								
Masonry: Brick Cavity	45%	Now	$183,700	LIFE	* *	5	$41,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Classrooms. 61st Street Facade								
Masonry: Granite	5%			LIFE	* *	5	$6,900	
Masonry: Limestone	5%			LIFE	* *	5	$6,900	
Windows								
Aluminum	70%	0-2	$31,300	2044	* *	5	$6,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Aluminum w/ Guards	15%			2044	* *	5	$2,800	
Wood	12%	0-2	$90,500	2061	* *	5	$11,000	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : North Wing								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : 3rd And 4th Floor Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Wing								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : 3rd And 4th Floor Gymnasium								
Wood w/ Guards	3%	0-2	$31,900	2061	* *	5	$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : North Wing								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : North Wing								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Wing								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : North Wing								
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	$62,100	
Masonry: Brick Cavity	25%			LIFE	* *	5-10	$23,900	
Masonry: Limestone	3%			LIFE	* *	5-10	$5,100	
Metal Panel	2%			2046	* *	5	$1,100	
Metal Rail	5%			2041	* *	5-10	$12,600	
Roof								
Built-Up (BUR)	75%			2031	$748,900	10	$62,700	
Copper/Terne	5%			2051	* *	10	$10,400	
Single Ply Membrane	20%	Now	$350,600	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : 1997 Wing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$48,300	
Mosaic Tile	5%	4+	$37,900	2041	* *	5	$9,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : 1938 Wing Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : 1938 Wing Bathrooms								
Quarry Tile	3%			2041	* *	5	$7,100	
Sheet Vinyl/Rubber	5%			2036	$527,900	5	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library And Three Other Classrooms								
Explanation : Location Noted								
Vinyl Tile	33%	4+	$73,600	2036	$1,471,100	3	$19,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And Corridor Of New Wing								
Vinyl Tile 9" X 9"	27%	4+	$174,200	2031	$3,484,400	3	$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Edges At 4th Floor Corridors And Classrooms In 1938 Building								
Wood	20%			2051	* *	5	$59,100	
Interior Walls								
Ceramic Tile	5%	0-2	$16,100	2045	* *	5	$7,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1938 Wing Bathrooms								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : 1938 Wing Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$22,900	
Glazed Ceramic Panel	5%			LIFE	* *	10	$12,900	
Gypsum Board	5%			LIFE	* *	5-10	$24,300	
Masonry: Brick	10%			LIFE	* *	10	$8,600	
Plaster	50%			LIFE	* *	5-10	$121,400	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$21,400	
Ceilings								
AcousTile,Adhered	2%			2041	* *	5	$3,000	
AcousTileSusp.Lay-In	10%			2041	* *	5	$15,000	
Exposed Struc: Steel	5%			LIFE	* *	10	$15,000	
Metal Panel	5%			LIFE	* *	5	$18,700	
Plaster	78%			LIFE	* *	5-10	$200,800	
Site Enclosure								
Fence/Gates								
Chain Link	65%	0-2	$10,700	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Side Yard								
Iron Picket	35%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								

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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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$12,700	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Ramps At New Wing								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : South Ramps At New Wing								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	92%	Now	$81,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Schoolyard								
Pavers/Stone	3%			2039	* *			
Rubber Matting	5%	0-2	$1,300	2036	$26,100			
Open Seams, Extent : Light, Area Affected : 100%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	75%			2036	$199,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Fused Disc Sw	25%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Raceway								
Conduit	70%			2036	$174,700	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	60%			2035	$147,100	5	$1,700	
Molded Case Bkrs	25%			2052	* *	5	$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Under 600 Volts								
Wiring								
Thermoplastic	70%			2036	$245,000	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	60%			2034	$111,500	5	$400	
Locally Mounted	40%			2049	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Exit/Emergency Light Combo	80%	Now	$1,500	2041	* *			
Not Functioning, Extent : Light, Area Affected : 5%								
Location : Corridor Near Rooms 312, A308								
Exit, Battery	10%			2041	* *	10	$700	
Exterior Lighting								
HID	10%			2044	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$205,700	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$282,600	1-3	$67,900	

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
Heating								
Energy Source								
Fuel Oil No 4	70%	Now	$71,300	2046	* *	5	$11,600	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Natural Gas	30%			2056	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Heating								
Conversion Equipment								
Furnace	30%			2041	* *	1	$15,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Of New Wing								
Explanation : 12 Gas Fired Rooftop Units								
Steam Boiler	70%			2034	$668,500	1	$74,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Distribution								
Steam Piping/Pump	80%			2036	$701,900			
No Component	20%							
Terminal Devices								
Air Handler	20%			2031	$412,400	1	$13,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Convector/Radiator	60%			2041	* *	1	$20,700	
Unit Heater - Steam	20%	Now	$6,200	2031	$124,500	4	$2,000	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%			2041	* *	2	$2,000	
Window/Wall Unit	30%			2034	$124,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,500	
Exhaust Fans								
Interior	70%			2036	$340,200	2	$2,300	
Roof	30%			2041	* *	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2056	* *	1		
Galvanized Steel	80%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	30%			2034	$5,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Heater								
No Component	70%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

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
Plumbing								
HW Heat Exchanger								
Steam Fired	70%			2036	$370,900	4	$11,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Of Old Wing. The Domestic Hot Water Heat Exchanger Is At Or Approaching Its Useful Life Cycle Limit								
No Component	30%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$21,900	4	$3,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing, 1st Floor To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2056	* *	1-5	$13,500	
Sprinkler								
No Component	70%							
Generic	30%			2056	* *	1-2	$9,000	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : New Kitchen Area								
Explanation : 65 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 153 - BK**		
Address	: **1970 HOMECREST AVENUE @AVENUE T**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K153**
Program / Asset #	: **BOE0453.000 / 1352**	**Yr Built/Renovated**	: **1908 / 2008**
Area Sq Ft	: **54,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7291** **Lot** : **30**	**BIN**	: **3196677**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$184,300	$80,000
Interior Architecture	$98,500	
Electrical		$652,300
Mechanical		$1,303,000
Site Pavements		$127,300
Total	**$282,800**	**$2,162,600**
Importance Code A	$184,300	$80,000
Importance Code B		$2,082,600
Importance Code C	$98,500	
Total	**$282,800**	**$2,162,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$107,600			
Interior Architecture	$156,900	$7,500	$10,500	$2,600
Electrical	$20,600	$5,000	$5,300	$6,500
Mechanical	$73,500	$7,200	$8,300	$7,200
Site Enclosure	$10,000			
Site Pavements	$30,600			
Total	**$399,200**	**$19,700**	**$24,100**	**$16,300**
Importance Code A	$112,900	$5,300	$5,300	$5,300
Importance Code B	$204,000	$14,300	$18,700	$11,000
Importance Code C	$82,300			
Total	**$399,200**	**$19,700**	**$24,100**	**$16,300**

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

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$69,400	
Masonry: Brick	90%			LIFE	* *	5	$159,900	
Masonry: Limestone	5%			LIFE	* *	5	$6,700	
Windows								
Aluminum	99%	Now	$104,300	2044	* *	5	$10,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	1%			2045	* *	10	$1,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$27,000	
Masonry: Brick	90%			LIFE	* *	5-10	$58,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Explanation : Construction Netting Installed Due To HVAC Work								
Roof								
Built-Up (BUR)	95%			2041	* *	10	$47,800	
Metal Panel	5%			2053	* *	10	$4,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,600	
Ceramic Tile	5%			2045	* *	5	$5,000	
Vinyl Tile	84%			2041	* *	3	$31,400	
Vinyl Tile 9" X 9"	1%	Now	$4,100	2046	* *	3	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staff Bathroom 4th Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Staff Bathroom 4th Floor								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$14,600	
Ceramic Tile	15%	Now	$98,500	2039	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Staircases And Bathrooms								
Masonry: Brick	5%			LIFE	* *	10	$1,700	
Plaster	75%			LIFE	* *	5-10	$74,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2053	* *	5	$15,000	
Exposed Struc: Steel	10%			LIFE	* *	10	$19,900	
Plaster	75%	Now	$46,600	LIFE	* *	5	$46,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2056	* *			
Iron Picket	95%			2071	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$10,000	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Homecrest Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Asphalt	85%	Now	$300	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Area								
Cast in Place Concrete	15%			2049	* *			
Parking/Driveway								
Asphalt	75%	Now	$9,200	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Cast in Place Concrete	25%	Now	$8,400	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Driveway And Parking Lot								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Activity Yard								
Traffic Topping	100%	Now	$12,700	2036	$127,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Explanation : Uneven Surface								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	$1,400	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2046	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	30%			2044	* *	5	$400	
Molded Case Bkrs	60%			2035	$85,800	5	$900	
Wiring								
Braided Cloth	10%			2035	$20,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	40%			2056	* *	1		
Thermoplastic	50%			2036	$102,200	1		
Motor Controllers								
Locally Mounted	70%			2041	* *	5	$300	
Locally Mounted	30%			2034	$22,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$800	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	20%			2036	$18,600	10	$2,600	
Emergency, Battery	30%			2031	$27,800	10	$3,900	
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
HID	10%			2031	$25,800	10		
HID	20%			2036	$51,600	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2031	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$142,600	1-3	$34,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$53,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$44,300	2036	$442,800			
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. Broken Pump For The Chemical Feed Tank								
Terminal Devices								
Convector/Radiator	100%	Now	$22,600	2034	$452,200	1	$15,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Window/Wall Unit	30%			2031	$62,800	1		
Window/Wall Unit	30%			2034	$62,800	1		
No Component	35%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2041	* *	2	$1,900	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$2,400	
No Component	95%							
Exhaust Fans								
Wall Unit	5%			2036	$1,200	2	$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2046	* *	1		
Galvanized Steel	40%			2034	$282,400	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$22,900	1-2	$500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

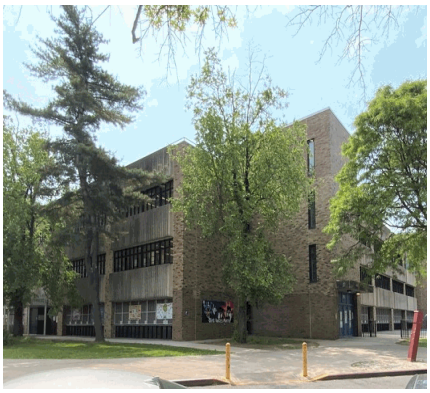
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 153 - BX**
Address : **650 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.**
Borough : **BRONX** | **Agency's Number** : **X153**
Program / Asset # : **BOE0290.000 / 387** | **Yr Built/Renovated** : **1971 / 2003**
Area Sq Ft : **98,149** | **Project Type** : **EDUCATION**
Date of Survey : **23-May-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **5141** **Lot** : **150** **BIN** : **2097470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,636,600	$101,400
Interior Architecture	$2,604,400	
Electrical	$278,700	$1,140,300
Mechanical	$2,095,200	$1,950,100
Site Pavements	$88,900	$115,100
Total	**$6,703,800**	**$3,306,900**
Importance Code A	$1,636,600	$101,400
Importance Code B	$4,344,300	$3,205,500
Importance Code C	$722,900	
Total	**$6,703,800**	**$3,306,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,300		$10,600	$3,100
Interior Architecture	$71,200			$16,000
Electrical	$51,100	$13,400	$87,000	$13,900
Mechanical	$248,200	$25,300	$43,300	$25,300
Site Enclosure	$22,100			
Site Pavements	$25,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$432,200**	**$45,900**	**$148,200**	**$65,500**
Importance Code A	$7,300		$10,900	$3,100
Importance Code B	$356,300	$45,900	$137,300	$62,400
Importance Code C	$68,700			
Total	**$432,200**	**$45,900**	**$148,200**	**$65,500**



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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Exterior								
Exterior Walls								
Masonry: Brick	55%	2-4	$723,200	LIFE	* *	5	$42,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout Bulkheads								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Pre-Cast Concrete	40%			LIFE	* *	5	$101,400	
Slate Panels	5%			LIFE	* *	5	$2,900	
Windows								
Aluminum	67%	0-2	$122,100	2042	* *	5	$6,300	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	33%			2050	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$4,400	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout Parapets								
Metal Rail	10%			2039	* *	5-10	$17,500	
Pre-Cast Concrete	45%	2-4	$7,300	LIFE	* *	5	$27,500	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Copings Replaced								
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : Throughout Coping Joints								
Roof								
Built-Up (BUR)	100%	Now	$305,500	2039	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout 3rd Floor								
Soffits								
Cast in Place Concrete	100%	Now	$485,900	LIFE	* *	5	$40,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout Canopies At Exits								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Throughout Canopies At Exits								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Interior								
Floors								
Cast in Place Concrete	7%	4+	$17,900	LIFE	* *	5	$22,500	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	3%	0-2	$152,700	2047	* *	5	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Toilet Rooms								
Granite Panels	1%	2-4	$6,700	LIFE	* *	5	$1,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : 1st And 3rd Floor Toilet Room Door Thresholds								
Terrazzo	2%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Vestibules								
Explanation : Location Noted								
Vinyl Tile	87%	Now	$1,446,100	2039	* *	3	$47,900	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : 1st And 3rd Floors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	20%	4+	$102,900	LIFE	* *	5	$21,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Folding Partition	5%	Now	$189,500	2042	* *	5	$16,700	
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Various Classrooms								
Explanation : Locations Noted								
Plaster	35%	Now	$46,600	LIFE	* *	5	$28,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Basement Corridor And Employee Locker Room								
SGFT/Glazed Masonry	35%	4+	$430,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								

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

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Interior								
Ceilings								
AcousTile,Adhered	25%	2-4	$225,800	2039	* *	5	$17,100	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout 3rd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	53%	Now	$24,700	2039	* *	5	$36,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Maintenance/ Storage Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Various Locations Throughout 3rd Floor								
AcousTileSusp.Lay-In	2%	4+	$32,200	2051	* *	5	$1,400	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Areas								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Material Type: Epoxy Coated Metal Panels								
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,300	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Base Of Iron Pickets								
Explanation : Location Noted								
Chain Link	10%			2060	* *			
Iron Picket	80%	2-4	$22,100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : South Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$88,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Southwest Stairs And Throughout Sidewalks								
Parking/Driveway								
Asphalt	100%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : West Parking Area								

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

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Site Pavements								
Activity Yard								
Asphalt	30%	2-4	$14,100	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Play Yard								
Rubber Matting	20%	2-4	$11,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West Play Yard								
Traffic Topping	50%			2034	$115,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Play Yard								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 6,000 Amperes Serving Truman High School And Two 2,500 Ampere Main Switches Serving X153 And X180								
Transformers								
Dry Type	90%			2039	* *	5	$300	
Dry Type	10%			2032	$2,700	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	2%			2042	* *	5	$100	
Molded Case Bkrs	92%			2033	$225,600	5	$2,400	
Wiring								
Thermoplastic	90%			2034	$268,900	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	$6,100	5		
Motor Control Center	75%			2032	$226,900	5	$2,000	
Variable Frequency Drive	20%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Serves New Chillers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$30,200	
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$90,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	30%			2039	* *	1		
Emergency, Battery	20%	Now	$33,700	2044	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	30%			2029	$13,000	1		
Exit, Battery	20%			2039	* *	10	$1,300	
Exterior Lighting								
HID	10%	Now	$2,300	2029	$46,900			
Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%								
Location : Roof Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$188,700	1	$36,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarms System								
Fire/Smoke Detection								
Generic, Analog	5%			2029	$13,000	1-3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler Alarm Panel								
Generic, Digital	95%			2039	* *	1-3	$59,200	

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
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Hot Water Provided From Nearby Co-op City Housing Development								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$4,800	
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$15,900	
No Component	50%							
Controls								
Pneumatic	100%	Now	$194,200	2028	$1,942,300			
Leaking, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Low Pressure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2043	* *	1	$106,200	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	$4,800	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$39,000	2034	$1,950,100	1	$54,600	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Air System Is Not Properly Balanced								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$88,300	LIFE	* *	2-5	$54,700	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement And 1st Floor								
Explanation : Blockages								
Exhaust Fans								
Roof	100%			2039	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$64,500	2054	* *	1		
Pump(s) Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Hot Water Circulation Pumps Broken								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 30 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$14,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$49,500	
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 153 - M**
Address : **1750 AMSTERDAM AVENUE @ W. 146 STREET**
Borough : **MANHATTAN**
Agency's Number : **M153**
Program / Asset # : **BOE0093.000 / 1711**
Yr Built/Renovated : **1975 / 1995**
Area Sq Ft : **135,000**
Project Type : **EDUCATION**
Date of Survey : **05-Jan-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2078** **Lot** : **19** **BIN** : **1081834**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$275,700	$2,454,300
Interior Architecture	$85,000	$5,555,200
Electrical	$455,600	$1,640,700
Mechanical	$5,029,400	$3,954,900
Site Pavements		$430,300
Total	**$5,845,700**	**$14,035,400**
Importance Code A	$275,700	$2,815,800
Importance Code B	$5,570,000	$11,219,600
Total	**$5,845,700**	**$14,035,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,300	$45,000		
Interior Architecture	$37,500	$37,000		$18,800
Electrical	$55,000	$38,500	$24,500	$22,000
Mechanical	$104,100	$59,600	$54,400	$35,400
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$251,300**	**$194,300**	**$93,300**	**$90,600**
Importance Code A	$85,800	$58,600	$13,400	$13,400
Importance Code B	$165,500	$135,700	$79,900	$77,200
Importance Code C				
Total	**$251,300**	**$194,300**	**$93,300**	**$90,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	$275,700	LIFE	* *	5	$163,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Chimney								
Metal Panel	10%			2043	* *	5-10	$124,900	
Windows								
Aluminum	100%			2041	* *	5	$57,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,900	
Masonry: Brick	80%			LIFE	* *	5	$18,500	
Metal: Cage/Fence	10%			2046	* *	5-10	$17,900	
Roof								
IRMA/Protected Membrane	70%	4+	$40,300	2033	$2,014,900			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Throughout								
Explanation : Exposed Insulation								
Metal Panel	5%			2038	* *	10	$10,900	
Plaza Roof: Stone Panels	5%			2043	* *			
Play Surface	20%			2033	$185,000	10	$23,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Building								
Explanation : These Are Actually Safety Rubber Panels Or Pavers								
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	4+	$17,500	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Annex Basement								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Annex Grade Level								
Ceramic Tile	5%			2036	$578,300	5	$10,000	
Quarry Tile	5%			2038	* *	5	$15,000	
Sheet Vinyl/Rubber	5%	2-4	$13,400	2033	$671,100	5	$7,500	
Seams Open/Split, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	75%	4+	$85,000	2033	$4,250,500	3	$56,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Oil Tank Room And Boiler Room								
Concrete Masonry Unit	7%			LIFE	* *	5	$8,500	
Gypsum Board	20%			LIFE	* *	5	$36,400	
Masonry: Brick	3%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$36,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$49,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
AcousTileSusp.Lay-In	5%			2038	* *	5	$9,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : These Are Actually Tectum Ceiling Panels								
Gypsum Board	20%			LIFE	* *	5	$49,100	
Metal Panel	5%	4+	$6,700	LIFE	* *	5	$12,300	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5	$55,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Exposed Struc: Steel	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Entry Of Building Addition Or Annex								
Explanation : Two Story Steel Gate Enclosure								
Iron Picket	50%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Entry To Building Addition Or Annex								
Explanation : Base Of Steel Gate Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Site Pavements								
Activity Yard								
Rubber Matting	100%			2033	$430,300			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Rear Of School								
Explanation : Repairs Evident Of Poured-in-place Rubber Safety Matting								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere, One 800 Ampere And One 2,500 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Raceway								
Conduit	70%			2043	* *	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$200	
Fused Disc Sw	5%			2032	$15,300	5	$200	
Molded Case Bkrs	10%			2041	* *	5	$400	
Molded Case Bkrs	80%			2032	$245,200	5	$2,800	
Wiring								
Thermoplastic	70%			2043	* *	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$92,900	5	$500	
Motor Control Center	50%			2031	$372,200	5	$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$41,500	
Generators								
Diesel	100%			2036	$142,000	1	$52,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Kilowatt Capacity								

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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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%	Now	$2,500	2029	$2,500	5	$15,000	
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fuel Storage								
Day Tank	30%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Capacity								
Main Tank	70%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 7,500 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$99,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$92,800	10	$13,000	
Exit, Service	10%			2028	$6,000	1		
Exit, Battery	40%			2033	$78,300	10	$3,600	
Exterior Lighting								
HID	9%	Now	$29,000	2033	$58,100			
Sensor/Timer Malfunction, Extent : Light, Area Affected : 100%								
Location : Custodian Office								
Incandescent	1%			2028	$7,400	2		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$259,500	1	$50,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$356,600	1-3	$83,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Heating								
Conversion Equipment								
Steam Boiler	70%			2038	* *	1	$93,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Steam Boiler	30%	Now	$36,100	2031	$361,500	1	$36,100	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Basement Boiler 1								
Distribution								
Steam Piping/Pump	100%			2033	$1,107,000			
Terminal Devices								
Convector/Radiator	80%			2038	* *	1	$34,900	
Fan Coil Unit/Heat	20%			2028	$685,500	1	$8,700	
Controls								
Pneumatic	100%			2027	$2,671,600			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	$81,600	2038	* *	1	$22,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : Chiller 1 In The Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers And 1 In Annex								
Exterior Pkg Unit - Cooling	20%	0-2	$151,600	2033	$303,100	2	$1,300	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Lower Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Roof								
Explanation : On Extended Life								
Split Unit	2%			2033	$65,700			
Window/Wall Unit	10%	Now	$52,400	2033	$52,400	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : All Units								
No Component	28%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2043	* *	4	$4,000	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$1,931,200	1	$83,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Air Conditioning								
Heat Rejection								
Dry Cooler	40%	2-4	$182,700	2043	* *	2	$30,100	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : On Extended Life								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,300	
Exhaust Fans								
Interior	40%			2028	$245,200	2	$1,700	
Roof	60%			2028	$160,900	2	$2,500	
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons. Quantity 4								
HW Heat Exchanger								
Steam Fired	100%	2-4	$668,400	2063	* *	4	$13,300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$34,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Annex Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$27,700	4	$2,900	
Sewage Ejector(s)								
Electric	100%	Now	$3,600	2033	$72,400	4	$5,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement Unit Float Switch								
Backflow Preventer								
Generic	100%			2033	$61,700	1	$8,300	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Mezzanine								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$68,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairway								
Explanation : Dry System								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,900	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 153 - Q**		
Address	: **60-02 60 LANE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q153**
Program / Asset #	: **BOE0800.000 / 1525**	**Yr Built/Renovated**	: **1931 / 2002**
Area Sq Ft	: **137,879**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2732** **Lot** : **18**	**BIN**	: **4060987**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$56,300	$246,000
Interior Architecture	$415,000	$139,900
Electrical	$122,700	$3,102,400
Mechanical		$3,605,400
Total	**$594,100**	**$7,093,700**
Importance Code A	$56,300	$421,600
Importance Code B	$476,600	$6,672,100
Importance Code C	$61,200	
Total	**$594,100**	**$7,093,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,000	$20,400		$39,600
Interior Architecture	$41,000	$47,600	$3,100	$11,600
Electrical	$22,500	$41,700	$25,600	$23,800
Mechanical	$46,500	$25,700	$33,300	$66,400
Site Enclosure	$9,400			
Site Pavements	$12,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$156,200**	**$156,900**	**$83,500**	**$163,000**
Importance Code A	$15,200	$31,300	$10,900	$50,800
Importance Code B	$104,700	$117,800	$72,600	$112,300
Importance Code C	$36,300	$7,800		
Total	**$156,200**	**$156,900**	**$83,500**	**$163,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$77,400	
Masonry: Brick	85%			LIFE	* *	5	$168,500	
Metal Panel	2%			2045	* *	5-10	$27,300	
Granite Panels	5%			LIFE	* *	5	$7,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$19,300	
Windows								
Aluminum	100%			2043	* *	5	$40,800	
Parapets								
Copper/Terne	10%			2070	* *	5	$8,800	
Masonry: Brick	80%			LIFE	* *	5	$14,500	
Pre-Cast Concrete	10%	Now	$3,000	LIFE	* *	5	$11,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Roof								
Built-Up (BUR)	65%			2040	* *	10	$56,300	
Copper/Terne	3%			2063	* *	10	$6,500	
Modified Bitumen	32%			2040	* *	10	$27,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$22,600	
Ceramic Tile	3%			2038	* *	5	$6,200	
Ceramic Tile	3%			2044	* *	5	$6,200	
Quarry Tile	5%			2048	* *	5	$15,500	
Terrazzo	2%			LIFE	* *	5	$3,200	
Vinyl Tile	45%	4+	$52,500	2040	* *	3	$34,800	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Transition From Old Wing To New Wing								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Wood	37%	4+	$233,200	2050	* *	5	$71,600	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Old Wing Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Interior								
Interior Walls								
Cast in Place Concrete	9%			LIFE	* *			
Ceramic Tile	9%			2048	* *	5	$15,700	
Concrete Masonry Unit	15%			LIFE	* *	5	$10,500	
Glass: Single Pane	5%			LIFE	* *	5	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal And Safety Glass Stair Separation								
Gypsum Board	9%			LIFE	* *	5	$9,400	
Masonry: Brick	9%	4+	$61,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Wing Stairwell								
Marble Panels	4%			LIFE	* *			
Plaster	31%	2-4	$26,900	LIFE	* *	5	$16,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Old Wing Stair Bulkhead								
SGFT/Glazed Masonry	9%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	3%			2048	* *	5	$6,200	
AcousTileSusp.Lay-In	25%			2048	* *	5	$51,600	
AcousTileSusp.Lay-In	2%	0-2	$14,100	2048	* *	5	$2,100	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Corridor Second Floor								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Gypsum Board	5%			LIFE	* *	5	$12,900	
Metal Panel	2%			LIFE	* *	5	$5,200	
Plaster	53%	0-2	$68,100	LIFE	* *	5	$68,400	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Room 305 And Offices								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Elevator								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Rear Of Property								
Explanation : Under Construction								
Iron Picket	50%	Now	$9,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 60th Road Near Play Yard								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2040	* *			
Cast in Place Concrete	10%	0-2	$12,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front And Side Of Property								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	30%			2035	$88,700	1		
Conduit	70%			2045	* *	1		
Panelboards								
Molded Case Bkrs	30%			2034	$92,000	5	$1,100	
Molded Case Bkrs	70%			2043	* *	5	$2,500	
Wiring								
Braided Cloth	30%	2-4	$122,700	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$500	
Locally Mounted	15%			2033	$27,900	5	$100	
Motor Control Center	30%			2040	* *	5	$1,100	
Variable Frequency Drive	5%			2040	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$42,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Stand-by Power								
Generators								
Diesel	100%			2038	* *	1	$53,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$30,700	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 285 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$2,062,500	10	$123,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2035	$78,200			
Egress Lighting								
Emergency, Service	50%			2035	$43,500	1		
Exit, LED	10%			2050	* *	1		
Exit, Service	40%			2035	$24,400	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$265,000	1	$51,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$364,200	1-3	$85,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Heating								
Energy Source								
Natural Gas	40%			2045	* *	1		
Other Observation, Extent : Severe, Area Affected : 5%								
Location : New Wing Basement								
Explanation : Hazard. There Is An Electrical Heater Inside The Gasoline Meter Room								
Interruptible Gas/Dual Fuel	60%			2055	* *	1		
Conversion Equipment								
Furnace	8%	2-4	$1,800	2035	$35,100	1	$4,900	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Unit No.5, New Wing Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 14 Rooftop Package Units								
Furnace	32%			2035	$140,500	1	$21,800	
Steam Boiler	60%			2040	* *	1	$81,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	30%	2-4	$6,800	2045	* *			
Controller Not Working, Extent : Moderate, Area Affected : 60%								
Location : Thermostats, Various Locations								
Steam Piping/Pump	30%			2045	* *			
No Component	40%							
Terminal Devices								
Air Handler	15%			2040	* *	1	$12,800	
Fan Coil Unit/Heat	40%			2035	$1,400,200	1	$17,800	
Fan Coil Unit/Heat	5%	2-4	$8,800	2035	$175,000	1	$2,000	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various Locations In Old Wing								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Locations In Old Wing								
Explanation : Defective Temperature Control System Causing The Motors Running All The Time								
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2036	$223,300	2	$800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Below Auditorium								
Ext Pkg Unit - Heating/Cooling	40%			2035	$948,800	2	$3,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 13 Remote Terminal Unit								
Window/Wall Unit	5%			2030	$26,700	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,900	
Exhaust Fans								
Interior	70%			2040	* *	2	$3,000	
Roof	30%	2-4	$4,100	2035	$82,200	2	$1,000	
Noisy/Vibrating, Extent : Severe, Area Affected : 20%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$540,700	1		
Water Heater With Tanks								
Gas Fired	40%			2033	$7,000	2		
Gas Fired	60%			2034	$10,500	2		
Sanitary Piping								
Cast Iron	10%	0-2	$3,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up Into Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,400	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,400	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Ground To 4th Floor, 1 Unit From Ground To 3rd Floor, 1 Unit From Ground To 1st Floor								
Explanation : Three Units								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$69,500	
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$11,600	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 16 Feet x 5 Feet Which Equals 80 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 154 - BK**
Address : **11 AVE AND WINDSOR PLACE**
Borough : **BROOKLYN**
Program / Asset # : **BOE0454.000 / 1353**
Area Sq Ft : **44,000**
Date of Survey : **23-Jun-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5257** **Lot** : **1**

Agency's Number : **K154**
Yr Built/Renovated : **1908 / 2006**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3121871**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$129,900	$77,100
Interior Architecture	$2,354,700	$409,800
Electrical		$670,700
Mechanical	$61,400	$943,900
Site Pavements	$66,700	$437,100
Total	**$2,612,900**	**$2,538,600**
Importance Code A	$129,900	$77,100
Importance Code B	$2,482,900	$2,051,800
Importance Code C		$409,800
Total	**$2,612,900**	**$2,538,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,000	$3,500	$11,400	
Interior Architecture	$119,800	$4,700		$7,800
Electrical	$9,700	$198,100	$3,300	$4,100
Mechanical	$5,800	$5,700	$9,900	$5,700
Site Enclosure	$44,900			
Site Pavements	$79,400			
Total	**$270,600**	**$212,000**	**$24,600**	**$17,500**
Importance Code A	$15,400	$7,900	$15,800	$4,400
Importance Code B	$89,800	$204,000	$8,800	$13,200
Importance Code C	$165,400			
Total	**$270,600**	**$212,000**	**$24,600**	**$17,500**

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

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,300	
Masonry: Brick	83%	2-4	$129,900	LIFE	* *	5	$77,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Masonry: Limestone	10%			LIFE	* *	5	$7,000	
Metal Panel	2%			2043	* *	5-10	$12,800	
Windows								
Aluminum	100%			2049	* *	5	$22,800	
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$4,100	
Masonry: Limestone	60%			LIFE	* *	5	$12,300	
Metal Rail	15%			2046	* *	5-10	$44,000	
Roof								
Built-Up (BUR)	95%	Now	$11,000	2038	* *			
Split/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Along North Parapet								
Skylight, Plastic	5%			2046	* *	1		
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,000	
Ceramic Tile	3%	0-2	$6,300	2042	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor Toilets								
Quarry Tile	2%			2038	* *	5	$2,200	
Vinyl Tile	50%	2-4	$51,700	2038	* *	3	$13,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	35%	Now	$209,400	2028	$2,093,700	3	$9,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Stairs								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Corridors And Stairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$20,500	2036	$409,800	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Gypsum Board	10%			LIFE	* *	5	$4,400	
Masonry: Brick	10%	Now	$28,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Electric Room								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Electric Room								
Plaster	65%	0-2	$23,600	LIFE	* *	5	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Stairs								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$7,300	
Metal Panel	2%	0-2	$1,000	LIFE	* *	5	$1,800	
Loose/Miss Fasteners, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	88%	Now	$40,000	LIFE	* *	5	$40,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Toilets								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$32,900	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gate Windsor Street								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Play Yard								
Explanation : Vegetation Growth								
Iron Picket	25%	Now	$12,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate 11th Avenue								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Perimeter Fence								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$66,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Windsor Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$48,000	2046	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Exit 6 And 7 Vestibule								
Explanation : Water Penetration								
Activity Yard								
Asphalt	75%	0-2	$31,400	2036	$313,600			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Southwest Corner								
Rubber Matting	25%			2033	$123,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$23,300	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 800 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$166,500	5	$200	
Raceway								
Conduit	100%			2033	$82,900	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Fused Knife Sw	2%	2-4	$2,900	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	88%			2032	$125,900	5	$1,000	
Wiring								
Braided Cloth	2%	2-4	$2,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	98%			2033	$105,900	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$39,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2028	$2,800	1		
Emergency, Battery	40%			2028	$30,300	10	$4,200	
Exit, Battery	50%			2028	$31,900	10	$1,500	
Exterior Lighting								
HID	20%			2028	$42,000	10		
LED	5%			2041	* *			
No Component	75%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	$42,300	1	$8,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$116,200	1-3	$27,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 6,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$43,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

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
Heating								
Distribution								
Steam Piping/Pump	100%			2033	$360,800			
Terminal Devices								
Convector/Radiator	90%			2031	$331,600	1	$12,800	
Unit Heater - Steam	10%			2033	$25,600	4	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$61,400	2033	$102,400	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	20%			2031	$34,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,500	
Exhaust Fans								
Roof	20%			2041	* *	2	$300	
Wall Unit	10%			2033	$1,900	2	$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$115,000	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$9,000	4	$900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$31,200	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 154 - BX**				
Address	: **333 EAST 135 STREET @ALEXANDER AVE.**				
Borough	: **BRONX**		**Agency's Number**	: **X154**	
Program / Asset #	: **BOE0291.000 / 148**		**Yr Built/Renovated**	: **1962 / 2009**	
Area Sq Ft	: **88,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **12-May-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **2298**	**Lot** : **1**	**BIN**	: **2097030**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$228,600	$2,918,700
Interior Architecture	$1,054,700	$4,738,900
Electrical		$1,210,800
Mechanical	$1,393,200	$4,923,800
Site Pavements	$323,500	
Total	**$3,000,000**	**$13,792,200**
Importance Code A	$228,600	$3,704,100
Importance Code B	$2,539,600	$10,088,100
Importance Code C	$231,800	
Total	**$3,000,000**	**$13,792,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,000			
Interior Architecture	$158,100		$1,600	$10,300
Electrical	$9,700	$8,200	$10,200	$9,200
Mechanical	$444,500	$17,900	$21,500	$14,200
Site Enclosure	$13,800			
Site Pavements	$14,800			
Total	**$661,900**	**$26,100**	**$33,300**	**$33,600**
Importance Code A	$36,700	$8,700	$8,700	$8,700
Importance Code B	$495,800	$17,400	$24,500	$21,700
Importance Code C	$129,400			$3,200
Total	**$661,900**	**$26,100**	**$33,300**	**$33,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$2,000	
Masonry: Brick	95%			LIFE	* *	5	$103,200	
Painted Surfaces, Extent : Light, Area Affected : 25%								
Location : Base Of School Building								
Masonry: Granite	2%	Now	$17,500	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Door Surrounds								
Windows								
Aluminum w/ Guards	100%	Now	$119,600	2052	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%								
Location : Rooms 226 And 3rd Floor Classrooms								
Roof								
Copper/Terne	5%			2051	* *	10	$15,600	
IRMA/Protected Membrane	95%	Now	$57,300	2036	$2,867,100			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Fan Room And Room 343								
Soffits								
Cast in Place Concrete	100%	4+	$2,500	LIFE	* *	5	$4,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Underside Of Ramp Platform On East 135th Street								
Exposed Reinforcement, Extent : Severe, Area Affected : 2%								
Location : Underside Of Ramp Platform On East 135th Street								
Horizontal Cracks, Extent : Severe, Area Affected : 2%								
Location : Underside Of Ramp Platform								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$165,800	
Mosaic Tile	4%	Now	$97,100	2049	* *	5	$6,300	
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Mens Toilet Room 1st Floor								
Mosaic Tile	1%	Now	$48,600	2049	* *	5	$1,600	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	10%			2041	* *	3	$4,700	
Vinyl Tile 9" X 9"	45%	Now	$465,600	2031	$4,656,000	3	$21,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Wood	5%	Now	$38,600	2051	* *	5	$5,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Auditorium Stage								
Split/Cracked, Extent : Light, Area Affected : 15%								
Location : Gymnasium And Auditorium Stage								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$6,300	
Ceramic Tile	2%	Now	$142,100	2049	* *	5	$2,100	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Concrete Masonry Unit	15%			LIFE	* *	5	$25,200	
Glazed Ceramic Panel	5%			LIFE	* *	10	$9,500	
Plaster	45%	Now	$47,100	LIFE	* *	5	$28,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Custodian Office Room 142								
SGFT/Glazed Masonry	30%			LIFE	* *	10	$31,500	
Ceilings								
AcousTile,Adhered	5%			2041	* *	5	$6,300	
AcousTileConcealSpLn	15%			2041	* *	5	$23,700	
Exposed Struc: Concrete	65%			LIFE	* *	5-10	$102,700	
Metal Panel	5%	Now	$128,500	LIFE	* *	5	$7,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Deformed/Dented, Extent : Severe, Area Affected : 80%								
Location : Kitchen And Cafeteria								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Kitchen And Cafeteria								
Plaster	10%			LIFE	* *	5-10	$21,700	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	$2,800	2046	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Fence Guard On Roof								
Iron Picket	90%	4+	$11,000	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : East 135th Street Entrance To Parking Area								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$233,900	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East 135th Street And Alexander Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : East 135th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$89,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Walkway Near Parking Area								
Parking/Driveway								
Asphalt	100%	Now	$14,800	2045	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Parking Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2036	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	10%			2056	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Disc Sw	2%			2052	* *	5		
Molded Case Bkrs	75%			2035	$183,900	5	$1,700	
Molded Case Bkrs	15%			2052	* *	5	$300	
Wiring								
Braided Cloth	80%			2035	$239,000	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room - Basement								
Lighting								
Interior Lighting								
Fluorescent	86%			2041	* *	10	$69,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$8,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	4%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$10,600	
Exit, Battery	50%			2041	* *	10	$3,000	
Exterior Lighting								
HID	4%			2031	$16,800	10		
LED	6%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$169,200	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Some Offices, Exit Doors And Hallways								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull box, Bell, Smoke Detector, Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2056	* *	5	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 2 Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$15,700	2034	$785,400	1	$78,400	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$36,100	2036	$721,600			
Steam Traps Faulty, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	30%			2031	$508,700	1	$16,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Convector/Radiator	65%			2034	$478,900	1	$18,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2031	$111,700	1	$1,400	
Controls								
Electrical	20%			2034	$100,200			
Pneumatic	80%	Now	$278,600	2030	$1,393,200			
Malfunctioning, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room								
Window/Wall Unit	65%	Now	$11,100	2031	$221,900	1		
Broken, Extent : Light, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$9,900	LIFE	* *	2-5	$2,500	
Damaged, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$73,800	
Exhaust Fans								
Interior	30%			2031	$119,900	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Fan Room, 3rd Floor Mechanical Room								
Roof	65%	Now	$5,700	2031	$113,600	2	$1,400	
Broken, Extent : Light, Area Affected : 5%								
Location : Roofs								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Roof	5%			2041	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$1,041,600	1		
Galvanized Steel	10%	Now	$11,500	2034	$115,000	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Heater With Tanks								
Electric	20%			2034	$33,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One Unit, 4.5kwt 50 Gallons								
Electric	75%			2034	$127,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units, 6kwt 119 Gallons Each								
Electric	5%			2034	$8,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 6kwt 10 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

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
Plumbing								
HW Heat Exchanger								
Steam Fired	15%	Now	$19,600	2036	$65,400	4	$1,300	
Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Steam Fired	85%			2036	$370,400	4	$11,100	
Sanitary Piping								
Cast Iron	100%	Now	$22,700	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	90%			2031	$16,200	4	$2,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Non-Submersible	10%			2041	* *	4	$200	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 154 - M**
Address : **250 WEST 127TH STREET**
Borough : **MANHATTAN**
Program / Asset # : **BOE0094.000 / 1646**
Area Sq Ft : **90,000**
Date of Survey : **30-Dec-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1932** **Lot** : **10**

Agency's Number : **M154**
Yr Built/Renovated : **1964 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1058671**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$292,400	$256,500
Interior Architecture	$2,979,500	$3,482,200
Electrical		$1,501,600
Mechanical	$1,883,800	$2,355,700
Site Pavements	$96,500	
Total	**$5,252,100**	**$7,596,000**
Importance Code A	$292,400	$967,400
Importance Code B	$4,486,400	$6,628,600
Importance Code C	$473,300	
Total	**$5,252,100**	**$7,596,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$99,400			
Interior Architecture	$220,100		$8,600	$5,200
Electrical	$12,500	$8,400	$8,700	$11,200
Mechanical	$245,100	$14,200	$20,100	$18,100
Site Enclosure	$48,100			
Site Pavements	$26,700			
Total	**$651,900**	**$22,600**	**$37,400**	**$34,500**
Importance Code A	$113,600	$7,900	$7,900	$7,900
Importance Code B	$401,700	$14,700	$29,500	$26,600
Importance Code C	$136,600			
Total	**$651,900**	**$22,600**	**$37,400**	**$34,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$106,500	
Mosaic Tile	10%			2056	* *	10	$41,600	
Pre-Cast Concrete	47%	2-4	$92,900	LIFE	* *	5	$203,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Along West 127th Street								
Stucco Cement	3%	0-2	$69,500	2049	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Walls Above Lobby Roof								
Windows								
Aluminum w/ Guards	100%	0-2	$38,100	2052	* *	5	$14,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$7,900	LIFE	* *	5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Masonry: Brick	35%	0-2	$76,700	LIFE	* *	5	$5,900	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Partial Throughout								
Metal: Cage/Fence	60%	Now	$6,200	2049	* *	5	$32,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Cafeteria Roof Along West 126th Street								
Deformed/Dented, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Roof Along West 126th Street								
Roof								
Built-Up (BUR)	100%	Now	$47,200	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Main Lobby And Auditorium Stage								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$130,400	
Mosaic Tile	5%	Now	$572,700	2056	* *	5	$7,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area, Gymnasium And Toilet Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Kitchen Area And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area And Toilet Rooms								
Sheet Vinyl/Rubber	2%	0-2	$159,700	2046	* *	5	$1,800	
Adhesion Failure, Extent : Severe, Area Affected : 30%								
Location : Auditorium								
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Terrazzo	8%			LIFE	* *	5	$14,900	
Vinyl Tile	20%			2041	* *	3	$8,900	
Vinyl Tile 9" X 9"	35%	0-2	$1,708,500	2036	$3,417,000	3	$15,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : 2nd Floor And 3rd Floor Classrooms								
Wood	5%			2064	* *	5	$11,200	
Interior Walls								
Ceramic Tile	5%	Now	$310,800	2045	* *	5	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Toilet Rooms Throughout								
Concrete Masonry Unit	15%			LIFE	* *	5	$26,500	
Plaster	40%			LIFE	* *	5-10	$75,000	
SGFT/Glazed Masonry	40%	2-4	$162,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Corridors								

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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DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	$39,300	2049	* *	5	$14,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Various Locations								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$44,700	
Exposed Struc: Steel	5%			LIFE	* *	10	$11,900	
Metal Panel	10%			LIFE	* *	5	$29,800	
Plaster	35%			LIFE	* *	5-10	$71,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$48,100	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate At Loading Dock								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along West 126th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$96,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : Various Locations Along West 127th Street								
On-Site Walkways								
Cast in Place Concrete	75%	0-2	$17,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramp At Loading Dock								
Masonry: Granite	25%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$9,300	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Loading Dock Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Parking Area At 127th Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Site Pavements								
Activity Yard								
Asphalt	85%			2045	* *			
Pavers/Stone	10%			2045	* *			
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$32,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 600 Ampere Disconnect Switch								
Photovoltaic Panel(s)	10%			2045	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	84%			2035	$206,000	5	$2,000	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2036	$44,800	1		
Thermoplastic	15%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$69,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Lighting								
Egress Lighting								
Emergency, Service	5%			2041	* *	1		
Emergency, Battery	45%			2036	$61,600	10	$8,700	
Exit, Service	10%	Now	$1,100	2031	$3,500	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	40%			2036	$46,200	10	$2,200	
Exterior Lighting								
HID	7%			2031	$30,100	10		
LED	3%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$173,000	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$237,700	1-3	$57,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$189,700	5	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	Now	$14,200	2034	$710,900	1	$71,000	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler 2 Oil Leak At Connection To Boiler								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. No. 2 Boiler Runs Continuously On High Fire.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 2 Boilers In Basement								
Distribution								
Steam Piping/Pump	100%			2036	$653,100			
Terminal Devices								
Air Handler	20%			2036	$307,000	1	$9,900	
Convector/Radiator	80%			2041	* *	1	$20,600	
Controls								
Pneumatic	100%	Now	$178,100	2030	$1,781,100			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats In Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	25%			2041	* *			
Window/Wall Unit	70%			2031	$216,300	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	
Exhaust Fans								
Interior	30%			2031	$108,500	2	$700	
Roof	70%			2036	$110,800	2	$1,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$20,800	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Pipe Connected To Water Main Valve								
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Back Up System								
Sanitary Piping								
Cast Iron	100%	Now	$102,700	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Mens Bathroom In Lobby								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,100	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 75 Square Feet							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 154 - Q**		
Address	: **75-02 162 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q154**
Program / Asset #	: **BOE0801.000 / 1526**	**Yr Built/Renovated**	: **1930 / 2012**
Area Sq Ft	: **76,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6834** **Lot** : **1**	**BIN**	: **4148003**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$107,600	$539,300
Interior Architecture		$1,180,600
Electrical		$2,249,000
Mechanical	$300,800	$2,913,600
Total	**$408,400**	**$6,882,500**
Importance Code A	$107,600	$539,300
Importance Code B	$300,800	$6,343,200
Total	**$408,400**	**$6,882,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$90,400		$2,700	
Interior Architecture	$205,000		$11,200	$1,800
Electrical	$17,000	$7,100	$7,400	$9,500
Mechanical	$66,900	$13,400	$16,900	$11,100
Site Enclosure	$14,100			
Site Pavements	$1,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$402,000**	**$27,700**	**$45,300**	**$29,500**
Importance Code A	$97,900	$7,500	$10,200	$7,500
Importance Code B	$239,400	$20,200	$32,200	$22,000
Importance Code C	$64,700		$2,900	
Total	**$402,000**	**$27,700**	**$45,300**	**$29,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$107,600	LIFE	* *	5	$63,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Around Exit 8								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 318								
Masonry: Limestone	10%	0-2	$18,200	LIFE	* *	5	$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Stone Cornice								
Metal Panel	5%			2062	* *	5-10	$25,800	
Windows								
Aluminum	50%			2044	* *	5	$5,300	
Aluminum	50%	Now	$5,200	2052	* *	5	$2,700	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Teachers Lounge								
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$40,300	
Masonry: Limestone	10%			LIFE	* *	5-10	$9,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,300	
Roof								
Built-Up (BUR)	65%			2036	$475,500	10	$39,800	
Copper/Terne	5%			2064	* *	10	$7,700	
Modified Bitumen	30%			2044	* *	10	$18,400	
Soffits								
Cast in Place Concrete	95%			LIFE	* *	5	$25,500	
Metal Panel	5%			2062	* *	5-10	$900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$48,500	
Ceramic Tile	5%			2049	* *	5	$5,500	
Terrazzo	2%			LIFE	* *	5	$3,500	
Vinyl Tile	40%			2041	* *	3	$16,600	
Vinyl Tile 9" X 9"	13%			2031	$1,180,600	3	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1955 Wing								
Explanation : 9x9 Tiles								
Wood	30%	0-2	$40,600	2051	* *	5	$31,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	0-2	$15,100	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Sprinkler Control Valve Room								
Ceramic Tile	6%			2039	* *	5	$5,800	
Concrete Masonry Unit	15%			LIFE	* *	5	$11,600	
Masonry: Brick	15%			LIFE	* *	10	$4,400	
Metal: Cage/Fence	2%			LIFE	* *	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Enclosure								
Explanation : Cage And Safety Glass								
Marble Panels	2%			LIFE	* *	10	$800	
Plaster	25%	Now	$12,100	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Floyer								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 3128								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$12,100	
Ceilings								
AcousTile,Adhered	18%			2041	* *	5	$20,000	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$41,600	
Metal Panel	2%	0-2	$15,000	LIFE	* *	5	$2,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Loose Units, Extent : Severe, Area Affected : 30%								
Location : Kitchen								
Plaster	50%	Now	$34,500	LIFE	* *	5	$34,700	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 318								
Site Enclosure								
Fence/Gates								
Chain Link	2%	0-2	$300	2046	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Rear Fence								
Iron Picket	98%	Now	$13,800	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Front Iron Fence								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along 162nd Street And 75th Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2080	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2049	* *			
Masonry: Granite	15%			LIFE	* *			
Activity Yard								
Asphalt	20%			2049	* *			
Cast in Place Concrete	75%			2049	* *			
Rubber Matting	5%	Now	$1,400	2036	$14,000			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Fused Knife Sw	5%			2035	$9,200	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Old Wings								
Fused Toggle Switch	20%			2035	$36,800	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Old Wings								
Molded Case Bkrs	65%			2035	$119,600	5	$1,300	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Lighting								
Interior Lighting								
Fluorescent	30%			2036	$348,000	10	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2036	$46,400	10	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium								
Explanation : Compact Fluorescent Lights								
Fluorescent	66%			2036	$765,600	10	$46,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	10%			2036	$13,100	10	$1,800	
Emergency, Battery	40%			2031	$52,300	10	$7,300	
Exit, Service	5%			2036	$1,700	1		
Exit, Service	45%			2031	$15,100	1		
Exterior Lighting								
HID	10%			2031	$36,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$200,700	1-3	$48,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : One Tank 6,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$31,200	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement, The Condensate Return Pump Is Leaking.								
Terminal Devices								
Air Handler	30%			2031	$439,300	1	$14,100	
On Extended Life, Extent : Light, Area Affected : 20%								
Location : Throughout The Building Has Original Interior Ventilation System								
Convector/Radiator	60%			2034	$381,800	1	$14,700	
On Extended Life, Extent : Light, Area Affected : 60%								
Location : Seventy Percentage Of All Radiators Are Original With The Building								
Fan Coil Unit/Heat	10%			2036	$192,900	1	$2,500	
Controls								
Pneumatic	100%	0-2	$300,800	2034	$1,504,000			
Maintenance Required, Extent : Moderate, Area Affected : 50%								
Location : Varioous Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Main Distribution Frame								
Explanation : 1 Unit								
Window/Wall Unit	50%			2031	$147,400	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,100	
Exhaust Fans								
Interior	50%			2031	$172,600	2	$1,200	
Roof	50%			2036	$75,500	2	$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 100 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Drainage Backs Up In The Basement Has Repaired.								
Sump Pump(s)								
Non-Submersible	100%			2036	$15,600	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2036	$40,700	4	$4,500	
Backflow Preventer								
No Component	90%							
Generic	10%			2036	$3,500	1	$500	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Basement								
Explanation : Backflow Preventor Is Boiler Make Up Line Only.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Hydraulic Unit Run From Basement To 3rd Floor								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 155 - BK**				
Address	: **1355 HERKIMER STREET @EASTERN PKWY.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K155**
Program / Asset #	: **BOE0455.000 / 1354**			**Yr Built/Renovated**	: **1908 / 2003**
Area Sq Ft	: **68,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **16-Jan-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4**				
Block	: **1552**	**Lot**	: **43**	**BIN**	: **3042263**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$150,200	$150,200
Interior Architecture	$618,600	$2,246,200
Electrical		$1,026,000
Mechanical	$121,400	$1,006,200
Site Enclosure	$72,400	
Total	**$962,600**	**$4,428,600**
Importance Code A	$271,600	$150,200
Importance Code B	$454,200	$4,215,600
Importance Code C	$236,900	$62,700
Total	**$962,600**	**$4,428,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,000			
Interior Architecture	$55,600			$9,400
Electrical	$26,500	$6,300	$6,500	$8,400
Mechanical	$134,200	$10,300	$22,500	$10,300
Total	**$243,300**	**$16,700**	**$29,100**	**$28,200**
Importance Code A	$27,000	$6,700	$6,700	$6,700
Importance Code B	$209,000	$9,900	$22,300	$21,400
Importance Code C	$7,200			
Total	**$243,300**	**$16,700**	**$29,100**	**$28,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$153,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Exterior Perimeter								
Explanation : Sidewalk Shad Installed								
Masonry: Brick	75%			LIFE	* *	5	$147,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	15%			LIFE	* *	5	$22,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Front Facade								
Windows								
Aluminum	100%			2061	* *	5	$12,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	$32,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$39,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Ceramic Tile	5%	Now	$78,600	2039	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen Area								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Bathrooms Throughout								
Terrazzo	2%			LIFE	* *	5	$2,800	
Vinyl Tile	83%	Now	$213,200	2036	$2,132,100	3	$28,300	
Adhesion Failure, Extent : Light, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$121,900	2039	* *	5	$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Repairs In Progress								
Plaster	87%			LIFE	* *	5-10	$177,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	2%	4+	$26,000	LIFE	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement Boiler Room								
Explanation : Metal Form Work Is Rusting And Falling Off								
Metal Panel	1%			LIFE	* *	5	$2,100	
Plaster	97%			LIFE	* *	5-10	$141,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2046	* *			
Under Construction	90%							
Retaining Walls								
Cast in Place Concrete	2%			2071	* *			
Masonry: Fieldstone	98%	0-2	$72,400	2056	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways Throughout								
Explanation : Sidewalk Shed Installed								
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Fused Toggle Switch	10%			2035	$18,400	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Molded Case Bkrs	75%			2035	$137,900	5	$1,300	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Braided Cloth	65%			2035	$132,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	35%			2036	$71,500	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$58,400	10	$8,200	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways , Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$179,600	1-3	$43,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Equipment , Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	2-4	$121,400	2049	* *	1	$60,600	
Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement								
Distribution								
Steam Piping/Pump	100%	0-2	$27,900	2056	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Steam Leaking At Safety Valve								
Terminal Devices								
Convector/Radiator	95%			2034	$540,900	1	$20,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Radiators Are Original With Building								
Fan Coil Unit/Heat	5%	Now	$4,300	2036	$86,300	1	$1,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	Now	$6,600	2034	$131,900	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

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
Ventilation								
Exhaust Fans								
Interior	80%			2031	$247,100	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : The Building Has Original Gravity Exhaust								
Roof	20%			2036	$27,000	2	$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 100 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$43,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	0-2	$24,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : At Side Yard, Basement When It Rains Hard								
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	50%	0-2	$700	2036	$7,000	4	$700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Broken Due To Electrical Defects								
Submersible	50%			2029	$1,100	4	$1,100	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Building Has Three Water Lines, Two For Domestic And One For Sprinkler Line.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2056	* *	1-2	$4,800	
Chemical System								
No Component	90%							
Generic	10%			2029	$6,000	1-10	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Extinguishers								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 155 - M**		
Address	: **319 EAST 117 STREET @ 2ND AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M155**
Program / Asset #	: **BOE0095.000 / 1647**	**Yr Built/Renovated**	: **1961 / 2011**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1689** **Lot** : **5**	**BIN**	: **1052986**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$2,155,500
Interior Architecture	$6,732,300	$105,700
Electrical	$492,700	$2,272,700
Mechanical	$547,500	$4,397,000
Total	**$7,772,500**	**$8,930,900**
Importance Code A		$2,932,000
Importance Code B	$7,705,700	$5,999,000
Importance Code C	$66,800	
Total	**$7,772,500**	**$8,930,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$66,600			$19,300
Interior Architecture	$109,100	$3,400	$2,000	$31,100
Electrical	$8,100	$8,400	$10,800	$12,400
Mechanical	$156,600	$12,500	$14,800	$93,800
Site Enclosure	$6,800			
Site Pavements	$39,500			
Total	**$386,800**	**$24,300**	**$27,600**	**$156,600**
Importance Code A	$105,400	$8,600	$8,600	$28,100
Importance Code B	$230,800	$15,700	$18,900	$128,500
Importance Code C	$50,600			
Total	**$386,800**	**$24,300**	**$27,600**	**$156,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$23,600	
Masonry: Brick	85%			LIFE	* *	5	$42,700	
Masonry: Limestone	5%			LIFE	* *	5	$1,900	
Windows								
Aluminum	100%	Now	$23,500	2051	* *	5	$12,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Auditorium, Gymnasium And Various Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$4,700	
Metal Panel	20%			2045	* *	5	$4,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,000	
Roof								
Copper/Terne	3%			2063	* *	10	$6,900	
IRMA/Protected Membrane	97%	2-4	$43,100	2035	$2,155,500			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Roof								
Soffits								
Stucco Cement	100%			2040	* *	5	$33,800	
Interior								
Floors								
Carpet	1%	Now	$24,500	2037	* *	3	$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Music Room								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Music Room								
Cast in Place Concrete	10%	Now	$23,600	LIFE	* *	5	$29,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Pit								
Ceramic Tile	3%			2044	* *	5	$4,100	
Terrazzo	2%			LIFE	* *	5	$2,100	
Vinyl Tile	20%			2040	* *	3	$10,100	
Vinyl Tile 9" X 9"	59%	Now	$130,700	2030	$6,534,800	3	$29,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : In Front Room 316								
Wood	5%			2050	* *	5	$12,700	

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$11,600	2044	* *	5	$5,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 316								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,100	
Plaster	65%	Now	$66,800	LIFE	* *	5	$40,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Room 318, Boiler Pit And Basement Shop								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 318, Boiler Pit And Basement Shop								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$19,900	
AcousTileConcealSpLn	5%			2040	* *	5	$8,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Fiber Board	5%			2035	$105,700			
Metal Panel	5%			LIFE	* *	5	$8,300	
Plaster	60%	Now	$49,500	LIFE	* *	5	$49,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Lunch Room Storage								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2045	* *			
Iron Picket	35%	Now	$6,800	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gates								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$32,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : West Side Of Building								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : West Side Of Building								

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

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
Site Pavements								
Activity Yard								
Asphalt	80%	Now	$5,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : North Side Of Building								
Rubber Matting	20%	Now	$1,700	2040	* *			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$233,000	5	$2,300	
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$1,800	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	60%	2-4	$179,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	92%			2035	$1,221,700	10	$73,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	8%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Fixtures								

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$10,500	
Exit, Battery	50%			2030	$63,100	10	$2,900	
Exterior Lighting								
HID	20%			2030	$83,100	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$167,200	1	$32,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$229,800	1-3	$53,600	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$207,200	5	$27,000	
Conversion Equipment								
Steam Boiler	100%	Now	$38,800	2033	$776,500	1	$77,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corrode Boiler Plate								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : One Fuel Feeding System								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units. Underground Stream Affecting Boiler Foundation								
Distribution								
Steam Piping/Pump	100%	Now	$71,300	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Header Piping								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Thermostats, Various Areas								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%			2035	$335,300	1	$10,800	
Convector/Radiator	80%			2040	* *	1	$22,500	
Controls								
Pneumatic	100%			2036	$1,721,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	80%	0-2	$13,500	2030	$270,000	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$19,400	
No Component	60%							
Exhaust Fans								
Interior	15%			2030	$59,300	2	$400	
Roof	85%			2030	$146,900	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	* *	1		
Galvanized Steel	75%	0-2	$42,600	2033	$853,000	1		
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Main Water Service. Basement								
Water Heater With Tanks								
Electric	100%			2033	$72,600	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 80 Gallon Units For Kitchen								
HW Heat Exchanger								
Steam Fired	100%			2035	$430,800	4	$12,900	
Sanitary Piping								
Cast Iron	100%	0-2	$22,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Bathroom Leaking Piping Behind The Wall								
Storm Drain Piping								
Cast Iron	100%	0-2	$31,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Basement, Sewage, Rain Water Backs Up At Basement During Heavy Rainfall								
Sump Pump(s)								
Non-Submersible	100%			2030	$17,800	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2030	$46,600	4	$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$37,000	1-2	$700	
Chemical System								
No Component	99%							
Generic	1%			2030	$600	1-10	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 155 - Q**
Address : **130-02 115 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0802.000 / 2852**
Area Sq Ft : **67,000**
Date of Survey : **16-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **11673** **Lot** : **1**

Agency's Number : **Q155**
Yr Built/Renovated : **1931 / 2001**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4252357**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$726,900	$369,700
Interior Architecture	$360,200	
Electrical	$476,300	$544,600
Mechanical	$1,296,200	$853,800
Site Pavements		$77,900
Total	**$2,859,700**	**$1,846,000**
Importance Code A	$726,900	$369,700
Importance Code B	$1,991,500	$1,476,300
Importance Code C	$141,300	
Total	**$2,859,700**	**$1,846,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,700	$3,800		
Interior Architecture	$86,600	$29,500		$6,400
Electrical	$6,900	$8,100	$6,300	$6,300
Mechanical	$58,300	$51,400	$14,600	$9,800
Site Enclosure	$5,700			
Site Pavements	$4,300			
Total	**$198,600**	**$92,800**	**$20,900**	**$22,400**
Importance Code A	$43,400	$10,600	$6,600	$6,600
Importance Code B	$119,900	$82,200	$14,200	$15,700
Importance Code C	$35,300			
Total	**$198,600**	**$92,800**	**$20,900**	**$22,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	90%	Now	$674,300	LIFE	* *	5	$80,000	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Corners Of Building And Chimney								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Gymnasium								
Masonry: Granite	5%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%	Now	$52,700	2049	* *	5	$10,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,400	
Cast Stone/Terra Cotta	5%	Now	$4,400	LIFE	* *	5	$3,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Over Gymnasium								
Copper/Terne	5%	Now	$3,700	2053	* *	5	$1,100	
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Coping								
Masonry: Brick	80%			LIFE	* *	5	$7,600	
Roof								
Built-Up (BUR)	95%	Now	$28,600	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridors And Classrooms								
Copper/Terne	3%			2048	* *	10	$3,800	
Skylight, Metal/Glass	2%			2033	$289,700	10	$3,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Mosaic Tile	3%	Now	$57,500	2046	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor Toilets And Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 3rd And 4th Floor Toilets And Kitchen								
Terrazzo	2%	0-2	$9,500	LIFE	* *	5	$1,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor								
Vinyl Tile	45%	Now	$63,500	2038	* *	3	$16,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Classrooms Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	6%	Now	$98,000	2043	* *	3	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms And Offices								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	4%			2043	* *	3	$1,500	
Wood	30%			2048	* *	5	$56,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$22,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	2%	Now	$6,600	2042	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor Toilets And Kitchen								
Glass: Single Pane	2%			LIFE	* *	5	$1,700	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	Now	$52,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby And Auditorium								
Plaster	61%	Now	$88,600	LIFE	* *	5	$21,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Gymnasium And Classrooms								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2038	* *	5	$2,000	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,100	
Metal Panel	1%			LIFE	* *	5	$1,200	
Plaster	77%	Now	$47,800	LIFE	* *	5	$48,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Gymnasium And Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	0-2	$5,700	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Fence								
Explanation : Sidewalk Shed And Screen Installed								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	80%			2046	* *			
Masonry: Granite	20%	0-2	$400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	30%	0-2	$3,900	2036	$77,900			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	20%			2038	* *			
Under Construction	50%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$139,800	5	$200	
Molded Case Bkrs	30%			2043	* *	5	$500	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	70%			2032	$128,700	5	$1,200	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2033	$20,400	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$60,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2033	$21,100	1		
Exit, Service	50%			2033	$14,800	1		
Exterior Lighting								
HID	30%			2028	$96,000	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$177,000	1-3	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$66,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$54,900	2033	$549,400			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Supply Line And Vacuum Pump In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Terminal Devices								
Air Handler	25%	0-2	$16,100	2028	$322,800	1	$9,300	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Unit For Cafeteria, Due To Repair Parts Are Out Of Market.								
Convector/Radiator	45%	Now	$12,600	2031	$252,500	1	$8,800	
Leak Evident, Extent : Moderate, Area Affected : 40%								
Location : Control Valves, Various Locations								
Fan Coil Unit/Heat	30%			2028	$510,300	1	$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2028	$104,000	1		
Window/Wall Unit	20%	0-2	$20,800	2033	$52,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	100%			2028	$304,300	2	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$1,400	2028	$13,700	4	$1,400	
Broken, Extent : Severe, Area Affected : 10%								
Location : The Piping								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$47,400	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 156 - BX**				
Address	: **750 CONCOURSE VILLAGE WEST BTWN: EAST 156 ST.**				
Borough	: **BRONX**		**Agency's Number**	: **X156**	
Program / Asset #	: **BOE0293.000 / 388**		**Yr Built/Renovated**	: **1972 / 2008**	
Area Sq Ft	: **95,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **28-Mar-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2**				
Block	: **2443**	**Lot** : **79**	**BIN**	: **2002454**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$272,500
Interior Architecture	$10,078,200	
Electrical	$265,400	$922,100
Mechanical	$3,864,000	$4,871,500
Site Pavements	$157,200	
Total	**$14,364,900**	**$6,066,100**
Importance Code A	$2,481,000	$272,500
Importance Code B	$11,486,300	$5,793,600
Importance Code C	$397,600	
Total	**$14,364,900**	**$6,066,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,700		$26,600	
Interior Architecture	$54,200	$2,200		$15,300
Electrical	$11,100	$10,000	$10,200	$10,600
Mechanical	$86,100	$3,800	$20,400	$3,800
Site Enclosure	$6,200			
Site Pavements	$14,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$212,900**	**$23,200**	**$64,500**	**$37,000**
Importance Code A	$72,700		$35,700	
Importance Code B	$130,800	$23,200	$28,800	$37,000
Importance Code C	$9,300			
Total	**$212,900**	**$23,200**	**$64,500**	**$37,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$127,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Repointing Throughout								
Metal Panel	10%			2054	* *	5-10	$97,700	
Windows								
Aluminum	100%			2056	* *	5	$25,100	
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$10,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Repointing Throughout								
Metal Rail	15%			2047	* *	5-10	$37,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$8,800	
Roof								
Built-Up (BUR)	93%			2044	* *	10	$73,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof 2022								
Copper/Terne	5%	2-4	$10,600	2049	* *			
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
Location : Roofs At Entrance Vestibules								
Modified Bitumen	2%			2034	$17,700	10	$1,600	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	7%	4+	$44,000	LIFE	* *	5	$22,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout 1st Floor Mechanical Rooms								
Ceramic Tile	3%			2043	* *	5	$4,300	
Slate	5%			LIFE	* *	5	$7,700	
Vinyl Tile	5%	2-4	$10,200	2039	* *	3	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Cafeteria And Gymnasium								
Uneven Substrate, Extent : Light, Area Affected : 10%								
Location : Throughout Cafeteria And Gymnasium								
Vinyl Tile 9" X 9"	80%	4+	$9,452,400	2044	* *	3	$43,300	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$50,900	2043	* *	5	$2,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,000	
Masonry: Brick	5%			LIFE	* *			
Plaster	57%			LIFE	* *	5	$25,800	
SGFT/Glazed Masonry	25%	4+	$346,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout Corridors								
Ceilings								
AcousTileConcealSpLn	48%	4+	$228,200	2039	* *	5	$43,300	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Concrete	45%			LIFE	* *	5	$10,100	
Metal Panel	2%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Areas								
Explanation : Location Noted								
Plaster	5%			LIFE	* *	5	$4,500	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : 2nd And 3rd Floor Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	40%	4+	$6,200	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	60%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$88,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	60%			2043	* *			
Cast in Place Concrete	40%	4+	$7,100	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Bridge At Main Entrance								

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

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	4+	$2,300	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Parking Area At North Side								
Activity Yard								
Asphalt	80%	0-2	$69,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout South And East Play Yards								
Rubber Matting	20%	0-2	$5,100	2039	* *			
Open Seams, Extent : Light, Area Affected : 15%								
Location : South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch. Building Is Fed From DOE Asset X151.								
Transformers								
Dry Type	50%			2032	$13,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Mechanical Room								
Explanation : Various Capacities								
Dry Type	50%			2039	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet 237, Mechanical Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	9%			2033	$22,100	5	$200	
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	10%			2042	* *	5	$300	
Molded Case Bkrs	80%			2033	$196,200	5	$2,000	
Wiring								
Thermoplastic	70%			2034	$209,100	1		
Thermoplastic	30%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$78,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$4,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Student Toilets								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2042	* *	10	$9,200	
Exit, Service	2%			2029	$800	1		
Exit, Battery	48%			2042	* *	10	$3,100	
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$182,600	1	$35,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$60,300	

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
Heating								
Energy Source								
Electricity	100%			2034		1		

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Heating								
Conversion Equipment								
Radiant Heater	2%	Now	$30,400	2044	* *	2	$700	
Broken, Extent : Moderate, Area Affected : 66%								
Location : Elevator Machine Room, 1st Floor Mechanical Room, And 1st Floor Classroom - 3 Units, Electric Unit Heaters								
Radiant Heater	98%			2029	$2,481,000	2	$43,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Electric Convectors, Unit Ventilators And Air Handlers, Reported Under Terminal Devices								
Terminal Devices								
Air Handler	15%			2029	$274,600	1	$8,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Air Handlers With Electric Coils								
Convector/Radiator	72%			2032	$572,700	1	$22,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout - Electric Convectors								
Fan Coil Unit/Heat	9%	Now	$21,700	2029	$217,100	1	$2,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations - Fresh Air Damper Controls								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations - Electric Unit Ventilators - 9 Units								
Fan Coil Unit/Heat	4%	Now	$96,500	2044	* *	1	$1,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Rooms 108, 116, 117, 216 - 4 Units - Electric Unit Ventilators								
Controls								
Digital	100%			2033	$2,793,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Digital Controls Throughout, Old Pneumatic Components From Previous Installation Are Abandoned In Place								
Air Conditioning								
Energy Source								
Electricity	85%			2042	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom And Telephone Rooms								
Window/Wall Unit	83%			2027	$305,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	15%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$50,300	
Ductwork/Diffusers	5%	Now	$10,700	LIFE	* *	2-5	$2,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium - Broken Diffusers - 9 Units								
Exhaust Fans								
Interior	15%			2029	$64,700	2	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Roof	85%	Now	$8,000	2029	$160,400	2	$2,000	
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Roof								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Roof - Unit R-9								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,000	2034	$1,249,400	1		
Broken, Extent : Moderate, Area Affected : 2%								
Location : Basement - Water / Sprinkler Room - Main Isolation Valve Is Not Holding								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	50%			2027	$121,100	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Unit No.2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Unit No.2								
Explanation : 1 Unit, 250 Gallons Approximately								
Electric	50%	Now	$121,100	2034	$121,100	4		
Broken, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Unit No.1								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Unit No.1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room - Unit No.1								
Explanation : 1 Unit, 250 Gallons Approximately								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - BX

Asset # : 388

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$134,500	1-2	$2,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 156 - Q**		
Address	: **229-02 137 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q156**
Program / Asset #	: **BOE0803.000 / 191**	**Yr Built/Renovated**	: **1931 / 2012**
Area Sq Ft	: **87,371**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **13170** **Lot** : **12**	**BIN**	: **4283015**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$872,600	$154,300
Interior Architecture	$2,182,900	$3,977,400
Electrical	$556,900	$668,500
Mechanical	$1,509,200	$1,325,700
Total	**$5,121,600**	**$6,125,900**
Importance Code A	$872,600	$154,300
Importance Code B	$3,706,300	$5,137,500
Importance Code C	$542,700	$834,000
Total	**$5,121,600**	**$6,125,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$22,100	
Interior Architecture	$68,600	$12,300	$500	$9,000
Electrical	$18,800	$19,200	$10,000	$8,200
Mechanical	$24,100	$12,800	$20,100	$12,800
Site Pavements	$3,000			
Total	**$114,500**	**$44,200**	**$52,700**	**$29,900**
Importance Code A	$8,700	$8,800	$30,800	$8,700
Importance Code B	$102,900	$35,400	$21,900	$21,300
Importance Code C	$3,000			
Total	**$114,500**	**$44,200**	**$52,700**	**$29,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$802,600	LIFE	* *	5	$95,200	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Masonry: Limestone	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	100%			2049	* *	5	$44,200	
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$20,200	
Metal Rail	20%			2046	* *	5-10	$97,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$8,500	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$69,900	
Copper/Terne	3%			2061	* *	10	$5,500	
Modified Bitumen	2%			2041	* *	10	$1,500	
Recent Installation, Extent : N/A, Area Affected : 2%								
Location : Lower Roof Over Stairs And Locker Rooms								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,300	
Ceramic Tile	3%	Now	$22,700	2042	* *	5	$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 3rd Floor Toilet Rooms								
Quarry Tile	2%	Now	$39,400	2046	* *	5	$2,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$2,000	
Traffic Topping	20%	Now	$1,278,000	2043	* *	5	$16,300	
Split/Cracked, Extent : Severe, Area Affected : 15%								
Location : 1st Floor Multipurpose Area, Corridors								
Wrinkling, Extent : Severe, Area Affected : 30%								
Location : 1st Floor Multipurpose Area, Corridors								
Vinyl Tile	40%			2033	$1,479,700	3	$26,200	
Vinyl Tile	3%			2041	* *	3	$1,500	
Vinyl Tile 9" X 9"	15%	4+	$160,600	2033	$1,606,400	3	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rooms 321, 325a, 364, Hallway, 322 A, B, C. Stair 10 And 11, 217, 221								
Wood	10%			2048	* *	5	$24,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	$783,900	5	$13,900	
Masonry: Brick	10%	4+	$542,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$50,100	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$201,600	2053	* *	5	$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Basement Lunchroom								
Vandalism, Extent : Severe, Area Affected : 100%								
Location : Basement Lunchroom								
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,800	
Plaster	75%			LIFE	* *	5	$57,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	50%			2042	* *			
Cast in Place Concrete	20%	Now	$3,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair Access Walkways On 137th Avenue								
Masonry: Granite	30%			LIFE	* *			
Activity Yard								
Asphalt	45%			2042	* *			
Rubber Matting	5%			2038	* *			
Under Construction	50%							

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	$163,100	5	$300	
Fused Disc Sw	30%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	4%	2-4	$9,800	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	66%			2032	$161,900	5	$1,500	
Molded Case Bkrs	20%			2049	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$500	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$76,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	40%			2028	$60,100	10	$8,400	
Emergency, Battery	10%			2038	* *	10	$2,100	
Exit, Service	50%			2038	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

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
Lighting								
Exterior Lighting								
HID	30%			2028	$125,200	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$84,000	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$53,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights. Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$86,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	Now	$10,700	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Condensate Return Piping And Steam Valve Leaking In Boiler Room And Fan Room								
Steam Piping/Pump	95%			2033	$680,600			
Terminal Devices								
Air Handler	30%			2028	$505,100	1	$16,200	
Convector/Radiator	50%			2031	$365,800	1	$14,100	
Fan Coil Unit/Heat	20%			2028	$443,600	1	$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	15%	0-2	$50,800	2033	$50,800	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : 1 Unit In Room 124 Is Not Working.								
Window/Wall Unit	45%			2028	$152,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,700	
Exhaust Fans								
Interior	90%			2028	$357,100	2	$2,400	
Roof	10%			2033	$17,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$228,400	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$17,900	4	$1,800	
Sewage Ejector(s)								
Electric	100%	0-2	$900	2033	$46,800	4	$3,500	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Automatic Starter, Basement.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$37,100	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 156/I. S. 392 - BK**		
Address	: **104 SUTTER AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K356**
Program / Asset #	: **BOE1023.000 / 13465**	**Yr Built/Renovated**	: **2002 /**
Area Sq Ft	: **148,693**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3535** **Lot** : **16**	**BIN**	: **3081276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$111,300	$183,100
Interior Architecture	$72,300	$83,500
Mechanical	$59,500	$10,085,600
Total	**$243,200**	**$10,352,100**
Importance Code A	$111,300	$183,100
Importance Code B	$131,800	$10,169,100
Total	**$243,200**	**$10,352,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,800		$57,100	$24,400
Interior Architecture	$51,900	$7,000	$2,800	$20,900
Electrical	$47,100	$24,200	$24,900	$28,900
Mechanical	$58,700	$92,200	$128,200	$90,900
Site Enclosure	$40,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$261,400**	**$137,900**	**$227,400**	**$179,500**
Importance Code A	$63,500	$14,700	$72,200	$39,100
Importance Code B	$159,100	$121,700	$155,200	$140,300
Importance Code C	$38,800	$1,400		
Total	**$261,400**	**$137,900**	**$227,400**	**$179,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$21,100	
Glazed Ceramic Panel	5%			LIFE	* *	5	$33,000	
Masonry: Brick Cavity	70%			LIFE	* *	5	$98,600	
Metal Panel	12%			2054	* *	5-10	$116,200	
Pre-Cast Concrete	2%			LIFE	* *	5	$9,200	
Window Wall	8%			2054	* *	5	$42,200	
Windows								
Aluminum	95%			2050	* *	5	$48,800	
Metal Louvers	5%			2043	* *	10	$16,000	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$15,600	
Metal Panel	10%			2054	* *	5	$8,600	
Metal Rail	20%			2047	* *	5-10	$80,300	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$111,300	
Cast in Place Concrete	5%			LIFE	* *			
Soffits								
Cast in Place Concrete	50%			LIFE	* *	5		
Metal Panel	50%			2054	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Ceramic Tile	5%			2043	* *	5	$11,100	
Quarry Tile	3%			2047	* *	5	$10,000	
Terrazzo	5%			LIFE	* *	5	$8,700	
Traffic Topping	2%			2039	* *	5	$5,600	
Vinyl Tile	75%			2039	* *	3	$83,500	
Wood	5%			2062	* *	5	$20,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	2%			2043	* *	5	$2,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,700	
Glass Block	3%			LIFE	* *			
SGFT/Glazed Masonry	75%			LIFE	* *			
Wood	5%			LIFE	* *	5	$28,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	$7,600	2047	* *	5	$11,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium And Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Auditorium And Cafeteria								
AcousTileSusp.Lay-In	65%			2047	* *	5	$144,700	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%	Now	$8,000	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs 1 And 2								
Metal Panel	5%			LIFE	* *	5	$13,900	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2047	* *	5-10	$5,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Upper Roof								
Explanation : Roof Perimeter Metal Guard Rail								
Chain Link	90%	0-2	$8,800	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Playground								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : South Playground								
Free Standing Walls								
Masonry: Brick	100%	Now	$26,400	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Playground								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : South Playground								
Spalling, Extent : Light, Area Affected : 5%								
Location : South Playground								
Retaining Walls								
Masonry: Brick	100%	Now	$1,700	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Playground								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Site Pavements								
Activity Yard								
Asphalt	50%			2047	* *			
Rubber Matting	20%			2042	* *			
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Recess Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$300	
Molded Case Bkrs	90%			2050	* *	5	$3,500	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$800	
Variable Frequency Drive	20%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$45,800	
Generators								
Diesel	100%			2043	* *	1	$57,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 600 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$33,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Stand-by Power								
Fuel Storage								
Day Tank	30%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 120 Gallons Rated Capacity								
Main Tank	70%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2039	* *	1	$55,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$94,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$147,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units.								

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Heating								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	70%			2034	$2,005,700	1	$64,400	
Convector/Radiator	30%			2039	* *	1	$14,400	
Controls								
Pneumatic	100%			2032	$2,942,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2037	* *	1	$136,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 2 Units								
Split Unit	15%			2034	$542,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roofs								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2044	* *	4	$8,800	
CW & CHW Wtr Pipe/Pump	5%	0-2	$1,200	2044	* *	4	$400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2034	$2,511,200	1	$78,200	
Fan Coil - 2 Pipe	15%			2034	$696,700	1	$7,200	
Heat Rejection								
Air Cooled Condenser Unit	15%			2034	$66,100	2	$15,500	
Water Cooling Tower	85%			2032	$653,700	2	$127,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,900	
Exhaust Fans								
Interior	80%			2034	$540,200	2	$3,600	
Roof	20%			2034	$59,100	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$30,500	4	$3,100	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Boiler Room								
Backflow Preventer								
Generic	100%			2034	$68,000	1	$9,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three 200 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar to 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$75,000	
Sprinkler								
Generic	100%			2044	* *	1-2	$41,700	
Fire Pump								
Generic	100%	4+	$2,900	2037	* *	1	$25,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fire Pump Room In Basement								
Explanation : Some Corrosion On Pump Base								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 157 - BK**
Address : **850 KENT AVENUE BTWN PARK AVE. - MYRTLE AVE.**
Borough : **BROOKLYN**
Agency's Number : **K157**
Program / Asset # : **BOE0457.000 / 1355**
Yr Built/Renovated : **1909 / 2013**
Area Sq Ft : **102,000**
Project Type : **EDUCATION**
Date of Survey : **23-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,5**
Block : **1897** **Lot** : **13** **BIN** : **3054671**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$211,900	$1,019,500
Interior Architecture	$2,244,400	$1,949,500
Electrical	$329,200	$1,561,800
Mechanical	$894,100	$3,782,800
Site Enclosure	$66,400	
Total	**$3,746,000**	**$8,313,700**
Importance Code A	$211,900	$1,019,500
Importance Code B	$2,756,400	$6,265,000
Importance Code C	$777,700	$1,029,100
Total	**$3,746,000**	**$8,313,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,200	$21,000		
Interior Architecture	$128,200	$12,400		$17,400
Electrical	$12,500	$54,000	$9,500	$11,400
Mechanical	$63,100	$14,100	$25,800	$14,100
Site Enclosure	$2,900			
Site Pavements	$9,500			
Total	**$272,400**	**$101,600**	**$35,300**	**$42,900**
Importance Code A	$66,300	$31,400	$10,100	$10,100
Importance Code B	$139,200	$70,200	$25,200	$32,800
Importance Code C	$67,000			
Total	**$272,400**	**$101,600**	**$35,300**	**$42,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	$14,500	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead Stair								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead Stair								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$112,200	
Copper/Terne	5%			2068	* *	10	$21,000	
Masonry: Brick	70%	Now	$211,900	LIFE	* *	5	$125,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead Stair								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead Stair								
Masonry: Limestone	15%			LIFE	* *	5	$20,200	
Windows								
Aluminum	100%			2041	* *	5	$36,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,100	
Masonry: Brick	60%	2-4	$20,500	LIFE	* *	5	$7,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Upper Roof								
Masonry: Limestone	20%			LIFE	* *	5	$3,300	
Metal Rail	15%			2046	* *	5-10	$35,700	
Roof								
Built-Up (BUR)	75%			2033	$721,300	10	$60,400	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Cast in Place Concrete	23%	Now	$21,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Boiler Room, Front Entrance								
Metal Panel	2%			2046	* *	10	$3,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$34,800	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Around Floor Drains In Boiler Room								
Ceramic Tile	5%	Now	$28,700	2042	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Mosaic Tile	5%	2-4	$19,100	2038	* *	5	$12,400	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Marble Panels	2%			LIFE	* *	5	$3,000	
Terrazzo	5%	0-2	$19,000	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Traffic Topping	5%			2038	* *	5	$12,400	
Vinyl Tile	65%	Now	$731,700	2038	* *	3	$48,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 5th, 4th Floors Corridors And Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 5th, 4th, 2nd Floors Corridors And Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Classrooms, Cafeteria, And Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms, Cafeteria, And Corridors Throughout								
Vinyl Tile 9" X 9"	5%	0-2	$162,900	2033	$814,700	3	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 5th Floor								

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

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$102,900	2036	$1,029,100	5	$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Toilets And Stair								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilets And Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilets And Stair								
Glass: Single Pane	5%	Now	$28,400	LIFE	* *	5	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Stair								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	10%	Now	$356,200	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Marble Panels	5%	0-2	$33,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	70%	Now	$318,600	LIFE	* *	5	$38,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Stairs A, B, C And E								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Stairs A, B, C And E								
Ceilings								
AcousTileConcealSpLn	5%			2038	* *	5	$12,400	
Exposed Struc: Concrete	5%	Now	$76,300	LIFE	* *	5	$1,600	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Boiler Room From Sidewalk Doors								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	80%	Now	$495,700	LIFE	* *	5	$99,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair 6								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair 6								
Plaster	5%			LIFE	* *	5	$6,200	
Site Enclosure								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$2,900	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Hinged Gate By Main Entrance								
Retaining Walls								
Concrete Masonry Unit	20%			2043	* *			
Masonry: Brick	80%	Now	$66,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Areaway								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Rear Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$2,700	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps At Rear And Front Of Building								
Activity Yard								
Cast in Place Concrete	100%	2-4	$6,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Above Auditorium								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Raceway								
Conduit	80%			2033	$199,600	1		
Conduit	20%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	20%			2041	* *	5	$500	
Molded Case Bkrs	70%			2032	$171,700	5	$1,900	
Wiring								
Thermoplastic	70%	0-2	$245,000	2063	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	10%			2033	$35,000	1		
Motor Controllers								
Locally Mounted	40%			2038	* *	5	$300	
Motor Control Center	60%			2031	$446,700	5	$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$84,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2033	$155,700	10	$9,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Stairway and Fan Room Basement								
Egress Lighting								
Emergency, Battery	50%			2033	$87,700	10	$12,300	
Exit, Service	50%			2033	$22,500	1		
Exterior Lighting								
HID	9%			2028	$43,900	10		
LED	1%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$196,100	1	$38,100	
Fire/Smoke Detection								
Generic, Digital	100%			2033	$269,400	1-3	$64,800	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$41,800	2033	$836,400			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Piping Above The Kent Avenue Water Main								
Terminal Devices								
Air Handler	20%	4+	$393,100	2043	* *	1	$11,400	
Obsolete Equipment, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Convector/Radiator	80%	2-4	$68,300	2031	$683,300	1	$23,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Traps								
Controls								
Electrical	20%			2028	$116,100			
Pneumatic	80%			2031	$1,614,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	80%			2028	$316,500	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	20%			2033	$92,600	2	$600	
Roof	80%			2033	$162,100	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$5,300	2031	$266,700	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Two Water Mains, Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons. Quantity 1								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$15,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,900	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2033	$54,700	4	$4,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$72,200	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 157 - BX**		
Address	: **757 CAULDWELL AVENUE @E. 156 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X157**
Program / Asset #	: **BOE0294.000 / 389**	**Yr Built/Renovated**	: **1967 / 2019**
Area Sq Ft	: **82,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4**		
Block	: **2625** **Lot** : **1**	**BIN**	: **2004464**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$708,300	$289,600
Interior Architecture	$4,821,600	$98,800
Electrical	$71,400	$912,400
Mechanical	$1,877,500	$1,544,500
Site Pavements	$53,400	
Total	**$7,532,200**	**$2,845,200**
Importance Code A	$708,300	$398,800
Importance Code B	$6,662,800	$2,446,300
Importance Code C	$161,200	
Total	**$7,532,200**	**$2,845,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$121,500	$2,700		$32,000
Interior Architecture	$83,700	$1,200		$14,500
Electrical	$7,700	$9,700	$8,700	$18,700
Mechanical	$26,200	$12,000	$18,800	$45,200
Site Enclosure	$26,600			
Site Pavements	$6,500			
Total	**$272,200**	**$25,500**	**$27,500**	**$110,300**
Importance Code A	$129,600	$10,400	$8,100	$39,900
Importance Code B	$70,600	$15,100	$19,400	$70,400
Importance Code C	$71,900			
Total	**$272,200**	**$25,500**	**$27,500**	**$110,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	2-4	$32,900	LIFE	* *	5	$53,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base And Column Locations Throughout								
Masonry: Brick Cavity	74%	2-4	$708,300	LIFE	* *	5	$79,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Cauldwell Avenue And East 156th Street Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : All Facades And Bulkheads								
Metal Panel	10%	2-4	$36,400	2045	* *	5	$20,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Cauldwell Avenue Facade								
Metal Coiling Doors	1%	0-2	$2,300	2040	* *	5	$1,700	
Bent/Warped Elements, Extent : Light, Area Affected : 1%								
Location : North Facade								
Mosaic Tile	5%			2045	* *	10	$16,800	
Windows								
Aluminum	85%	0-2	$30,100	2043	* *	5	$15,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Aluminum	15%	0-2	$6,100	2043	* *	5	$2,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Parapets								
Cast in Place Concrete	90%	4+	$13,600	LIFE	* *	5	$76,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along Cauldwell Avenue								
Metal Panel	5%			2055	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Wing Roof								
Explanation : Location Noted								
Metal Rail	3%			2048	* *	5-10	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Location Noted								
Metal Security Bars	2%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Roof								
Explanation : Location Noted								
Roof								
Modified Bitumen	99%			2040	* *	10	$31,200	
Skylight, Metal/Glass	1%			2055	* *	10	$1,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$79,900	

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

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Mosaic Tile	5%	2-4	$59,000	2040	* *	5	$7,700	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilet Rooms And Kitchen Area								
Terrazzo	5%	2-4	$11,800	LIFE	* *	5	$4,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Vinyl Tile	42%	0-2	$146,000	2040	* *	3	$19,400	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Uneven Substrate, Extent : Light, Area Affected : 15%								
Location : 1st Floor Corridor West Wing And 3rd Floor Corridor								
Vinyl Tile 9" X 9"	42%	Now	$4,227,100	2045	* *	3	$19,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 3%								
Location : Removed From Various 4th Floor Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	1%			2063	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stage								
Explanation : Location Noted								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	4+	$23,700	2038	* *	5	$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Folding Partition	5%			2051	* *	5	$17,500	
Masonry: Brick	5%	4+	$27,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations On 1st Floor								
Plaster	47%			LIFE	* *	5	$19,800	
SGFT/Glazed Masonry	25%	2-4	$161,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Interior								
Ceilings								
AcousTile,Adhered	28%	0-2	$228,200	2048	* *	5	$17,300	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Corridors And Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileConcealSpLn	2%			2040	* *	5	$3,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2035	$98,800			
Metal Panel	5%	0-2	$21,000	LIFE	* *	5	$7,700	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Plaster	43%			LIFE	* *	5	$33,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$14,400	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$12,200	2070	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Areaway At Basement On Cauldwell Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	0-2	$53,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Various Locations Throughout								
Pavers/Stone	2%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	75%	0-2	$3,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Masonry: Granite	25%	0-2	$3,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Stairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	90%			2048	* *			
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere With 1,500 Ampere Fuses Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	80%			2035	$165,300	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	2%			2034	$4,900	5		
Fused Disc Sw	2%			2051	* *	5		
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	5%			2043	* *	5	$100	
Molded Case Bkrs	90%			2034	$220,700	5	$1,900	
Wiring								
Braided Cloth	20%			2034	$59,700	1		
Thermoplastic	70%			2035	$209,100	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2048	* *	5	$400	
Locally Mounted	20%			2033	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	85%			2040	* *	10	$63,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2040	* *	10	$7,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Rooms 101, 102 Bathrooms And Basement								
LED	5%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$7,900	
Exit, Battery	50%			2040	* *	10	$2,800	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$300	
Alarm								
Security System								
Generic	100%			2040	* *	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$50,500	

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
Heating								
Energy Source								
Electricity	5%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 4, Boiler Room, 1st Floor Corridor								
Explanation : Electric Heating								
Natural Gas	95%			2055	* *	1		
Conversion Equipment								
Radiant Heater	5%			2035	$109,300	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 4, Boiler Room, 1st Floor Corridor								
Explanation : Electric Unit Heaters/ Cabinet Heaters								
Steam Boiler	95%			2048	* *	1	$77,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$672,400			
On Extended Life, Extent : Light, Area Affected : 85%								
Location : Throughout								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout. Float And Thermostatic Traps (F and T Traps)								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$316,000	1	$10,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	73%			2033	$501,200	1	$19,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout. Terminal Unit Thermostatic Traps								
Fan Coil Unit/Heat	5%			2030	$104,100	1	$1,300	
Unit Heater - Steam	2%			2035	$9,500	4	$200	
Controls								
Pneumatic	80%			2029	$1,298,200			
Pneumatic	20%			2039	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium. Hybrid System								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : Hybrid Pneumatic System With Electrically Actuated Control Valves For Supply Fan Heating Coils.								
Air Conditioning								
Energy Source								
Electricity	70%			2051	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium, Rooms 127, 131, 136, 138, 140								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%			2035	$19,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	4%	Now	$12,700	2035	$12,700	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Rooms 113, 147								
Window/Wall Unit	60%			2033	$190,900	1		
Window/Wall Unit	10%			2028	$31,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

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
Ventilation								
Exhaust Fans								
Interior	20%			2030	$74,500	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Roof	80%			2043	* *	2	$2,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2065	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$52,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Rooms 110, 114 And Corridor Near Room 155								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$16,800	4	$2,600	
Backflow Preventer								
Generic	100%			2035	$37,500	1	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : For Boiler Make Up								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 200 Gallon								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$58,100	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 158 - BK**
Address : **400 ASHFORD STREET BTWN: PITKIN AVE., BELMONT AVE**
Borough : **BROOKLYN** **Agency's Number** : **K158**
Program / Asset # : **BOE0458.000 / 1356** **Yr Built/Renovated** : **1909 / 2001**
Area Sq Ft : **84,000** **Project Type** : **EDUCATION**
Date of Survey : **20-Dec-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **4015** **Lot** : **1** **BIN** : **3089176**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$132,800
Interior Architecture	$6,445,700	
Electrical		$1,744,200
Mechanical		$2,064,900
Total	**$6,445,700**	**$3,941,900**
Importance Code A		$132,800
Importance Code B	$3,987,000	$3,809,100
Importance Code C	$2,458,700	
Total	**$6,445,700**	**$3,941,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$800	
Interior Architecture	$49,500	$3,100	$11,100	$6,900
Electrical	$9,700	$7,800	$18,300	$10,700
Mechanical	$56,000	$12,500	$43,400	$13,400
Site Pavements	$3,000			
Total	**$118,200**	**$23,400**	**$73,700**	**$31,000**
Importance Code A	$8,300	$8,300	$9,300	$8,300
Importance Code B	$67,400	$15,100	$64,400	$22,600
Importance Code C	$42,400			
Total	**$118,200**	**$23,400**	**$73,700**	**$31,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$41,900	
Masonry: Brick	75%			LIFE	* *	5	$80,500	
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Facade								
Masonry: Granite	5%			LIFE	* *	5	$4,000	
Pre-Cast Concrete	15%			LIFE	* *	5	$52,300	
Windows								
Aluminum	100%			2056	* *	5	$36,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Facade								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$5,800	
Metal Panel	5%			2054	* *	5	$1,600	
Metal Security Bars	15%			2049	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$5,200	
Roof								
Built-Up (BUR)	90%			2042	* *	10	$28,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Roof Area								
Copper/Terne	5%			2062	* *	10	$3,900	
Modified Bitumen	5%			2042	* *	10	$1,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria Roof								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$107,000	LIFE	* *	5	$13,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$6,100	
Traffic Topping	5%	Now	$90,100	2042	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Vinyl Tile	45%			2039	* *	3	$27,700	
Vinyl Tile 9" X 9"	35%			2029	$3,522,600	3	$16,100	
Wood	5%			2049	* *	5	$11,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$39,500	2043	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Toilets								
Masonry: Brick	15%	Now	$2,458,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Basement								
Efflorescence, Extent : Severe, Area Affected : 70%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 60%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Plaster	80%			LIFE	* *	5	$33,600	
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$6,200	
Exposed Struc: Concrete	25%			LIFE	* *	5	$4,800	
Masonry: Vault Struct	10%	Now	$267,300	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Corrugated Vaulted Ceiling								
Plaster	60%			LIFE	* *	5	$46,400	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2044	* *			
Iron Picket	85%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	15%			2054	* *			
Masonry: Brick	5%			2044	* *			
Masonry: Fieldstone	80%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building								
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Front And Sides								
Explanation : Recent Construction Evident								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2039	* *			
Pavers/Stone	15%	Now	$3,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Exterior Stairs								
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Cast in Place Concrete	95%			2047	* *			
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$500	
Locally Mounted	20%			2032	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$1,256,500	10	$75,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
LED	2%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
Explanation : LED Lighting Fixtures Installed In 2015.								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$10,100	
Exit, Battery	50%			2034	$60,900	10	$2,800	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$300	
Alarm								
Security System								
Generic	100%			2034	$161,500	1	$31,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$53,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Oil, 8,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$83,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Heating								
Terminal Devices								
Air Handler	15%			2039	* *	1	$7,800	
Convector/Radiator	85%			2032	$597,800	1	$23,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2039	* *	2	$1,500	
Split Unit	5%			2039	* *			
Window/Wall Unit	5%			2029	$16,300	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	95%			2034	$362,400	2	$2,400	
Roof	5%			2029	$8,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$22,100	2034	$1,104,700	1		
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement Booster Pumps								
Water Heater With Tanks								
Electric	20%			2032	$14,500	4		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : 75 Gallons								
Gas Fired	80%			2032	$42,000	2		
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Explanation : 150 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%	0-2	$21,700	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Vent Piping In 1st Floor Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$17,200	4	$1,800	
Backflow Preventer								
Generic	100%			2034	$38,400	1	$5,100	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$23,800	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 158 - M**		
Address	: **1458 YORK AVENUE @E. 78 ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M158**
Program / Asset #	: **BOE0096.000 / 1648**	**Yr Built/Renovated**	: **1898 / 2009**
Area Sq Ft	: **106,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1489** **Lot** : **1**	**BIN**	: **1046411**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,400	$194,100
Interior Architecture	$905,800	$2,482,000
Electrical	$203,200	$1,972,600
Mechanical	$1,271,300	$5,914,800
Site Enclosure	$61,500	
Site Pavements		$151,000
Total	**$2,512,200**	**$10,714,500**
Importance Code A	$70,400	$1,140,200
Importance Code B	$2,380,300	$9,423,400
Importance Code C	$61,500	$151,000
Total	**$2,512,200**	**$10,714,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,100			
Interior Architecture	$58,700	$7,600	$20,800	$44,100
Electrical	$11,300	$27,000	$11,300	$12,200
Mechanical	$164,100	$18,200	$27,100	$22,200
Site Pavements	$3,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$302,700**	**$60,200**	**$66,700**	**$85,900**
Importance Code A	$68,600	$10,500	$10,500	$10,700
Importance Code B	$188,900	$49,700	$50,500	$75,200
Importance Code C	$45,200		$5,700	
Total	**$302,700**	**$60,200**	**$66,700**	**$85,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	80%			LIFE	* *	5	$130,400	
Masonry: Granite	5%			LIFE	* *	5	$6,100	
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Stucco Cement	5%	Now	$9,500	2048	* *	5	$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 78th And 77th Street Facade								
Windows								
Aluminum	100%	0-2	$48,700	2043	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick	85%			LIFE	* *	5	$18,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,900	
Roof								
Modified Bitumen	100%			2040	* *	10	$70,400	
Soffits								
Panel: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	23%	2-4	$80,700	LIFE	* *	5	$101,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2044	* *	5	$10,100	
Mosaic Tile	2%			2040	* *	5	$10,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry Vestibules								
Explanation : Decorative Mosaic Tiles								
Quarry Tile	5%			2048	* *	5	$15,100	
Vinyl Tile	40%			2035	$2,280,100	3	$30,200	
Vinyl Tile 9" X 9"	5%	0-2	$16,500	2030	$825,100	3	$3,800	
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : 3rd Floor Corridor								
Wood	20%			2050	* *	5	$75,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$11,500	
Glass: Single Pane	2%			LIFE	* *	5	$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transoms And Stairwells								
Explanation : Safety And Sheet Glass								
Gypsum Board	20%			LIFE	* *	5	$27,500	
Masonry: Brick	15%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell Dividers								
Explanation : Ornate Ironwork								
Plaster	40%			LIFE	* *	5	$27,500	
SGFT/Glazed Masonry	10%	0-2	$42,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 5th Floor Elevator Lobby								
Wood	5%			LIFE	* *	5	$45,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : Wood Wainscot								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,600	
Masonry: Vault Struct	15%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$100,600	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	* *			
Iron Picket	60%	Now	$61,500	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : East 78th Street And York Avenue								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : From Schoolyard To Street								
Explanation : Stairs								
Panel/Paver: Cer/Brk	5%	Now	$3,000	2034	$151,000	5	$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Mosic Tile At Entrances								
Activity Yard								
Asphalt	55%			2044	* *			
Pavers/Stone	15%			2044	* *			
Rubber Matting	5%			2040	* *			
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : School Play Yard								
Explanation : Artificial Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	50%			2055	* *	1		
Conduit	50%			2035	$124,800	1		
Panelboards								
Fused Disc Sw	20%			2043	* *	5	$500	
Molded Case Bkrs	80%			2043	* *	5	$2,200	
Wiring								
Braided Cloth	10%			2034	$35,000	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								

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

DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$32,600	
Generators								
Diesel	100%			2038	* *	1	$41,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 125 Kilowatts Capacity								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$23,600	
Fuel Storage								
Day Tank	10%			2043	* *	5		
Main Tank	90%			2050	* *	5		
Lighting								
Interior Lighting								
Fluorescent	99%			2035	$1,601,800	10	$96,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Battery	10%			2043	* *	10	$2,600	
Emergency, Battery	40%			2035	$72,900	10	$10,200	
Exit, Battery	50%			2035	$76,900	10	$3,600	
Exterior Lighting								
HID	20%			2030	$101,300	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2043	* *	1	$19,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$101,900	1	$19,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2033	$946,100	1	$105,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Terminal Devices								
Air Handler	40%	Now	$40,900	2035	$817,000	1	$23,600	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Basement. Belt Is Noisy								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Equipment Was Never Commissioned								
Convector/Radiator	55%	2-4	$24,400	2033	$488,200	1	$16,900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Radiator Broken In Room 509								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%	0-2	$80,700	2045	* *	1	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And Vestibule Units Are Obsolete								
Other Observation, Extent : Light, Area Affected : 5%								
Location : First Floor								
Explanation : Space Unit Heaters Observed In Vestibule, Cafeteria And Kitchen								
Controls								
Pneumatic	100%	2-4	$1,048,900	2033	$2,097,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Controls Are Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$49,300	2035	$246,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
Window/Wall Unit	20%			2030	$82,200	1		
No Component	20%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,100	
Exhaust Fans								
Roof	100%			2035	$210,600	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	$13,900	2045	* *	1		
Broken, Extent : Moderate, Area Affected : 20%								
Location : Broken Mixing Valve								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Valves At Water Mains								
Galvanized Steel	80%			2033	$1,108,500	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Kitchen. Leaking Grease Traps								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$19,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room. Backup At Basement During Heavy Rain								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	2-4	$2,200	2035	$21,700	4	$2,200	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Pump Broken								
Backflow Preventer								
No Component	80%							
Generic	20%			2040	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Serves Boiler Only								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10% *Location : Kitchen* *Explanation : Fire Suppression Ove Kitchen Hood 18 Feet X 5 Feet Which Equals 90 Square Feet*								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 159 - BK MINISCHOOL**		
Address	: **2789 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K851**
Program / Asset #	: **BOE0459.010 / 2748**	**Yr Built/Renovated**	: **1972 / 1999**
Area Sq Ft	: **10,630**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **4217** **Lot** : **1**	**BIN**	: **3094749**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$405,100
Mechanical	$232,700	
Total	**$232,700**	**$405,100**
Importance Code B	$232,700	$405,100
Total	**$232,700**	**$405,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,100			
Interior Architecture	$8,100		$1,100	$9,500
Electrical	$1,200	$1,000	$1,100	$61,100
Mechanical	$58,900	$600	$1,500	$82,700
Total	**$122,300**	**$1,600**	**$3,700**	**$153,400**
Importance Code A	$54,700	$500	$500	$34,400
Importance Code B	$67,600	$1,100	$2,500	$118,900
Importance Code C			$700	
Total	**$122,300**	**$1,600**	**$3,700**	**$153,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK MINISCHOOL

Asset # : 2748

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$2,800	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : By Downspouts								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	95%	2-4	$23,400	2045	* *	5	$32,300	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Face								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : South East And West Faces								
Windows								
Aluminum	95%	Now	$17,300	2043	* *	5	$900	
Glazing Clouded, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Metal Louvers	5%			2044	* *	10	$600	
Roof								
Metal Panel	100%	Now	$9,800	2040	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%								
Location : South Downspouts								
Soffits								
Metal Panel	100%	0-2	$900	2055	* *	5	$3,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Near Downspouts								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Ceramic Tile	5%			2044	* *	5	$800	
Vinyl Tile	90%	Now	$8,100	2035	$405,100	3	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms And Entries								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$1,300	
Concrete Masonry Unit	45%			LIFE	* *	5	$4,700	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2040	* *	5	$15,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2045	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 - BK MINISCHOOL
Asset # : 2748

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Asphalt	100%			2038	* *			
Activity Yard								
Asphalt	80%			2038	* *			
Rubber Matting	20%			2035				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 100 Amperes Each.								
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Molded Case Bkrs	100%			2034	$40,900	5	$300	
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,300	
Exit, Battery	50%			2040	* *	10	$400	
Exterior Lighting								
HID	20%			2035	$10,200	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$20,400	1	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 - BK MINISCHOOL
Asset # : 2748

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$28,100	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2030	$33,900	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Explanation : Duct Furnace								
Controls								
Electrical	100%			2030	$60,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	0-2	$34,400	2029	$172,100	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	2-4	$23,900	LIFE	* *	2-5	$5,900	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Exhaust Fans								
Interior	100%			2030	$48,300	2	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Cavity Between The Ceiling And The Roof Of The Building								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Janitor Closet								
Explanation : 40 Gallons								

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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DEPARTMENT OF EDUCATION - 040
P. S. 159 - BK MINISCHOOL
Asset # : 2748

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 159 - Q**
Address : **205-01 33 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0806.000 / 1529**
Area Sq Ft : **63,000**
Date of Survey : **25-Aug-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **6038** **Lot** : **13**

Agency's Number : **Q159**
Yr Built/Renovated : **1931 / 2002**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4134525**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,544,700	$58,300
Interior Architecture	$726,400	$928,100
Electrical	$461,200	$1,596,200
Mechanical	$1,048,100	$888,700
Site Pavements	$103,700	$61,300
Total	**$3,884,100**	**$3,532,500**
Importance Code A	$1,544,700	$58,300
Importance Code B	$2,166,400	$3,474,300
Importance Code C	$173,000	
Total	**$3,884,100**	**$3,532,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,900	$14,300		$7,100
Interior Architecture	$279,300	$1,000	$4,100	$15,600
Electrical	$13,000	$6,200	$6,500	$7,400
Mechanical	$23,300	$9,800	$13,600	$25,100
Site Enclosure	$7,000	$5,900		
Site Pavements	$30,600			
Total	**$407,100**	**$37,200**	**$24,300**	**$55,200**
Importance Code A	$60,100	$20,500	$6,200	$13,500
Importance Code B	$253,500	$10,700	$15,800	$41,700
Importance Code C	$93,500	$5,900	$2,300	
Total	**$407,100**	**$37,200**	**$24,300**	**$55,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	* *	5	$9,100	
Masonry: Brick	25%			LIFE	* *	5	$16,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1965 Building								
Explanation : Gymnasium Addition								
Masonry: Brick	65%	Now	$177,400	LIFE	* *	5	$42,100	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Foundation Walls Of 1931 Building								
Masonry: Granite	2%			LIFE	* *	5	$1,000	
Masonry: Limestone	5%	0-2	$78,300	LIFE	* *	5	$2,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Bands And Entrance Cornice								
Windows								
Aluminum	95%	Now	$67,200	2051	* *	5	$6,900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Throughout Building, Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Metal Louvers	3%	Now	$2,500	2038	* *			
Deteriorated Finish, Extent : Severe, Area Affected : 10%								
Location : 1965 Building Facing 1931 Building Facade								
Wood	2%	Now	$2,400	2051	* *	5	$1,400	
Deteriorated Finish, Extent : Severe, Area Affected : 75%								
Location : Bulkheads								
Parapets								
Masonry: Brick	65%	Now	$73,100	LIFE	* *	5	$5,600	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 1931 Building								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 30%								
Location : 1931 Building								
Masonry: Limestone	10%	Now	$33,000	LIFE	* *	5	$1,100	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Coping Stones								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Coping Stones								
Metal Panel	10%	Now	$14,500	2045	* *	5	$1,700	1
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Edge Flashing At 1965 Building Facing 33rd Avenue								
Metal Rail	15%			2048	* *	5-10	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Parapet								
Explanation : 1931 Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Exterior								
Roof								
Built-Up (BUR)	95%	0-2	$265,100	2030	$883,600			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2040	* *	10	$7,100	
Soffits								
Stucco Cement	100%	Now	$1,500	2040	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1965 Building								
Interior								
Floors								
Carpet	2%			2034	$36,200	3	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Library								
Explanation : Wall To Wall Carpet								
Cast in Place Concrete	10%	Now	$43,500	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Pantry And Basement								
Mosaic Tile	5%	Now	$48,000	2040	* *	5	$6,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Three Bathrooms And Kitchen								
Terrazzo	3%			LIFE	* *	5	$2,300	
Traffic Topping	5%	Now	$73,300	2043	* *	5	$3,100	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wrinkling, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Vinyl Tile	15%			2035	$424,200	3	$5,600	
Vinyl Tile	15%	Now	$42,400	2035	$424,200	3	$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Classroom Entries								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms And Offices								
Vinyl Tile 9" X 9"	20%	Now	$327,500	2043	* *	3	$7,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Classrooms And Corridors, Room 321								
Wood	25%	2-4	$152,700	2050	* *	5	$23,400	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$88,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Basement Near Water Main Valve								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Near Water Main Valve								
Ceramic Tile	4%			2044	* *	5	$4,500	
Ceramic Tile	1%	Now	$38,300	2050	* *	5	$600	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Typical At Bathrooms								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Typical At Bathrooms								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Typical At Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,300	
Masonry: Brick	10%	Now	$44,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Glass And Metal Cage								
Marble Panels	2%			LIFE	* *			
Plaster	60%	Now	$84,700	LIFE	* *	5	$20,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors, Stairwells And Bulkhead								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Bulkhead								
SGFT/Glazed Masonry	10%			LIFE	* *			
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Corridors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2040	* *	5	$12,500	
AcousTileSusp.Lay-In	10%			2040	* *	5	$10,000	
Exposed Struc: Concrete	15%	Now	$45,900	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Near Water Main Valve								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Near Water Main Valve								
Fiber Board	5%			2035	$79,600			
Metal Panel	5%	0-2	$16,900	LIFE	* *	5	$6,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Plaster	55%			LIFE	* *	5	$34,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	* *	5-10	$9,700	
Chain Link	50%			2055	* *			
Iron Picket	40%	Now	$7,000	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Front And Side Of Building								
Retaining Walls								
Cast in Place Concrete	50%			2070	* *			
Masonry: Brick	30%			2045	* *			
Masonry: Fieldstone	20%			2045	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cheek Walls At Steps								
Explanation : Granite								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$23,600	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Front And Sides Of Property								
Tripping Hazard, Extent : Severe, Area Affected : 60%								
Location : 33rd Avenue								
On-Site Walkways								
Cast in Place Concrete	60%	0-2	$4,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Facing 205th Street								
Masonry: Granite	30%			LIFE	* *			
Pavers/Stone	10%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Site Pavements								
Activity Yard								
Asphalt	80%	Now	$103,700	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Activity Yard								
Cast in Place Concrete	2%			2048	* *			
Pavers/Stone	10%			2038	* *			
Rubber Matting	8%	Now	$3,100	2035	$61,300			
Tripping Hazard, Extent : Light, Area Affected : 2%								
Location : Below Play Equipment								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Equipment Playground								
Explanation : Tiles Are Seperating, Half Inch Gap								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	85%			2035	$125,900	1		
Conduit	10%			2045	* *	1		
Conduit	5%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$100	
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	10%			2043	* *	5	$200	
Molded Case Bkrs	65%			2034	$119,600	5	$1,100	
Molded Case Bkrs	5%			2057	* *	5	$100	
Wiring								
Braided Cloth	85%	2-4	$173,700	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	5%			2061	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$300	
Locally Mounted	20%			2040	* *	5	$100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$942,400	10	$56,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
LED	2%			2035	$35,700			
Egress Lighting								
Emergency, Battery	50%			2035	$54,100	10	$7,600	
Exit, Service	50%			2035	$13,900	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2030	$121,100	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$166,400	2045	* *	1-3	$35,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$19,500	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$62,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

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
Heating								
Terminal Devices								
Air Handler	20%			2035	$242,800	1	$7,800	
Convector/Radiator	60%			2033	$316,500	1	$12,200	
Fan Coil Unit/Heat	20%	0-2	$6,400	2030	$319,900	1	$3,700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Broken Motors, Rooms 217, 317								
Controls								
Electrical	100%			2030	$358,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	40%	0-2	$2,000	2030	$97,800	1		
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$1,800	
Ductwork/Diffusers	95%			LIFE	* *	2-5	$33,400	
Exhaust Fans								
Interior	95%			2030	$271,800	2	$1,800	
Roof	5%			2030	$6,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2045	* *	1		
Galvanized Steel	40%	2-4	$6,600	2033	$329,400	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Basement								
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. 2 Units That Are 80 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,000	
Fixtures								
Generic	10%							
Generic	90%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$44,600	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159**
Address : **2781 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.**
Borough : **BROOKLYN**
Agency's Number : **K368/K159**
Program / Asset # : **BOE0459.000 / 1357**
Yr Built/Renovated : **1908 / 2010**
Area Sq Ft : **55,000**
Project Type : **EDUCATION**
Date of Survey : **27-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4216** **Lot** : **1**
BIN : **3094735**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$61,800	
Interior Architecture	$50,900	$1,887,600
Electrical	$303,500	$1,619,700
Mechanical	$1,449,700	$963,200
Total	**$1,866,000**	**$4,470,500**
Importance Code A	$61,800	
Importance Code B	$1,804,200	$4,470,500
Total	**$1,866,000**	**$4,470,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,900	$5,500		$27,100
Interior Architecture	$167,400			$8,300
Electrical	$28,000	$5,700	$5,800	$13,500
Mechanical	$23,000	$7,900	$12,500	$57,900
Site Enclosure	$9,500			
Site Pavements	$12,100			
Total	**$262,000**	**$19,100**	**$18,300**	**$106,800**
Importance Code A	$59,000	$10,900	$5,400	$32,500
Importance Code B	$120,200	$8,100	$12,800	$74,300
Importance Code C	$82,800			
Total	**$262,000**	**$19,100**	**$18,300**	**$106,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159
Asset # : 1357

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$19,100	
Masonry: Brick	75%	Now	$61,800	LIFE	* *	5	$36,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into B7 And Exit 4								
Masonry: Granite	5%			LIFE	* *	5	$1,800	
Masonry: Limestone	15%			LIFE	* *	5	$5,500	
Windows								
Aluminum	98%	Now	$21,900	2043	* *	5	$11,200	
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Auditorium And Classrooms								
Metal Louvers	2%			2038	* *	10	$2,900	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$3,400	
Masonry: Limestone	10%			LIFE	* *	5	$500	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,200	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$27,100	
Metal Panel	5%			2048	* *	10	$2,600	
Interior								
Floors								
Ceramic Tile	10%	Now	$48,200	2038	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 3rd, 4th Floor Bathrooms And Kitchen								
Vinyl Tile	80%	Now	$37,800	2035	$1,887,600	3	$25,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Wood	10%	Now	$50,900	2050	* *	5	$7,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Various Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159
Asset # : 1357

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$21,600	2038	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd, 4th Floor Bathrooms And Kitchen								
Folding Partition	1%	Now	$21,800	2043	* *	5	$1,000	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria								
Glass: Single Pane	2%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Wire Glass								
Masonry: Brick	10%	Now	$29,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement By East Stair								
Plaster	72%			LIFE	* *	5	$16,600	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	Now	$5,500	2040	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
AcousTileConcealSpLn	10%	Now	$2,700	2040	* *	5	$5,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Masonry: Vault Struct	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Corrugated Metal Vaulted Panel								
Metal Panel	2%			LIFE	* *	5	$2,100	
Plaster	73%			LIFE	* *	5	$38,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2045	* *			
Iron Picket	90%	Now	$9,500	2070	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Gate Hinges								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	70%	0-2	$12,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Side Of School								
Pavers/Stone	30%			2048	* *			
On-Site Walkways								
Asphalt	50%			2048	* *			
Cast in Place Concrete	50%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2052	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159
Asset # : 1357

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
Site Pavements								
Activity Yard								
Asphalt	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$25,900	2065	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$200	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Molded Case Bkrs	10%			2043	* *	5	$100	
Molded Case Bkrs	90%			2034	$128,700	5	$1,300	
Wiring								
Thermoplastic	90%			2035	$184,000	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$29,400	5	$100	
Locally Mounted	10%			2040	* *	5		
Motor Control Center	50%			2033	$151,200	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$822,700	10	$49,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2043	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$5,300	
Exit, Battery	50%			2040	* *	10	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159
Asset # : 1357

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
Lighting								
Exterior Lighting								
HID	20%			2030	$52,600	10		
LED	10%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$105,700	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Kitchen								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$145,300	2045	* *	1-3	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	70%			2048	* *	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Steam Boiler	30%	2-4	$7,400	2048	* *	1	$14,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of No.2 Boiler								
Distribution								
Steam Piping/Pump	100%			2035	$451,000			
Terminal Devices								
Air Handler	20%			2030	$212,000	1	$6,800	
Convector/Radiator	80%			2033	$368,400	1	$14,200	
Controls								
Pneumatic	100%			2029	$1,088,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159

Asset # : 1357

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%	0-2	$7,500	2030	$149,300	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$30,100	
Ductwork/Diffusers	2%	Now	$1,000	LIFE	* *	2-5	$600	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : 2 Actuators, Boiler Room								
Exhaust Fans								
Interior	20%			2030	$50,000	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Heating And Ventilating Unit Serves General Spaces								
Roof	20%			2035	$21,900	2	$300	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$143,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	$11,300	4	$1,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$38,900	1-2	$800	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 159 GYMNASIUM ANNEX - BK PREVIOUSLY K159
Asset # : 1357

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 16 - BX**
Address : **4550 CARPENTER AVENUE @E. 239-240 STS.**
Borough : **BRONX** | **Agency's Number** : **X016**
Program / Asset # : **BOE0166.000 / 507** | **Yr Built/Renovated** : **1909 / 2008**
Area Sq Ft : **48,805** | **Project Type** : **EDUCATION**
Date of Survey : **07-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5076** **Lot** : **31** | **BIN** : **2070894**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$219,900	$78,900
Interior Architecture	$297,900	$1,756,400
Electrical		$967,700
Mechanical		$2,560,000
Site Pavements	$165,200	
Total	**$683,100**	**$5,363,000**
Importance Code A	$219,900	$78,900
Importance Code B	$408,700	$5,284,100
Importance Code C	$54,400	
Total	**$683,100**	**$5,363,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,200			
Interior Architecture	$32,800		$2,900	$7,800
Electrical	$27,300	$4,600	$5,100	$5,500
Mechanical	$28,000	$7,100	$44,600	$7,100
Site Pavements	$24,000			
Total	**$185,300**	**$11,700**	**$52,600**	**$20,400**
Importance Code A	$78,000	$4,800	$4,800	$4,800
Importance Code B	$72,700	$6,800	$46,000	$15,600
Importance Code C	$34,600		$1,800	
Total	**$185,300**	**$11,700**	**$52,600**	**$20,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$46,400	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$72,500	
Masonry: Brick	85%			LIFE	* *	5	$157,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Exterior Facade								
Masonry: Limestone	5%			LIFE	* *	5	$7,000	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Facade								
Windows								
Aluminum	100%	2-4	$55,600	2052	* *	5	$11,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$100,000	
Painted Surfaces, Extent : Light, Area Affected : 30%								
Location : Roof								
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Parapet Wall								
Pre-Cast Concrete	10%			LIFE	* *	5	$20,400	
Roof								
Modified Bitumen	100%			2046	* *	10	$48,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	7%	0-2	$22,300	LIFE	* *	5	$11,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceramic Tile	3%			2039	* *	5	$2,200	
Quarry Tile	5%			2041	* *	5	$5,500	
Vinyl Tile	85%	Now	$175,600	2036	$1,756,400	3	$23,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Classrooms								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$3,600	
Masonry: Brick	15%			LIFE	* *	10	$3,300	
Plaster	60%	Now	$54,400	LIFE	* *	5	$13,100	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Entire Yard Side Wall, Custodian Office, Gymnasium Multipurpose Room, Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$7,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2041	* *	5	$11,000	
Plaster	85%			LIFE	* *	5-10	$106,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Iron Picket	30%			2071	* *			
Retaining Walls								
Cast in Place Concrete	80%			2071	* *			
Concrete Masonry Unit	10%			2062	* *			
Masonry: Brick	10%			2062	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$66,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Carpenter Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Carpenter Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Carpenter Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$24,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	95%	Now	$98,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Carpenter Avenue Side At Transition To Concrete								
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	90%			2044	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$745,000	10	$44,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	30%			2036	$25,200	10	$3,500	
Emergency, Battery	20%	Now	$16,800	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exit, Service	30%			2036	$6,500	1		
Exit, Service	20%	Now	$4,300	2046	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$93,800	1	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : Cctv Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$128,900	1-3	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Manual Pull Stations, Smoke Dectors, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$48,300	
Distribution								
Steam Piping/Pump	100%			2036	$400,200			
Terminal Devices								
Air Handler	15%			2031	$141,100	1	$4,500	
Convector/Radiator	75%			2034	$306,500	1	$11,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	10%			2031	$28,400	4	$700	
Controls								
Pneumatic	100%			2034	$965,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	100%	Now	$3,800	2031	$189,300	1		
Broken, Extent : Severe, Area Affected : 5%								
Location : Room 201								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,100	
Exhaust Fans								
Interior	15%			2031	$33,200	2	$200	
Roof	45%			2031	$43,600	2	$700	
Roof	40%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$513,500	1		
Galvanized Steel	20%			2049	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$10,000	4	$1,500	
Backflow Preventer								
Generic	100%			2041	* *	1	$3,000	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 264mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 115 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$34,600	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 16 - Q**		
Address	: **41-15 104 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q721**
Program / Asset #	: **BOE0893.000 / 1459**	**Yr Built/Renovated**	: **1907 / 2010**
Area Sq Ft	: **126,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1985** **Lot** : **1**	**BIN**	: **4048820**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$694,100	$79,400
Interior Architecture	$784,900	$125,100
Electrical	$242,200	$2,269,700
Mechanical	$919,100	$3,065,000
Total	**$2,640,400**	**$5,539,200**
Importance Code A	$694,100	$159,700
Importance Code B	$1,632,400	$5,379,500
Importance Code C	$313,800	
Total	**$2,640,400**	**$5,539,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$20,600		
Interior Architecture	$23,700	$30,600	$7,000	$700
Electrical	$20,500	$27,000	$22,900	$21,900
Mechanical	$122,300	$42,200	$59,400	$60,400
Site Enclosure	$24,300			
Site Pavements	$7,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$212,300**	**$134,800**	**$103,700**	**$97,400**
Importance Code A	$14,000	$31,800	$11,200	$11,600
Importance Code B	$183,500	$101,500	$90,300	$85,800
Importance Code C	$14,800	$1,400	$2,100	
Total	**$212,300**	**$134,800**	**$103,700**	**$97,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$63,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main And Secondary Building								
Explanation : Recent Repointing Evident								
Masonry: Brick	18%	Now	$137,000	LIFE	* *	5	$16,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Facades								
Masonry: Limestone	5%			LIFE	* *	5	$3,400	
Masonry: Limestone	3%	Now	$109,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Base Of Main Building								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Base Of Main Building								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Base Of Main Building								
Metal Sect. OHD	2%			2048	* *	5	$5,600	
Pre-Cast Concrete	2%	Now	$67,000	LIFE	* *	5	$5,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Base Of Main Building								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Base Of Main Building								
Loose/Delam Surface, Extent : Severe, Area Affected : 30%								
Location : Base Of Main Building								
Windows								
Aluminum	95%			2051	* *	5	$42,800	
Metal Louvers	5%			2044	* *	10	$14,100	
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$3,500	
Metal Rail	30%			2048	* *	5-10	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : At Secondary Building								
Pre-Cast Concrete	5%			LIFE	* *	5	$1,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Exterior								
Roof								
Copper/Terne	5%			2063	* *	10	$9,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Building								
Explanation : Bulkhead Roof And Sides								
IRMA/Protected Membrane	75%			2040	* *	10	$57,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Main Building								
Single Ply Membrane	20%	Now	$323,200	2045	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Secondary Building								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Secondary Building								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Secondary Building								
Soffits								
Alum/Vinyl Siding	100%			2045	* *	10		
Interior								
Floors								
Cast in Place Concrete	15%	4+	$255,100	LIFE	* *	5	$64,100	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
Ceramic Tile	5%			2044	* *	5	$9,800	
Quarry Tile	2%			2048	* *	5	$5,900	
Vinyl Tile	70%			2040	* *	3	$51,200	
Vinyl Tile	3%	Now	$66,300	2040	* *	3	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Hallway Various Locations								
Wood	5%			2063	* *	5	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Good Condition								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Interior								
Interior Walls								
Ceramic Tile	2%			2038	* *	5	$2,800	
Ceramic Tile	3%			2044	* *	5	$4,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Secondary Building								
Explanation : Blocks Throughout Corridors And Classrooms								
Gypsum Board	10%	0-2	$4,000	LIFE	* *	5	$8,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Secondary Building Stairwell								
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	45%	Now	$313,800	LIFE	* *	5	$18,900	
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Basement Wall At Corner								
Explanation : Near Electrical Conduit								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	4+	$6,400	2040	* *	5	$12,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Girls First Floor Bathrooms								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
AcousTileSusp.Lay-In	20%	4+	$13,300	2048	* *	5	$19,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Second Floor Corridor Of Secondary Building								
Exposed Struc: Concrete	10%	Now	$149,800	LIFE	* *	5	$3,100	
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Gypsum Board	8%			LIFE	* *	5	$19,500	
Metal Panel	2%			LIFE	* *	5	$4,900	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	50%			LIFE	* *	5	$61,000	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2045	* *			
Iron Picket	75%	0-2	$10,800	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$13,500	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Playground Retaining Wall								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Playground Retaining Wall And Concrete Ramp								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Playground Retaining Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	10%	Now	$3,300	2052	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Cast in Place Concrete	90%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	70%	Now	$3,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Playground And Courtyard Play Area								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Playground And Courtyard Area								
Rubber Matting	30%			2035	$18,700			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2045	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : High Pressure Contact Switch Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2040	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt Amperes, 208/480 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2045	* *	5	$500	
Molded Case Bkrs	10%			2045	* *	5	$300	
Raceway								
Conduit	100%			2045	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Molded Case Bkrs	90%			2043	* *	5	$3,000	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$38,800	
Generators								
Diesel	100%			2038	* *	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 260 Kilowatts.								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,700	
Fuel Storage								
Day Tank	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 25 Gallons Rated Capacity								
Main Tank	90%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,827,100	10	$109,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2035	$39,700	1		
Exit, Service	50%			2035	$27,800	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Alarm								
Security System								
Generic	100%			2030	$242,200	1	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$332,800	1-3	$77,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	20%			2055	* *	1		
Interruptible Gas/Dual Fuel	80%			2045	* *	1		
Conversion Equipment								
Furnace	20%	2-4	$4,000	2035	$80,300	1	$11,200	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Rooftop No.2 For Modular Building Is Not Working								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof.								
Explanation : 3 Rooftop Units								
Steam Boiler	80%			2048	* *	1	$99,800	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%	0-2	$7,100	2034	$141,100	4	$3,100	
Corroded, Extent : Moderate, Area Affected : 70%								
Location : Water Feed Tank, Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Water Feed Tank, Boiler Room								
Steam Piping/Pump	30%			2045	* *			
No Component	20%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Heating								
Terminal Devices								
Air Handler	40%	2-4	$48,600	2035	$971,200	1	$28,100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Louvers								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Air Handler For The Gymnasium Malfunctioning. Retaining Pool Of Water								
Convector/Radiator	15%			2033	$158,300	1	$6,100	
Fan Coil Unit/Heat	25%			2043	* *	1	$10,200	
No Component	20%							
Controls								
Electrical	100%			2030	$717,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2040	* *	1	$29,200	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Basement Air Conditioning Room								
Ext Pkg Unit - Heating/Cooling	20%			2035	$433,500	2	$1,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units, New Wing Roof								
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2045	* *	4	$3,100	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2035	$876,200	1	$39,000	
No Component	50%							
Heat Rejection								
Dry Cooler	50%	0-2	$10,400	2040	* *	2	$35,100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Variable Frequency Drive Is Not Working								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	
Exhaust Fans								
Interior	30%			2035	$171,700	2	$1,200	
Roof	70%	2-4	$17,500	2035	$175,200	2	$2,200	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 2 Exhaust Fans For Bathroom And House Exhaust								
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	$82,900	2045	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Basement. 1 Broken Booster Pump								
Water Heater With Tanks								
Gas Fired	100%			2035	$17,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	2-4	$400	2028	$4,000	4	$2,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. 1 Pump Is Not Working								
Backflow Preventer								
Generic	100%			2035	$57,600	1	$7,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Ring, Basement To 4th Floor								
Explanation : 1 Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Ring, 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$63,500	
Sprinkler								
Generic	100%			2045	* *	1-2	$35,300	
Fire Pump								
Generic	100%			2038	* *	1	$23,500	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Only. 1 Set Fire Suppression 28 Feet X 6 Feet Which Equals 168 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 160 - BK**		
Address	: **5105 FT. HAMILTON PKWY BTWN: FT HAMILTON PKWAY., 11 A**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K160**
Program / Asset #	: **BOE0460.000 / 1330**	**Yr Built/Renovated**	: **1909 / 2008**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5653** **Lot** : **21**	**BIN**	: **3138276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$171,300	
Electrical	$105,700	$462,600
Mechanical	$52,500	$1,319,000
Site Pavements	$69,200	
Total	**$398,700**	**$1,781,500**
Importance Code B	$312,200	$1,781,500
Importance Code C	$86,400	
Total	**$398,700**	**$1,781,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$27,100	$21,800
Interior Architecture	$78,000		$19,600	$7,300
Electrical	$32,600	$5,800	$101,100	$6,200
Mechanical	$68,300	$7,800	$12,000	$7,800
Site Pavements	$4,300			
Total	**$183,300**	**$13,500**	**$159,800**	**$43,000**
Importance Code A	$5,400	$5,400	$32,700	$27,200
Importance Code B	$173,500	$8,100	$127,100	$15,800
Importance Code C	$4,300			
Total	**$183,300**	**$13,500**	**$159,800**	**$43,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$19,100	
Masonry: Brick	85%			LIFE	* *	5	$41,500	
Masonry: Limestone	10%			LIFE	* *	5	$3,700	
Windows								
Aluminum	90%			2050	* *	5	$20,600	
Wood	10%			2050	* *	5	$22,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	90%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$27,100	
Copper/Terne	5%			2062	* *	10	$3,600	
Interior								
Floors								
Ceramic Tile	5%	Now	$24,100	2043	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations At Toilets								
Vinyl Tile	65%			2039	* *	3	$27,100	
Vinyl Tile	5%	0-2	$47,200	2039	* *	3	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Hallways Classrooms All Levels								
Wood	25%			2049	* *	5	$39,100	
Interior Walls								
Ceramic Tile	10%	Now	$86,400	2037	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Typical At Toilets								
Masonry: Brick	10%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$18,400	
Ceilings								
Metal Panel	5%	Now	$84,900	LIFE	* *	5	$5,200	
Deformed/Dented, Extent : Severe, Area Affected : 100%								
Location : Kitchen Area								
Plaster	13%			LIFE	* *	5	$6,800	
Plaster	82%			LIFE	* *	5	$42,700	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2044	* *			
Iron Picket	40%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Access Ramp To Basement Cafeteria								
Explanation : Trench Drain Insufficient During Heavy Rain.								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$69,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Front And Sides Of Property								
On-Site Walkways								
Asphalt	95%	2-4	$3,700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rear Of Property								
Cast in Place Concrete	5%	Now	$600	2047	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At Ramp To Basement								
Explanation : Inadequate Drainage								
Activity Yard								
Rubber Matting	100%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Property								
Explanation : 5 Story Annex Building With Bridge Connector Through Second Floor, Built 2012.								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch. Service Supplied From Adjacent Building.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$14,300	5	$100	
Molded Case Bkrs	80%			2033	$114,400	5	$1,200	
Molded Case Bkrs	10%			2042	* *	5	$100	
Wiring								
Thermoplastic	80%			2034	$163,500	1		
Thermoplastic	20%			2044	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$51,400	5	$300	
Locally Mounted	30%			2039	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$47,300	10	$6,600	
Exit, Battery	50%			2029	$39,900	10	$1,900	
Exterior Lighting								
HID	10%	2-4	$26,300	2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Fixtures Have Been Upgraded, But Failed The Test.								
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$105,700	1	$20,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$34,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$9,000	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump In Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

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
Heating								
Terminal Devices								
Air Handler	20%			2039	* *	1	$6,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Unit For Auditorium								
Convector/Radiator	80%			2032	$368,400	1	$14,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2032	$149,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,700	
Exhaust Fans								
Interior	20%	2-4	$15,000	2034	$50,000	2	$300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room 4th Floor								
Roof	20%	2-4	$21,900	2044	* *	2	$300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$723,300	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Water Meter Located In Kitchen Area								
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 250 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$14,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Back Ups During Heavy Rains								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,700	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$77,900	1-2	$1,500	
Heads Painted, Extent : Moderate, Area Affected : 100%								
Location : Basement And 1st Floor								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 160 - BX**		
Address	: **4140 HUTCHINSON RIVER PKWY EAST BTWN: EINSTEIN LOOP S., HUNTER A**		
Borough	: **BRONX**	**Agency's Number**	: **X160**
Program / Asset #	: **BOE0296.000 / 1097**	**Yr Built/Renovated**	: **1972 / 2011**
Area Sq Ft	: **123,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5135** **Lot** : **200**	**BIN**	: **2072352**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$317,100	$106,200
Interior Architecture	$672,700	$50,100
Electrical	$101,500	$1,217,700
Mechanical	$2,192,700	$5,737,900
Site Pavements	$248,500	
Total	**$3,532,500**	**$7,111,900**
Importance Code A	$854,300	$158,800
Importance Code B	$2,613,400	$6,953,100
Importance Code C	$64,700	
Total	**$3,532,500**	**$7,111,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,100		$28,300	$10,600
Interior Architecture	$116,500		$2,500	$17,500
Electrical	$83,700	$13,000	$12,800	$13,800
Mechanical	$64,000	$5,600	$59,300	$5,600
Site Enclosure	$44,200			
Site Pavements	$12,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$359,000**	**$25,900**	**$110,100**	**$54,700**
Importance Code A	$31,100		$28,600	$10,600
Importance Code B	$243,200	$25,900	$81,500	$44,100
Importance Code C	$84,800			
Total	**$359,000**	**$25,900**	**$110,100**	**$54,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$28,900	
Masonry: Brick	65%	Now	$317,100	LIFE	* *	5	$37,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 267 And 367								
Stucco Cement	25%			2047	* *	5	$36,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	50%			2050	* *	5	$10,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Aluminum	50%			2050	* *	5	$10,600	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$11,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : West And Rear Facades								
Pre-Cast Concrete	30%			LIFE	* *	5	$29,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : West And Rear Facades								
Roof								
IRMA/Protected Membrane	75%			2042	* *	10	$106,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2047	* *	10	$13,000	
Modified Bitumen	20%			2039	* *	10	$28,300	
Soffits								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : West Facade And Throughout Rear Of Building								
Explanation : Inaccessible Due To Sidewalk Bridges								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,100	
Ceramic Tile	3%	2-4	$14,300	2043	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	2%			2039	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Vinyl Tile	85%	2-4	$396,700	2039	* *	3	$52,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout Corridors								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	4+	$14,600	2043	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	7%			LIFE	* *	5	$4,900	
Folding Partition	5%			2042	* *	5	$21,700	
Masonry: Brick	10%			LIFE	* *			
Metal Panel	15%	4+	$27,500	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	30%	Now	$64,700	LIFE	* *	5	$15,600	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Classrooms 144, 260 And Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Classrooms 267 And 367								
SGFT/Glazed Masonry	25%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$211,300	2047	* *	5	$16,000	
Adhesion Failure, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Corridors								
Exposed Struc: Concrete	10%	0-2	$49,200	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Classroom 106								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$50,100	
Plaster	40%			LIFE	* *	5	$40,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Various Locations In Stairwells								
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard Play Yard								
Explanation : Location Noted								
Chain Link	90%	4+	$19,500	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Along Einstein Loop South								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$24,700	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Einstein Loop South And Erdman Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$248,500	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Along Einstein Loop South And Erdman Place								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$12,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Walkways, Curbs And Stairs At Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance At East Play Yard								
Explanation : Location Noted								
Activity Yard								
Asphalt	60%			2043	* *			
Rubber Matting	15%			2042	* *			
Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Courtyard Play Yard								
Explanation : Used For Construction Staging								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$15,300	5	$100	
Fused Disc Sw	1%			2042	* *	5		
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	90%			2033	$275,900	5	$2,900	
Molded Case Bkrs	3%			2042	* *	5	$100	
Wiring								
Thermoplastic	80%			2034	$280,000	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$90,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2039	* *	10	$11,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement Spaces								
LED	10%	Now	$17,400	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%	Now	$47,600	2039	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	45%	Now	$4,900	2034	$24,400	1		
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
Exit, Battery	5%			2039	* *	10	$400	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	50%			2034	$118,200	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$78,100	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Heating								
Energy Source								
HTHW/HW	100%			2034	$282,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Supplied From Co-op City								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2030	$537,300			
Distribution								
Hot Wtr Piping/Pump	100%			2033	$275,400	4	$6,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2029	$711,000	1	$22,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	60%			2032	$617,900	1	$23,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	8%			2029	$249,800	1	$3,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Various Classrooms - Unit Ventilators								
Unit Heater - Steam	2%			2029	$14,300	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Location Noted								
Controls								
Pneumatic	100%	Now	$48,700	2032	$2,434,100			
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Room - Defective Hydronic System Control Panel								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2034	$59,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room								
Explanation : Location Noted								
Window/Wall Unit	20%			2027	$95,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	2%	Now	$9,500	2034	$9,500	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Room 106, Other Locations - 3 Units								
Window/Wall Unit	56%			2032	$267,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,600	
Exhaust Fans								
Interior	20%			2029	$111,700	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	55%			2029	$134,400	2	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Roof	25%			2042	* *	2	$900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,617,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
HTHW/HW	100%	Now	$353,000	2064	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Corroded / Leaking At Bottom Of Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$25,200	4	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 1 Duplex Set								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

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
Plumbing								
Fixtures								
Generic	100%							
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Various Toilet Rooms								
Explanation : Defective Flushometer Angle Stop Valves								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$174,200	1-2	$3,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 160 - Q**		
Address	: **109-59 INWOOD STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q160**
Program / Asset #	: **BOE0807.000 / 1530**	**Yr Built/Renovated**	: **1938 / 2007**
Area Sq Ft	: **68,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **11942** **Lot** : **302**	**BIN**	: **4258143**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$359,100	$91,300
Interior Architecture	$4,155,200	
Electrical	$362,300	$651,500
Mechanical	$770,000	$2,638,100
Total	**$5,646,600**	**$3,380,900**
Importance Code A	$359,100	$91,300
Importance Code B	$5,287,500	$3,289,600
Total	**$5,646,600**	**$3,380,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$203,700	$3,100	$500	$5,800
Electrical	$11,700	$2,700	$3,300	$11,100
Mechanical	$73,800	$9,700	$15,400	$59,800
Site Enclosure	$15,700			
Total	**$304,900**	**$15,500**	**$19,200**	**$76,700**
Importance Code A	$6,700	$6,700	$6,700	$6,900
Importance Code B	$187,300	$8,700	$12,500	$69,800
Importance Code C	$110,900			
Total	**$304,900**	**$15,500**	**$19,200**	**$76,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$91,300	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Rear Elevation And Yard								
Explanation : Ongoing Construction Of Four Storey Building								
Masonry: Granite	5%			LIFE	* *	5	$4,000	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Exterior Facade Elevations								
Explanation : Recent Painted Granite								
Masonry: Limestone	10%			LIFE	* *	5	$8,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Windows								
Aluminum	60%	Now	$304,300	2051	* *	5	$7,800	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Various Locations, Classrooms								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Ground Level								
Explanation : Security Grilles On Windows								
Aluminum	40%			2051	* *	5	$10,400	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$18,200	
Masonry: Limestone	10%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,300	
Roof								
Modified Bitumen	100%			2040	* *	10	$54,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Interior								
Floors								
Cast in Place Concrete	20%	Now	$358,900	LIFE	* *	5	$45,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Boiler And Mechanical Areas								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Areas In Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Boiler Pit								
Ceramic Tile	5%	0-2	$29,700	2038	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Missing Tile In Girls Bathroom On Third Floor								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Unrenovated Bathrooms Throughout								
Ceramic Tile	1%			2044	* *	5	$1,000	
Terrazzo	3%			LIFE	* *	5	$2,400	
Terrazzo	1%	0-2	$29,600	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Hallway First Floor								
Vinyl Tile	20%			2040	* *	3	$7,700	
Vinyl Tile 9" X 9"	45%	Now	$3,796,300	2045	* *	3	$17,400	
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Wood	5%	Now	$31,500	2050	* *	5	$4,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Fourth Floor Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	0-2	$36,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Pit								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Ceramic Tile	3%	0-2	$3,200	2038	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Staff Bathroom On First Floor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms On Second Through Fourth Floors								
Ceramic Tile	1%	0-2	$5,300	2044	* *	5	$500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen At Electrical Switch								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Below First Floor Sign								
Masonry: Brick	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Cafeteria, Offices And Below Window Sills In Classrooms								
Explanation : Glazed Brick								
Masonry: Brick	10%	Now	$37,000	LIFE	* *			
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Basement								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Metal: Cage/Fence	3%			LIFE	* *			
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Glass Stairwell Partition								
Other Observation, Extent : Light, Area Affected : 75%								
Location : Stairwells								
Explanation : Metal And Glass Stairwell Partition								
Marble Panels	3%			LIFE	* *			
Plaster	50%	Now	$23,600	LIFE	* *	5	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$6,800	2048	* *	5	$5,200	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Cafeteria								
AcousTileSusp.Lay-In	1%			2048	* *	5	$1,000	
Exposed Struc: Concrete	19%			LIFE	* *	5	$3,100	
Metal Panel	10%			LIFE	* *	5	$12,900	
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Kitchen								
Plaster	60%			LIFE	* *	5	$38,600	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2045	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Left, Right And Rear Side Of Property								
Explanation : Under Construction								
Iron Picket	35%	Now	$4,800	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout Perimeter Fence And Gates								
Impact Damage, Extent : Moderate, Area Affected : 3%								
Location : Glassboro Avenue								
Retaining Walls								
Cast in Place Concrete	100%	Now	$10,900	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Curbs At Iron Picket Fence At Inwood Street And Glassboro Avenue								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Curbs At Iron Picket Fence At Inwood Street And Glassboro Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Front, Left And Right Side Of Property								
Explanation : Recent Construction Evident								
On-Site Walkways								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2040	* *			
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Yard								
Explanation : Four Storey Building Ongoing Construction								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$159,800	5	$200	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Fused Knife Sw	5%	2-4	$9,200	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	10%			2051	* *	5	$200	
Molded Case Bkrs	75%			2034	$137,900	5	$1,300	
Wiring								
Braided Cloth	30%	2-4	$61,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2035	$122,600	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$400	
Locally Mounted	20%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$61,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	40%			2040	* *	10	$6,600	
Emergency, Battery	10%			2030	$11,700	10	$1,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2030	$97,500	10	$100	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Alarm								
Security System								
Generic	100%			2030	$130,700	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$161,900	5	$21,100	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$67,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$55,800	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Return Pipe, Boiler Room, Valve Leaks On Side Of No.1 Boiler. Leaking Vacuum, Condensate Pump								
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Automatic Water Feed System, Boiler Room								
Terminal Devices								
Air Handler	20%			2035	$262,100	1	$8,400	
Convector/Radiator	50%			2033	$284,700	1	$11,000	
Fan Coil Unit/Heat	30%	0-2	$25,900	2030	$517,900	1	$5,900	
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Controls								
Pneumatic	100%	2-4	$134,600	2036	$1,345,700			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Is Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	15%			2030	$39,600	1		
No Component	85%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$6,100	LIFE	* *	2-5	$3,800	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : 1 Actuator In Boiler Room								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$34,100	
Exhaust Fans								
Interior	20%	0-2	$1,200	2030	$61,800	2	$300	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Motor Of The Unit For Cafeteria								
Interior	80%	0-2	$24,700	2035	$247,100	2	$1,300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. One House Exhaust Is Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	$2,700	2045	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%								
Location : Not Working, Basement								
Brass/Copper	85%			2045	* *	1		
HW Heat Exchanger								
Steam Fired	60%			2035	$202,000	4	$6,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Not Energy Efficient								
Steam Fired	40%			2035	$134,700	4	$4,000	
Sanitary Piping								
Cast Iron	20%			LIFE	* *	1		
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$13,900	4	$2,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$48,100	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE**
Address : **1057 52ND STREET**
Borough : **BROOKLYN**
Agency's Number : **K521**
Program / Asset # : **BOE0460.010 / 14881**
Yr Built/Renovated : **2012 /**
Area Sq Ft : **60,671**
Project Type : **EDUCATION**
Date of Survey : **24-Sep-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **5653** **Lot** : **55** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$150,500	$161,000
Interior Architecture		$64,900
Electrical	$55,600	
Mechanical		$59,500
Total	**$206,100**	**$285,400**
Importance Code A	$150,500	$161,000
Importance Code B	$55,600	$59,500
Importance Code C		$64,900
Total	**$206,100**	**$285,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,000	$40,400	$6,300	
Interior Architecture	$76,600		$7,800	$100
Electrical	$13,500	$17,500	$11,800	$9,900
Mechanical	$32,400	$9,800	$15,100	$11,000
Site Pavements	$6,400			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$183,700**	**$82,500**	**$55,900**	**$35,800**
Importance Code A	$43,000	$43,500	$9,300	$3,000
Importance Code B	$104,700	$39,000	$46,600	$32,800
Importance Code C	$36,100			
Total	**$183,700**	**$82,500**	**$55,900**	**$35,800**

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DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$40,000	LIFE	* *	5	$76,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Along 52nd Street 3rd, 4th And 5th Floor Windows								
Masonry: Brick Cavity	86%	Now	$150,500	LIFE	* *	5	$84,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Along 52nd Street 3rd, 4th And 5th Floor Windows								
Metal Panel	2%			2053	* *	5-10	$13,500	
Window Wall	2%			2053	* *	5	$7,400	
Windows								
Aluminum	98%			2049	* *	5	$12,500	
Metal Louvers	2%			2042	* *	10	$1,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,300	
Masonry: Brick	40%			LIFE	* *	5	$3,800	
Metal Panel	5%			2053	* *	5	$1,800	
Metal Rail	5%			2046	* *	5-10	$8,600	
Pre-Cast Concrete	40%			LIFE	* *	5	$23,800	
Roof								
IRMA/Protected Membrane	100%			2038	* *	10	$31,700	
Soffits								
Metal Panel	10%			2053	* *	5-10	$1,400	
Stucco Cement	90%			2046	* *	5	$4,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,900	
Ceramic Tile	15%			2042	* *	5	$13,600	
Quarry Tile	3%			2046	* *	5	$4,100	
Steel Grating	2%			2053	* *	1		
Vinyl Tile	1%	2-4	$12,800	2038	* *	3	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Hallway And Basement								
Vinyl Tile	69%			2038	* *	3	$23,500	
Wood	5%			2061	* *	5	$8,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2042	* *	5	$72,100	
Concrete Masonry Unit	20%			LIFE	* *	5	$19,200	
Gypsum Board	45%			LIFE	* *	5	$64,900	

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DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2046	* *	5	$72,000	
Exposed Struc: Steel	5%	Now	$20,900	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Gypsum Board	5%			LIFE	* *	5	$5,300	
Metal Panel	5%			LIFE	* *	5	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Metal Panel Lay In								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2059	* *			
Iron Picket	35%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	85%			2042	* *			
Cast in Place Concrete	15%			2046	* *			
Activity Yard								
Asphalt	50%	0-2	$4,400	2042	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : Play Area								
Rubber Matting	50%	Now	$2,100	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$300	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$18,700	
Generators								
Natural Gas	100%			2042	* *	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Yard								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,300	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$300	
Alarm								
Security System								
Generic	100%			2038	* *	1	$22,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Light, Manual Pull Stations Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	70%			2038	* *	1	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Hot Water Boiler	30%			2046	* *	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2049	* *	4	$900	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2046	* *	1	$5,900	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%	Now	$10,400	2038	* *	2	$300	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Units No.2, No.4 And No.5 On Roof								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 5 Rooftop Units, Roof								
Ext Pkg Unit - Heating/Cooling	88%			2038	* *	2	$3,300	
Split Unit	2%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Roof								
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE

Asset # : 14881

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$6,800	LIFE	* *	2-5	$1,700	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Building Management System								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$32,100	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$5,200	2033	$17,500	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 5th Floor Mechanical Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$17,000	
Fire Pump								
Generic	100%			2042	* *	1	$11,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, 80 Square Feet Are Protected								
Explanation : 2 Sets								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 161 - BK**				
Address	: **330 CROWN STREET BTWN: NOSTRAND AVE, NEW YORK AVE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K161**
Program / Asset #	: **BOE0461.000 / 11**			**Yr Built/Renovated**	: **1923 / 2008**
Area Sq Ft	: **92,753**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**				
Block	: **1297**	**Lot**	: **26**	**BIN**	: **3034181**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,419,200	$184,400
Interior Architecture	$2,468,600	$142,200
Electrical	$80,800	$588,600
Mechanical	$2,973,500	$1,703,700
Site Pavements	$50,000	
Total	**$6,992,100**	**$2,618,900**
Importance Code A	$1,419,200	$184,400
Importance Code B	$4,029,200	$2,364,200
Importance Code C	$1,543,800	$70,300
Total	**$6,992,100**	**$2,618,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$4,500
Interior Architecture	$187,200	$12,100	$10,400	$23,300
Electrical	$9,000	$10,400	$32,400	$9,900
Mechanical	$73,700	$13,000	$20,700	$13,000
Site Enclosure	$2,100			
Site Pavements	$4,300			
Total	**$276,300**	**$35,500**	**$63,500**	**$50,700**
Importance Code A	$41,400	$9,200	$9,400	$13,700
Importance Code B	$228,500	$17,700	$54,100	$37,000
Importance Code C	$6,400	$8,600		
Total	**$276,300**	**$35,500**	**$63,500**	**$50,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$55,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	90%	Now	$216,900	LIFE	* *	5	$128,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkhead								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Roof Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Auditorium								
Masonry: Limestone	5%			LIFE	* *	5	$5,400	
Windows								
Aluminum	80%	Now	$530,900	2050	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor								
Explanation : Window Guards								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,600	
Masonry: Brick	95%			LIFE	* *	5	$16,200	
Roof								
Built-Up (BUR)	100%	4+	$61,000	2029	$610,400			
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : At Various Classrooms								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Interior								
Floors								
Carpet	20%	4+	$150,900	2035	$502,800	3	$41,600	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Offices And Throughout								
Ceramic Tile	5%			2043	* *	5	$6,900	
Marble Panels	3%			LIFE	* *	5	$3,100	
Quarry Tile	3%			2047	* *	5	$6,200	
Sheet Vinyl/Rubber	10%			2039	* *	5	$20,800	
Terrazzo	5%	Now	$33,200	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	39%	Now	$306,300	2039	* *	3	$20,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	$341,100	2039	* *	3	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Interior Walls								
Cast in Place Concrete	10%	Now	$804,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$17,200	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Marble Panels	5%	4+	$155,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	68%	Now	$583,600	LIFE	* *	5	$70,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium - At Window Sills								

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

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	$98,200	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	90%	4+	$179,300	LIFE	* *	5	$72,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now	$2,100	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Fence Posts								
Chain Link	80%			2054	* *			
Iron Picket	15%			2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Masonry: Fieldstone	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$50,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Asphalt	5%			2043	* *			
Cast in Place Concrete	90%	4+	$4,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%			2043	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%			2047	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Repairs In Progress								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 800 Amperes Each.								
Fused Disc Sw	10%			2054	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 100 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$76,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$4,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	25%			2029	$14,600	1		
Emergency, Battery	25%			2039	* *	10	$5,600	
Exit, Battery	50%			2039	* *	10	$3,100	
Exterior Lighting								
HID	10%			2042	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Alarm								
Security System								
Generic	100%			2034	$178,300	1	$34,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$245,000	1-3	$57,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 6,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	0-2	$41,400	2047	* *	1	$82,700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Boiler 1 Tubes								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2034	$760,600			
Terminal Devices								
Air Handler	25%			2029	$446,800	1	$14,300	
Convector/Radiator	75%			2032	$582,500	1	$22,500	
Controls								
Pneumatic	100%			2028	$1,835,600			
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Conversion Equipment								
Split Unit	5%			2039	* *			
Window/Wall Unit	75%	Now	$27,000	2029	$269,800	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
No Component	20%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,700	
Exhaust Fans								
Interior	100%			2029	$421,200	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$242,500	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One 200 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$65,700	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 161 - BX**		
Address	: **628 TINTON AVENUE @E. 151 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X161**
Program / Asset #	: **BOE0297.000 / 391**	**Yr Built/Renovated**	: **1968 / 2022**
Area Sq Ft	: **88,200**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **2664** **Lot** : **29**	**BIN**	: **2004773**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$693,800	$91,000
Interior Architecture	$10,424,600	$215,000
Electrical	$238,300	$1,105,800
Mechanical	$2,183,000	$994,600
Site Pavements	$204,400	
Total	**$13,744,000**	**$2,406,400**
Importance Code A	$693,800	$91,000
Importance Code B	$12,530,000	$2,315,400
Importance Code C	$520,300	
Total	**$13,744,000**	**$2,406,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,100	$20,600		
Interior Architecture	$119,900	$17,400		$13,500
Electrical	$8,400	$3,700	$4,300	$6,700
Mechanical	$15,100	$16,600	$24,500	$26,600
Site Enclosure	$13,700			
Site Pavements	$42,800			
Total	**$213,000**	**$58,300**	**$28,900**	**$46,700**
Importance Code A	$21,800	$29,300	$8,700	$8,900
Importance Code B	$132,800	$12,900	$20,100	$37,800
Importance Code C	$58,400	$16,100		
Total	**$213,000**	**$58,300**	**$28,900**	**$46,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$3,600	
Masonry: Brick	80%			LIFE	* *	5	$91,000	
Masonry: Brick Cavity	10%			LIFE	* *	5	$11,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$18,500	
Windows								
Aluminum	50%			2051	* *	5	$18,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Aluminum	50%			2051	* *	5	$18,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$11,800	
Masonry: Brick	60%	2-4	$59,100	LIFE	* *	5	$9,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	30%			2048	* *	5-10	$35,300	
Roof								
IRMA/Protected Membrane	49%	Now	$634,600	2045	* *			
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Insul Miss/Displaced, Extent : Severe, Area Affected : 30%								
Location : Main Roof								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Main Roof								
Metal, Corrugated	5%			2048	* *	1		
Modified Bitumen	45%	4+	$5,400	2040	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 2%								
Location : Throughout								
Skylight, Metal/Glass	1%	Now	$7,700	2065	* *			1
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
Location : Main Roof - North								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,400	
Mosaic Tile	9%	Now	$1,164,000	2055	* *	5	$15,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Patching Evident, Extent : Moderate, Area Affected : 60%								
Location : Kitchen Area								
Vinyl Tile 9" X 9"	80%	Now	$8,818,300	2045	* *	3	$40,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	1%			2063	* *	5	$2,500	
Interior Walls								
Ceramic Tile	5%	2-4	$145,400	2044	* *	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Patching In Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms And Kitchen Area								
Concrete Masonry Unit	10%	4+	$49,700	LIFE	* *	5	$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria, Gymnasium And Basement								
Folding Partition	5%			2043	* *	5	$32,300	
Plaster	55%			LIFE	* *	5	$42,600	
SGFT/Glazed Masonry	25%	4+	$296,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Interior								
Ceilings								
AcousTile,Adhered	5%	2-4	$44,400	2048	* *	5	$3,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
AcousTileConcealSpLn	5%	Now	$5,500	2040	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	10%	2-4	$11,500	2048	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	58%			LIFE	* *	5	$12,200	
Fiber Board	10%	4+	$4,300	2035	$215,000			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Gymnasium								
Metal Panel	2%	4+	$4,600	LIFE	* *	5	$3,400	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Plaster	10%			LIFE	* *	5	$8,400	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	$7,700	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Iron Picket	10%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$5,900	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	0-2	$126,400	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Pavers/Stone	5%	0-2	$18,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Tree Plantings								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	2-4	$77,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : North Walkway And Behind Iron Picket Fences								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Base Of Ramp At Exit 3								
Masonry: Granite	2%	2-4	$1,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Platform Step At Exits								
Activity Yard								
Asphalt	95%	2-4	$22,500	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	5%	2-4	$700	2040	* *			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : South Play Yard								
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	95%			2035	$221,400	5	$400	
Molded Case Bkrs	5%			2055	* *	5	$100	
Raceway								
Conduit	100%			2035	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	80%			2034	$196,200	5	$1,900	
Molded Case Bkrs	9%			2043	* *	5	$200	
Wiring								
Thermoplastic	100%			2035	$298,700	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Lighting								
Interior Lighting								
Fluorescent	84%			2040	* *	10	$68,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2040	* *	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Crawlspace								
LED	15%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2035	$5,600	1		
Emergency, Battery	40%			2035	$60,600	10	$8,500	
Exit, Battery	50%			2040	* *	10	$3,000	
Exterior Lighting								
HID	2%	Now	$8,400	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
LED	8%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$169,500	2045	* *	1	$29,600	
Control Panel Damaged, Extent : Severe, Area Affected : 100%								
Location : Custodian's Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$27,300	
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$87,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	40%			2040	* *	1	$21,800	
Convector/Radiator	35%			2040	* *	1	$10,000	
Fan Coil Unit/Heat	25%			2035	$559,800	1	$7,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

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
Heating								
Controls								
Pneumatic	100%			2029	$1,745,500			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2030	$198,100	2	$1,100	
Split Unit	10%			2035	$214,500			
Window/Wall Unit	70%			2030	$239,500	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,200	
Exhaust Fans								
Interior	20%			2035	$80,100	2	$500	
Roof	80%			2035	$140,200	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2048	* *	1		
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$8,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$2,800	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2035	$47,300	4	$5,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Elevator								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 161 - M**		
Address	: **499 W 133 ST/ 1481 AMSTERDAM AVE BTWN: AMSTERDAM AV - CONVENT AV**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M161**
Program / Asset #	: **BOE0097.000 / 1649**	**Yr Built/Renovated**	: **1962 / 2003**
Area Sq Ft	: **99,876**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Mez**		
Block	: **1971** **Lot** : **1**	**BIN**	: **1059645**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$566,100	$763,500
Interior Architecture	$613,700	$5,976,100
Electrical	$722,400	$546,600
Mechanical	$479,500	$665,100
Site Pavements		$196,800
Total	**$2,381,700**	**$8,148,100**
Importance Code A	$566,100	$763,500
Importance Code B	$1,664,600	$7,384,600
Importance Code C	$151,000	
Total	**$2,381,700**	**$8,148,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,900		$40,100	
Interior Architecture	$47,600		$10,400	$14,000
Electrical	$9,700	$9,400	$63,200	$10,600
Mechanical	$62,900	$17,300	$37,800	$18,300
Site Pavements	$38,700			
Total	**$209,600**	**$26,600**	**$151,500**	**$42,900**
Importance Code A	$60,800	$9,900	$50,200	$9,900
Importance Code B	$148,900	$16,800	$101,300	$33,000
Importance Code C				
Total	**$209,600**	**$26,600**	**$151,500**	**$42,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	2-4	$566,100	LIFE	* *	5	$63,500	
Expansion Joint Failure, Extent : Light, Area Affected : 15%								
Location : East And North East Facades								
Misaligned/Bulging, Extent : Light, Area Affected : 20%								
Location : East Facade, North East Corner								
Paint Peeling, Extent : Light, Area Affected : 40%								
Location : All Facades								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Southwest Corner								
Rusting Masonry Supt, Extent : Light, Area Affected : 25%								
Location : Window Openings All Facades								
Metal Panel	2%			2054	* *	5-10	$9,900	
Metal: Cage/Fence	10%			2047	* *	5	$31,600	
Windows								
Aluminum	100%			2042	* *	5	$28,700	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$9,200	
Metal Panel	5%			2044	* *	5	$2,600	
Metal Rail	25%			2039	* *	5-10	$59,500	
Roof								
Built-Up (BUR)	70%	Now	$14,000	2034	$700,000			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roof Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Southwest Area, Room 208								
Copper/Terne	3%	Now	$6,800	2062	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Stair B Bulkhead								
Deformed/Dented, Extent : Severe, Area Affected : 5%								
Location : Stair B Bulkhead								
Paver: Asphalt	26%			2043	* *	10	$32,600	
Skylight, Metal/Glass	1%			2044	* *	10	$2,800	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$49,100	
Mosaic Tile	2%	0-2	$14,400	2047	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boys Toilets, Around Floor Mounted Urinals								
Quarry Tile	3%			2039	* *	5	$6,700	
Vinyl Tile	40%	2-4	$84,600	2034	$1,691,500	3	$22,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement, Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement, Cafeteria								
Vinyl Tile 9" X 9"	35%	Now	$214,200	2034	$4,284,600	3	$19,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms								
Wood	5%			2049	* *	5	$14,000	
Interior Walls								
Ceramic Tile	25%	Now	$80,100	2037	* *	5	$35,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors, Stairwells, Cafeteria								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	15%			LIFE	* *	5	$17,100	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	50%	Now	$70,900	LIFE	* *	5	$42,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Roof Stairs								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Interior								
Ceilings								
AcousTileConcealSpLn	44%	Now	$105,000	2039	* *	5	$39,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement, Cafeteria, Corridors 1st And 2nd Floor								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	Now	$6,200	2039	* *	5	$3,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,400	
Metal Panel	6%	0-2	$58,900	LIFE	* *	5	$10,900	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Kitchen								
Plaster	30%	Now	$27,100	LIFE	* *	5	$27,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Girls Toilet 2nd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	50%			2069	* *			
Masonry: Brick	50%			2054	* *			
Retaining Walls								
Masonry: Brick	50%			2054	* *			
Masonry: Fieldstone	50%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Convent Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Convent Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	90%			2043	* *			
Cast in Place Concrete	10%			2047	* *			
Activity Yard								
Rubber Matting	100%			2034	$196,800			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : There Is A 2,500 Ampere Main Disconnect Switch. The Switch Is In Good Condition.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	95%			2034	$196,300	1		
Conduit	5%			2060	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$2,400	
Wiring								
Braided Cloth	65%	2-4	$194,200	2059	* *	1		
Other Observation, Extent : Light, Area Affected : 75%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	20%			2034	$59,700	1		
Thermoplastic	5%			2054	* *	1		
Thermoplastic	10%			2060	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	90%			2042	* *	10	$82,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fixtures Are T-8 Lamp Type. They Are In Good Condition.								
LED	10%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : The LED Type Fixtures Are In Good Condition.								
Egress Lighting								
Emergency, Battery	50%			2034	$85,800	10	$12,100	
Exit, Battery	50%			2029	$72,400	10	$3,400	
Exterior Lighting								
HID	10%			2029	$47,700	10		
LED	10%			2042	* *			
No Component	80%							
Lightning Protection								

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$900	
Alarm								
Security System								
Generic	100%			2029	$192,000	1	$37,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$263,800	1-3	$61,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2054	* *	5	$30,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$98,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two No. 2 Oil Burning, Gasoline Ingnition Steam Boilers								
Distribution								
Steam Piping/Pump	30%			2054	* *			
Steam Piping/Pump	70%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$384,900	1	$12,400	
Convector/Radiator	80%			2039	* *	1	$25,800	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$121,400			
Window/Wall Unit	85%	0-2	$32,900	2029	$329,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Of Window Units Are Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$11,100	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

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
Ventilation								
Exhaust Fans								
Interior	20%			2029	$90,700	2	$600	
Roof	80%			2034	$158,800	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$13,100	2054	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement. Cross Base. Broken Water Piping								
Galvanized Steel	80%			2039	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Various Areas								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$2,100	
Backflow Preventer								
No Component	80%							
Generic	20%			2042	* *	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Backflow Preventer Serves Boiler Makeup Only								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Storage Area								
Explanation : Serves Storage Area Only								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 72 Square Feet (12x6).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 161 - Q**		
Address	: **101-33 124TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q161**
Program / Asset #	: **BOE1013.000 / 13406**	**Yr Built/Renovated**	: **2000 / 2016**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **9491** **Lot** : **1**	**BIN**	: **4200748**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,670,000	$269,600
Interior Architecture	$87,200	$1,997,900
Electrical		$392,500
Mechanical	$115,000	$1,434,900
Site Enclosure	$120,100	
Site Pavements		$81,100
Total	**$1,992,300**	**$4,175,900**
Importance Code A	$1,670,000	$269,600
Importance Code B	$202,200	$3,906,300
Importance Code C	$120,100	
Total	**$1,992,300**	**$4,175,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,200		$5,700	
Interior Architecture	$268,100		$6,700	$9,400
Electrical	$18,500	$14,000	$17,600	$15,600
Mechanical	$113,500	$40,400	$36,200	$38,500
Site Enclosure	$27,600			
Site Pavements	$30,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$519,100**	**$68,800**	**$80,600**	**$78,000**
Importance Code A	$53,000	$7,500	$12,400	$7,500
Importance Code B	$301,100	$61,300	$66,000	$70,500
Importance Code C	$165,000		$2,100	
Total	**$519,100**	**$68,800**	**$80,600**	**$78,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	Now	$874,700	LIFE	* *	5	$98,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Various Locations Above And Below Expansion Joints. All Facades								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Base Of Building								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building								
Metal/Glass Curt Wall	10%	Now	$483,600	LIFE	* *	5	$26,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Auditorium								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insul Deter/Miss, Extent : Moderate, Area Affected : 25%								
Location : Windows Above Main Entrance								
Metal Panel	15%			2046	* *	5-10	$144,500	
Pre-Cast Concrete	5%	Now	$52,000	LIFE	* *	5	$22,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Decorative Elements At Window Openings On 124th Street Facade								
Windows								
Aluminum	90%	Now	$259,600	2044	* *	5	$13,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 1%								
Location : Classrooms								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 15%								
Location : Windows Throughout								
Metal Louvers	10%	Now	$3,400	2039	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Air Intake Vents Within Penthouse. Water Seeping To Floors Below								
Parapets								
Masonry: Brick	70%			LIFE	* *	5-10	$24,700	
Metal Rail	10%			2049	* *	5-10	$9,300	
Pre-Cast Concrete	20%			LIFE	* *	5	$13,000	
Roof								
Metal Panel	60%			2041	* *	10	$66,400	
Modified Bitumen	40%	Now	$13,500	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Leaking Into Library								
Soffits								
Metal/Glass Curt Wall	100%	Now	$1,800	LIFE	* *	5	$900	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Supporting Steel Structures. Main Entrance								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Supporting Steel Structures. Main Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Interior								
Floors								
Carpet	1%	Now	$2,100	2032	$20,600	3	$1,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Library And Principals Office								
Cast in Place Concrete	10%			LIFE	* *	5	$49,800	
Ceramic Tile	8%			2039	* *	5	$9,100	
Panel/Paver: Cer/Brk	3%			2052	* *	5	$7,700	
Quarry Tile	5%			2041	* *	5	$8,500	
Slate	3%			LIFE	* *	5	$7,300	
Terrazzo	3%			LIFE	* *	5	$5,300	
Vinyl Tile	62%			2036	$1,997,900	3	$35,300	
Wood	5%			2051	* *	5	$10,700	
Interior Walls								
Ceramic Tile	2%			2039	* *	5	$4,200	
Concrete Masonry Unit	50%			LIFE	* *	5	$84,400	
Glass Block	3%			LIFE	* *	10	$2,500	
Glass: Single Pane	2%			LIFE	* *	5	$6,300	
Gypsum Board	10%			LIFE	* *	5-10	$35,900	
Masonry: Brick	3%			LIFE	* *	10	$1,900	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$26,400	
Wood	5%			LIFE	* *	5	$84,400	
Ceilings								
AcousTileSusp.Lay-In	45%	Now	$43,600	2041	* *	5	$25,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Library								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Library								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Library From Mechanical Penthouse Above. Air Intake Vents								
Exposed Struc: Steel	10%			LIFE	* *	10	$22,800	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Penthouse And Basement								
Explanation : Component Actually Metal Decking								
Gypsum Board	35%			LIFE	* *	5-10	$137,100	
Metal Panel	10%			LIFE	* *	5	$28,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$23,500	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : All Perimeter Fencing								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : All Perimeter Fencing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	5%			2056	* *			
Masonry: Brick	20%	Now	$120,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 124th Street Perimeter Wall								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : 124th Street Perimeter Wall								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 124th Street Perimeter Wall								
Explanation : Efflorescence								
Masonry: Brick	75%			2046	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$4,100	2046	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Retaining Walls Throughout Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	15%			2041	* *			
Pavers/Stone	85%			2039	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	20%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Rubber Matting Removed								
Rubber Matting	15%	Now	$16,200	2036	$81,100			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Activity Yard								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Traffic Topping	65%	Now	$14,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basketball Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2041	* *	5	$100	
Motor Control Center	80%			2041	* *	5	$1,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$26,500	
Generators								
Diesel	100%			2039	* *	1	$33,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,200	
Fuel Storage								
Day Tank	100%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 60 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Occupancy Sensors								
Egress Lighting								
Emergency, Service	50%			2036	$24,000	1		
Exit, Service	50%			2036	$16,800	1		
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Alarm								
Security System								
Generic	100%			2036	$165,300	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$227,100	1-3	$54,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Toilets, Library, Cafeteria								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns, No Central Station Connection								

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
Heating								
Energy Source								
Electricity	10%			2056	* *	1		
Interruptible Gas/Dual Fuel	90%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 10,000 Gallon Oil Tank								
Conversion Equipment								
Radiant Heater	10%			2044	* *	2	$3,500	
Steam Boiler	90%			2049	* *	1	$67,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	90%	Now	$28,100	2056	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : Steam Traps And Main Header Leaking								
No Component	10%							
Terminal Devices								
Air Handler	60%			2041	* *	1	$28,200	
Convector/Radiator	30%			2049	* *	1	$7,400	
No Component	10%							
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	$115,000	2031	$1,149,800	1	$31,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets In Penthouse								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Penthouse								
Explanation : One Compressor Not Operating On Chiller One								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$5,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$47,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$225,600	2	$53,000	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	$13,700	LIFE	* *	2-5	$8,500	
Broken, Extent : Moderate, Area Affected : 2%								
Location : The Linkage Of The Damper In Penthouse								
Unbalanced System, Extent : Light, Area Affected : 10%								
Location : Bathroom Section Of The Building								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$53,800	
Exhaust Fans								
Interior	100%			2041	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$19,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Slop Sink Drain Cracked And Leaks Below								
Storm Drain Piping								
Cast Iron	100%	0-2	$5,500	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 2%								
Location : From Roof Drain Leaks To Library								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

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
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From Basement To Penthouse								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$38,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$21,300	
Fire Pump								
Generic	100%			2039	* *	1	$14,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 72 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 162 - Q**
Address : **201-02 53 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0808.000 / 1531**
Area Sq Ft : **78,277**
Date of Survey : **07-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **7410** **Lot** : **1**

Agency's Number : **Q162**
Yr Built/Renovated : **1937 / 2000**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4159363**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$903,700	$303,200
Interior Architecture	$1,780,800	$1,501,000
Electrical	$273,100	$274,000
Mechanical		$2,170,000
Total	**$2,957,600**	**$4,248,200**
Importance Code A	$903,700	$303,200
Importance Code B	$1,040,700	$3,945,100
Importance Code C	$1,013,200	
Total	**$2,957,600**	**$4,248,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,300	$45,200		
Interior Architecture	$99,400	$10,000	$8,800	$25,600
Electrical	$8,000	$9,000	$7,700	$8,500
Mechanical	$13,300	$13,500	$18,700	$74,600
Site Pavements	$11,100			
Total	**$168,200**	**$77,600**	**$35,200**	**$108,700**
Importance Code A	$44,100	$52,900	$7,800	$7,800
Importance Code B	$124,100	$24,700	$27,400	$101,000
Importance Code C				
Total	**$168,200**	**$77,600**	**$35,200**	**$108,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$110,700	
Masonry: Granite	5%			LIFE	* *	5	$4,600	
Masonry: Limestone	5%			LIFE	* *	5	$4,600	
Windows								
Steel	15%	Now	$224,400	2057	* *	5	$30,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Auditorium, Gymnasium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Auditorium, Gymnasium								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Auditorium, Gymnasium								
Wood	85%	Now	$679,300	2057	* *	5	$137,700	
Thermally Inefficient, Extent : Severe, Area Affected : 80%								
Location : All Building Facades								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : All Building Facades								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : All Building Facades								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$8,900	
Metal Rail	30%			2048	* *	5-10	$74,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,300	
Roof								
Modified Bitumen	95%			2043	* *	10	$54,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All New Roof Completed In 2019								
Single Ply Membrane	5%	Now	$36,300	2043	* *			
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : All Bulkheads								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,800	
Ceramic Tile	5%			2044	* *	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$4,600	
Vinyl Tile	40%			2035	$1,325,700	3	$17,600	
Vinyl Tile	5%	Now	$49,700	2043	* *	3	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Vinyl Tile 9" X 9"	20%	Now	$767,600	2045	* *	3	$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Wood	20%			2050	* *	5	$43,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

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
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	$1,013,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 30%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Hatch Leaks, Cracks On Beams								
Concrete Masonry Unit	5%			LIFE	* *	5	$5,800	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$47,700	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2048	* *	5	$6,700	
AcousTileConcealSpLn	10%			2033	$175,400	5	$13,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,700	
Plaster	60%			LIFE	* *	5	$39,900	
Plaster	15%	Now	$49,700	LIFE	* *	5	$10,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rooms 332, 338, 309								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 332, 338, 309								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$11,100	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Rubber Matting	100%			2040	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2061	* *	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2061	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	60%			2057	* *	5	$1,200	
Molded Case Bkrs	30%			2034	$55,200	5	$600	
Wiring								
Braided Cloth	60%	2-4	$122,600	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	40%			2061	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$85,600	5	$400	
Locally Mounted	30%			2052	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$9,400	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$2,300	
Alarm								
Security System								
Generic	100%			2030	$150,500	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$48,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$77,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. 2 New Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$301,700	1	$9,700	
Convector/Radiator	60%			2040	* *	1	$15,200	
Fan Coil Unit/Heat	20%			2035	$397,500	1	$5,100	
Controls								
Electrical	100%			2033	$445,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Management System								
Explanation : Building Management System Controlled Through Thermostats And Room Temperature Sensors								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	20%			2035	$380,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : 24 Units. R-410a								
Window/Wall Unit	15%			2030	$45,500	1		
No Component	65%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2035	$171,200	1	$5,100	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	$10,900	
No Component	80%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,700	
Exhaust Fans								
Interior	90%			2035	$319,900	2	$2,200	
Roof	10%			2030	$15,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2045	* *	1		
Galvanized Steel	15%			2033	$153,500	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2045	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2035	$42,000	4	$4,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$33,300	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 163 - BX**		
Address	: **2075 WEBSTER AVENUE @E. 180 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X163**
Program / Asset #	: **BOE0299.000 / 392**	**Yr Built/Renovated**	: **1975 / 2011**
Area Sq Ft	: **33,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **3142** **Lot** : **48**	**BIN**	: **2013297**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$405,700	
Interior Architecture		$1,287,500
Electrical	$63,400	$440,200
Mechanical	$369,000	$695,800
Total	**$838,200**	**$2,423,600**
Importance Code A	$405,700	
Importance Code B	$432,500	$2,423,600
Total	**$838,200**	**$2,423,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,200	$4,800		$7,800
Interior Architecture	$6,900		$5,700	$19,000
Electrical	$3,100	$3,800	$3,500	$3,200
Mechanical	$62,600	$6,600	$10,400	$35,500
Site Enclosure	$3,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$97,200**	**$22,300**	**$26,800**	**$72,700**
Importance Code A	$17,500	$8,000	$3,300	$11,200
Importance Code B	$72,600	$14,300	$23,600	$61,500
Importance Code C	$7,200			
Total	**$97,200**	**$22,300**	**$26,800**	**$72,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	0-2	$84,600	LIFE	* *	5	$47,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Bulkheads								
Metal Panel	7%			2045	* *	5-10	$24,500	
Windows								
Aluminum	100%			2043	* *	5	$9,500	
Parapets								
Masonry: Brick Cavity	95%	0-2	$13,600	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Chimney								
Metal Panel	5%	2-4	$600	2045	* *	5	$700	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Northwest Side Of Main Roof								
Roof								
IRMA/Protected Membrane	100%	Now	$321,200	2045	* *			1
Insul Miss/Displaced, Extent : Severe, Area Affected : 30%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Patching Evident, Extent : Severe, Area Affected : 25%								
Location : Main Roof								
Soffits								
Metal Panel	100%			2045	* *	5-10	$4,200	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,500	
Ceramic Tile	5%	0-2	$2,900	2038	* *	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Toilets								
Vinyl Tile	90%			2035	$1,287,500	3	$17,100	
Interior Walls								
Ceramic Tile	3%	0-2	$3,900	2038	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%			LIFE	* *	5	$34,900	
Folding Partition	2%			2051	* *	5	$5,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Multipurpose Room								
Recent Repair Evident, Extent : N/A, Area Affected : 22%								
Location : Multipurpose Room								
Gypsum Board	20%			LIFE	* *	5	$14,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2040	* *	5	$37,900	
Exposed Struc: Steel	20%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Iron Picket	20%	4+	$3,200	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Of School								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : West Of Building								
Explanation : Chain Link Fence Removed For New Construction								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	40%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : East 180th Street								
Explanation : Repair Evident								
Cast in Place Concrete	60%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	30%			2040	* *			
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Area								
Explanation : Asphalt Removed For New Construction								
Activity Yard								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Asphalt Removed For New Construction								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Rubber Matting Removed For New Construction								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$23,200	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$133,200	5	$100	
Raceway								
Conduit	100%			2035	$62,700	1		
Panelboards								
Fused Disc Sw	10%			2034	$10,200	5	$100	
Molded Case Bkrs	90%			2034	$92,000	5	$800	
Wiring								
Thermoplastic	100%			2035	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$4,000	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	10%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$63,400	1	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Hallway And Exit Doors								
Explanation : Intrusion Alarm Only With Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$20,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$10,200	
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$32,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%	Now	$5,400	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate Return Pump								
Terminal Devices								
Air Handler	100%			2035	$635,900	1	$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2043	* *	2	$300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	65%			2030	$369,000	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
Split Unit	5%			2035	$40,100			
Window/Wall Unit	15%	0-2	$1,900	2030	$19,200	1		
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Various								
Explanation : 10 Out Of 20 Window Air Condition Units Are Out Of Service								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,400	
Exhaust Fans								
Interior	40%			2035	$59,900	2	$400	
Roof	60%			2035	$39,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

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
Plumbing								
Water Heater With Tanks								
Electric	100%	Now	$48,400	2035	$48,400	4		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$3,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$1,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$17,300	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 163 - M**		
Address	: **163 WEST 97 STREET @ AMSTERDAM AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M163**
Program / Asset #	: **BOE0098.000 / 1650**	**Yr Built/Renovated**	: **1958 / 2017**
Area Sq Ft	: **69,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1852** **Lot** : **99**	**BIN**	: **1055908**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$91,600	$1,298,800
Interior Architecture		$454,100
Electrical	$453,300	$636,700
Mechanical	$99,300	$1,333,200
Total	**$644,300**	**$3,722,800**
Importance Code A	$91,600	$1,914,700
Importance Code B	$552,700	$1,808,200
Total	**$644,300**	**$3,722,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$5,100	$15,900	
Interior Architecture	$68,400	$16,600	$10,400	$700
Electrical	$6,500	$47,200	$8,600	$6,500
Mechanical	$16,600	$20,200	$16,700	$9,500
Site Pavements	$2,300			
Total	**$93,900**	**$89,100**	**$51,500**	**$16,700**
Importance Code A	$6,800	$12,100	$22,700	$6,800
Importance Code B	$32,200	$77,000	$28,800	$9,800
Importance Code C	$54,900			
Total	**$93,900**	**$89,100**	**$51,500**	**$16,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	* *	5	$4,000	
Masonry: Brick	73%			LIFE	* *	5	$31,000	
Metal/Glass Curt Wall	25%	4+	$91,600	LIFE	* *	5	$19,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	98%			2049	* *	5	$31,700	
Metal Louvers	2%			2036	$36,800	10	$4,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	80%			LIFE	* *	5	$3,300	
Metal Rail	10%			2046	* *	5-10	$7,300	
Roof								
Built-Up (BUR)	98%			2033	$1,198,500	10	$100,300	
Copper/Terne	2%			2048	* *	10	$5,100	
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,300	
Ceramic Tile	3%			2042	* *	5	$3,300	
Terrazzo	3%			LIFE	* *	5	$2,600	
Vinyl Tile	75%			2038	* *	3	$31,200	
Vinyl Tile 9" X 9"	5%			2033	$454,100	3	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 222, 315, 322								
Explanation : Vat								
Wood	4%	Now	$13,500	2061	* *	5	$4,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%	Now	$45,300	LIFE	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Areaway Walls								
Ceramic Tile	5%			2042	* *	5	$14,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,800	
Plaster	50%			LIFE	* *	5	$43,600	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$33,300	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,500	
Plaster	50%			LIFE	* *	5	$34,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2053	* *			
Iron Picket	30%			2068	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Steps At Entry								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Steps At Entry								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	40%			2046	* *			
Cast in Place Concrete	50%			2050	* *			
Pavers/Stone	10%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	90%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Vertical Sections								
Molded Case Bkrs	10%			2043	* *	5	$200	
Raceway								
Conduit	85%			2033	$125,900	1		
Conduit	15%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$9,200	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	0-2	$163,500	2058	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	93%			2041	* *	10	$58,900	
Other Observation, Extent : N/A, Area Affected : 98%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$16,700	10		
Incandescent	5%			2028	$97,900	2	$100	
Egress Lighting								
Emergency, Battery	50%			2028	$59,300	10	$8,300	
Exit, Service	50%			2028	$15,200	1		
Exterior Lighting								
HID	100%			2033	$329,700	10	$200	
Alarm								
Security System								
Generic	100%			2028	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Offices And Exit Doors								
Explanation : Intrusion Alarm, Motion Sensor And Security Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$42,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$21,400	
Conversion Equipment								
Steam Boiler	100%			2031	$615,800	1	$68,300	
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$99,300	2043	* *	4	$3,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate Return Pump in Basement								

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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DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

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
Heating								
Terminal Devices								
Air Handler	20%			2033	$265,900	1	$8,500	
Convector/Radiator	80%			2038	* *	1	$17,800	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Window/Wall Unit	75%			2031	$200,700	1		
Recent Installation, Extent : N/A, Area Affected : 65%								
Location : Throughout								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	
Exhaust Fans								
Interior	80%			2033	$250,700	2	$1,700	
Roof	20%			2033	$27,400	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$10,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$1,100	2027	$2,200	4	$1,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement. Temporary Pump Presently Being Used.								
Sewage Ejector(s)								
Electric	100%			2033	$37,000	4	$2,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 163 - Q**
Address : **159-01 59 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0809.000 / 1532**
Area Sq Ft : **114,000**
Date of Survey : **13-Nov-2024**
Areas Surveyed : **Basement, Roof, Floors 1,4,Ph**
Block : **6726** **Lot** : **70**

Agency's Number : **Q163**
Yr Built/Renovated : **1935 / 2003**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4146042**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$321,800	$801,900
Interior Architecture	$578,300	$1,696,700
Electrical		$703,700
Mechanical	$199,700	$3,751,900
Site Enclosure	$120,400	
Total	**$1,220,200**	**$6,954,200**
Importance Code A	$321,800	$801,900
Importance Code B	$778,000	$6,152,300
Importance Code C	$120,400	
Total	**$1,220,200**	**$6,954,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$170,000		$3,500	
Interior Architecture	$280,000		$40,500	$5,700
Electrical	$33,100	$18,600	$23,900	$19,200
Mechanical	$60,600	$26,800	$34,400	$24,500
Site Enclosure	$21,200			
Site Pavements	$46,500			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$632,900**	**$67,000**	**$123,800**	**$71,000**
Importance Code A	$179,000	$9,000	$12,500	$9,000
Importance Code B	$327,400	$57,900	$93,000	$62,000
Importance Code C	$126,500		$18,300	
Total	**$632,900**	**$67,000**	**$123,800**	**$71,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$154,900	
Masonry: Brick	45%			LIFE	* *	5	$178,400	
Masonry: Brick Cavity	33%			LIFE	* *	5	$130,900	
Masonry: Granite	3%			LIFE	* *	5	$8,900	
Masonry: Limestone	7%			LIFE	* *	5	$20,800	
Window Wall	7%			2066	* *	5	$52,000	
Windows								
Aluminum	45%	Now	$89,700	2044	* *	5	$9,200	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Various Windows Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Various Windows Throughout								
Aluminum	40%			2052	* *	5	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Aluminum w/ Guards	15%	0-2	$40,200	2044	* *	5	$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Exterior Guards								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout Exterior Guards								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$25,700	
Masonry: Brick	40%			LIFE	* *	5-10	$49,600	
Masonry: Brick Cavity	35%			LIFE	* *	5-10	$43,400	
Masonry: Limestone	5%	2-4	$8,600	LIFE	* *	5	$1,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Stone Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Coping And Cornice Stones								
Metal Rail	15%			2041	* *	5-10	$49,100	
Roof								
Built-Up (BUR)	55%			2036	$569,800	10	$47,700	
Copper/Terne	3%			2064	* *	10	$6,500	
IRMA/Protected Membrane	40%			2044	* *	10	$34,700	
Metal Panel	2%			2053	* *	10	$3,200	
Soffits								
Stucco Cement	100%			2049	* *	5	$7,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$45,100	
Ceramic Tile	5%			2049	* *	5	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors In 2016 Addition								
Explanation : Location Noted								
Mosaic Tile	7%	2-4	$138,800	2049	* *	5	$18,100	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Original Building Toilet Rooms								
Quarry Tile	5%	2-4	$38,900	2056	* *	5	$7,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Terrazzo	7%	0-2	$27,700	LIFE	* *	5	$11,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Stair Treads Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Vinyl Tile	20%			2036	$1,167,500	3	$20,600	
Vinyl Tile	34%			2044	* *	3	$26,300	
Vinyl Tile 9" X 9"	2%	0-2	$67,600	2031	$338,000	3	$1,500	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Room 260								
Wood	15%	0-2	$189,100	2064	* *	5	$29,000	
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : Gymnasium And Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms								
Interior Walls								
Ceramic Tile	2%	2-4	$19,600	2039	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms Within Original Building								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms Within Original Building								
Ceramic Tile	21%			2049	* *	5	$36,600	
Glass: Single Pane	2%			LIFE	* *	5	$5,200	
Gypsum Board	25%			LIFE	* *	5-10	$74,100	
Masonry: Brick	8%			LIFE	* *	10	$4,200	
Marble Panels	2%			LIFE	* *	10	$1,400	
Plaster	20%			LIFE	* *	5-10	$29,600	
SGFT/Glazed Masonry	20%			LIFE	* *	10	$17,400	

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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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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Interior								
Ceilings								
AcousTileConcealSpLn	8%			2041	* *	5	$20,600	
AcousTileSusp.Lay-In	7%			2041	* *	5	$14,400	
AcousTileSusp.Lay-In	8%			2049	* *	5	$16,500	
Exposed Struc: Concrete	8%			LIFE	* *	5-10	$20,600	
Exposed Struc: Steel	7%			LIFE	* *	10	$28,900	
Fiber Board	4%	4+	$26,400	2036	$131,800			
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Gypsum Board	23%			LIFE	* *	5-10	$163,200	
Plaster	35%			LIFE	* *	5-10	$124,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	$120,400	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Along 160th Street								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Along 160th Street								
Iron Picket	30%	2-4	$14,100	2071	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	75%			2056	* *			
Masonry: Brick	25%	4+	$7,200	2056	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entrance Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	4+	$9,800	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	20%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Site Pavements								
Activity Yard								
Asphalt	85%	2-4	$15,400	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Cast in Place Concrete	10%			2049	* *			
Rubber Matting	5%	Now	$21,400	2046	* *			
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	65%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnect Switch Rated At 2,500 Amperes								
Fused Disc Sw	35%			2056	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Fire Pump Main Disconnect Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$133,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Fused Disc Sw	50%			2056	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	50%			2036	$124,800	1		
Conduit	50%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$300	
Fused Disc Sw	5%			2035	$12,300	5	$100	
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	35%			2035	$85,800	5	$1,100	
Molded Case Bkrs	49%			2052	* *	5	$1,500	
Wiring								
Thermoplastic	50%			2036	$175,000	1		
Thermoplastic	50%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2034	$92,900	5	$400	
Variable Frequency Drive	50%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C31c								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C29								
Explanation : Location Noted								
Generators								
Diesel	100%	Now	$14,200	2045	* *	1	$39,700	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%								
Location : Schoolyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,200	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard Under Generator Enclosure								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	86%			2041	* *	10	$89,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$2,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
HID	1%			2031	$13,800	10		
Incandescent	1%			2031	$32,300	2		
LED	10%			2044	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Lighting								
Egress Lighting								
Emergency, Service	30%			2044	* *	1		
Emergency, Service	20%			2036	$14,400	1		
Exit/Emergency Light Combo	10%			2044	* *			
Exit, LED	20%			2071	* *	1		
Exit, Service	20%			2036	$10,100	1		
Exterior Lighting								
HID	4%			2031	$21,800	10		
LED	6%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$900	
Alarm								
Security System								
Generic	50%			2041	* *	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Staircase And Outside								
Explanation : CCTV Surveillance Camera System								
Generic	50%			2041	* *	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$70,200	

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
Heating								
Energy Source								
Natural Gas	40%			2056	* *	1		
Interruptible Gas/Dual Fuel	60%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	40%			2049	* *	1	$22,500	
Steam Boiler	60%			2041	* *	1	$67,700	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	40%			2044	* *	4	$3,400	
Steam Piping/Pump	60%			2056	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Heating								
Terminal Devices								
Air Handler	10%			2036	$219,700	1	$7,100	
Convector/Radiator	35%			2041	* *	1	$12,900	
Fan Coil Unit/Heat	15%			2031	$434,100	1	$5,500	
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : New Wing								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	40%	Now	$67,100	2034	$1,341,000			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : System Does Not Function								
Pneumatic	60%			2034	$1,353,600			
Air Conditioning								
Energy Source								
Electricity	60%			2044	* *	1		
Electricity	40%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2041	* *	1	$21,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition Roof								
Explanation : 1 Multi-stack Unit On Roof. R-410a								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition Roof								
Explanation : 4 Units. R-410a								
Window/Wall Unit	20%			2034	$88,400	1		
Window/Wall Unit	30%			2029	$132,700	1		
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Units Installed In Gymnasium Have No Power Supply								
Explanation : Not In Service								
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	$3,400	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	35%			2041	* *	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units								
Fan Coil - 2 Pipe	5%			2041	* *	1	$1,800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : New Addition								
Explanation : Chilled Beams								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$60,400	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$40,300	
Exhaust Fans								
Interior	40%			2036	$207,100	2	$1,400	
Roof	60%			2041	* *	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2046	* *	1		
Brass/Copper	40%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Old Building								
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

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
Plumbing								
Booster Pump w/Tank								
No Component	60%							
Generic	40%			2041	* *	1	$6,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Basement Through 4th Floor And Basement To Gymnasium								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2056	* *	1-5	$23,000	
Sprinkler								
No Component	57%							
Generic	3%			2036	$48,400	1-2	$1,000	
Generic	40%			2056	* *	1-2	$12,800	
Fire Pump								
No Component	60%							
Generic	40%			2045	* *	1	$8,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**		
Address	: **1664 BENSON AVENUE BTWN: BAY 14 ST., 17 AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K163**
Program / Asset #	: **BOE0463.000 / 1332**	**Yr Built/Renovated**	: **1909 / 2007**
Area Sq Ft	: **58,748**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6399** **Lot** : **26**	**BIN**	: **3167623**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$181,800	$289,800
Interior Architecture	$176,700	
Electrical	$268,100	$590,400
Mechanical	$2,232,600	$3,252,800
Total	**$2,859,200**	**$4,133,000**
Importance Code A	$181,800	$289,800
Importance Code B	$2,602,600	$3,843,200
Importance Code C	$74,800	
Total	**$2,859,200**	**$4,133,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$5,500	
Interior Architecture	$80,100		$1,300	$7,100
Electrical	$2,400	$6,100	$61,400	$6,800
Mechanical	$8,900	$8,600	$50,700	$9,200
Site Enclosure	$11,600			
Site Pavements	$27,700			
Total	**$130,700**	**$14,700**	**$118,800**	**$23,100**
Importance Code A	$5,800	$5,800	$11,400	$5,800
Importance Code B	$71,700	$8,800	$107,400	$17,300
Importance Code C	$53,200			
Total	**$130,700**	**$14,700**	**$118,800**	**$23,100**

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$70,000	LIFE	* *	5	$41,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 401 And 402								
Masonry: Granite	5%			LIFE	* *	5	$1,800	
Masonry: Limestone	10%			LIFE	* *	5	$3,700	
Windows								
Aluminum	100%	0-2	$111,800	2050	* *	5	$11,500	
Glazing Clouded, Extent : Moderate, Area Affected : 75%								
Location : South And West Facades								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,600	
Masonry: Limestone	10%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	85%			2034	$289,800	10	$24,200	
Debris on Roof, Extent : Light, Area Affected : 10%								
Location : Roof								
Metal Panel	5%			2039	* *	10	$2,600	
Modified Bitumen	10%			2039	* *	10	$2,900	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$12,800	
Mosaic Tile	3%	Now	$12,000	2039	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sheet Vinyl/Rubber	2%			2039	* *	5	$2,500	
Vinyl Tile	68%	Now	$32,100	2039	* *	3	$21,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Main Distribution Frame Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	20%	Now	$101,900	2049	* *	5	$15,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout Classrooms And Auditorium								

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$21,600	2037	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Masonry: Brick	10%	Now	$74,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Electrical Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Plaster	70%			LIFE	* *	5	$16,100	
Plaster	5%	Now	$9,600	LIFE	* *	5	$1,200	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 401 And 402								
Ceilings								
AcousTile,Adhered	5%	Now	$2,700	2039	* *	5	$2,100	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2047	* *	5	$4,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,300	
Plaster	80%			LIFE	* *	5	$41,700	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2044	* *			
Iron Picket	90%	Now	$11,600	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Gate								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	90%	0-2	$7,700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	10%	Now	$2,700	2051	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Main Steps								
Explanation : Water Penetration Into Electrical Room								
Activity Yard								
Asphalt	70%			2043	* *			
Rubber Matting	30%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2034	$15,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	40%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2034	$119,800	5	$200	
Fused Disc Sw	40%			2054	* *	5	$100	
Raceway								
Conduit	95%			2034	$140,700	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Disc Sw	10%			2033	$14,300	5	$100	
Molded Case Bkrs	65%			2033	$93,000	5	$1,000	
Molded Case Bkrs	20%			2050	* *	5	$300	
Wiring								
Thermoplastic	80%			2034	$163,500	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$48,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$7,100	
Exit, Service	50%			2034	$13,000	1		
Exterior Lighting								
HID	30%			2039	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$112,900	1	$21,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$155,200	2044	* *	1-3	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 8,000 Gallon Capacity. Using Oil No. 2								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$58,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2060	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement. New Condensate, Vacuum Pump								
Terminal Devices								
Air Handler	30%			2034	$339,600	1	$10,900	
Convector/Radiator	60%			2032	$295,100	1	$11,400	
Fan Coil Unit/Heat	10%			2029	$149,100	1	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Classrooms								
Explanation : Unit Ventilators								
Controls								
Digital	100%	2-4	$1,727,700	2034	$1,727,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management System Is Malfunctioning								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
Window/Wall Unit	80%			2029	$182,300	1		
No Component	10%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

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
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$6,600	
No Component	80%							
Exhaust Fans								
Interior	65%			2029	$173,400	2	$1,200	
Roof	35%			2029	$40,900	2	$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$768,000	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$122,400	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 500 Gallon Tank In Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$12,000	4	$1,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 164 - BK**				
Address	: **4211 14TH AVENUE BTWN: 42 ST., 43 ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K164**
Program / Asset #	: **BOE0464.000 / 1333**			**Yr Built/Renovated**	: **1910 / 2009**
Area Sq Ft	: **75,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Dec-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**				
Block	: **5600**	**Lot**	: **1**	**BIN**	: **3135976**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$509,300	$83,800
Interior Architecture	$298,900	$1,944,500
Electrical		$1,832,700
Mechanical	$197,700	$3,066,500
Total	**$1,005,900**	**$6,927,500**
Importance Code A	$576,300	$83,800
Importance Code B	$243,500	$6,843,700
Importance Code C	$186,100	
Total	**$1,005,900**	**$6,927,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,400			
Interior Architecture	$204,900		$1,100	$9,700
Electrical	$3,900	$2,800	$3,100	$3,600
Mechanical	$900	$10,300	$10,900	$12,100
Site Pavements	$11,700			
Total	**$273,900**	**$13,100**	**$15,200**	**$25,500**
Importance Code A	$52,400	$7,400	$7,400	$7,400
Importance Code B	$160,000	$5,700	$7,800	$18,100
Importance Code C	$61,500			
Total	**$273,900**	**$13,100**	**$15,200**	**$25,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$49,100	
Masonry: Brick	80%	Now	$353,400	LIFE	* *	5	$83,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor								
Masonry: Granite	2%	4+	$3,400	LIFE	* *	5	$1,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building								
Masonry: Limestone	15%			LIFE	* *	5	$23,600	
Windows								
Aluminum	100%	Now	$101,600	2052	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Level								
Explanation : Protective Metal Grilles								
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$63,600	
Masonry: Limestone	10%			LIFE	* *	5-10	$14,200	
Metal Security Bars	10%			2071	* *			
Roof								
Metal Panel	5%			2041	* *	10	$4,100	
Modified Bitumen	95%			2044	* *	10	$42,200	
Soffits								
Exposed Struc: Concrete	100%			LIFE	* *	5-10		
Interior								
Floors								
Carpet	2%			2035	$41,500	3	$3,400	
Cast in Place Concrete	10%			LIFE	* *	5	$50,100	
Mosaic Tile	5%			2041	* *	5	$14,300	
Terrazzo	5%	0-2	$11,000	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	58%	Now	$37,600	2036	$1,880,100	3	$24,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : First Floor Corridor								
Vinyl Tile 9" X 9"	10%	Now	$46,900	2046	* *	3	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms And Offices								
Wood	10%			2051	* *	5	$21,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$21,200	2039	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs								
Glass: Single Pane	5%	Now	$9,300	LIFE	* *	5	$5,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Stairwells, Transom Windows In Corridors								
Glass: Special Gauge	5%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Metal Panel With Safety Glass								
Masonry: Brick	10%	Now	$58,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler								
Marble Panels	2%	Now	$27,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Plaster	68%	Now	$127,400	LIFE	* *	5	$30,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor								
SGFT/Glazed Masonry	5%			LIFE	* *	10	$3,800	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	$22,900	
Plaster	90%			LIFE	* *	5-10	$177,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$7,300	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Rubber Matting	20%	Now	$4,400	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Traffic Topping	80%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 164 - BK
Asset # : 1333

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	4%			2035	$7,400	5	$100	
Fused Disc Sw	5%			2044	* *	5	$100	
Fused Toggle Switch	1%			2035	$1,800	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	80%			2035	$147,100	5	$1,600	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$61,100	5	$300	
Locally Mounted	30%			2041	* *	5	$200	
Locally Mounted	20%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	78%			2036	$893,000	10	$53,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2036	$22,900	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
LED	20%			2044	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	$64,500	10	$9,100	
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2031	$72,100	1	$14,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Generic	50%			2044	* *	1	$14,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$66,900	2049	* *	1	$66,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Bolier Room. No. 2 Boiler Is Not Working Due To Broken Motor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	* *	4	$3,700	
Terminal Devices								
Convector/Radiator	90%	2-4	$56,500	2034	$565,200	1	$19,600	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Stream Traps Are Not Working.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	10%			2031	$43,600	4	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

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
Heating								
Controls								
Pneumatic	100%	0-2	$74,200	2034	$1,484,200			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	80%			2031	$232,700	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
No Component	10%							
Ventilation								
Distribution								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Ventilation Devices Under Construction								
Exhaust Fans								
Roof	10%			2046	* *	2	$200	
Repairs In Progress, Extent : N/A, Area Affected : 10%								
Location : Roof								
Wall Unit	10%			2044	* *	2	$200	
Under Construction	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2062	* *	1		
Galvanized Steel	80%			2034	$784,300	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

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
Plumbing								
Backflow Preventer								
Generic	100%			2044	* *	1	$4,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 164 - Q**
Address : **138-01 77 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0810.000 / 1533**
Area Sq Ft : **101,046**
Date of Survey : **29-Jun-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **6606** **Lot** : **2**

Agency's Number : **Q164**
Yr Built/Renovated : **1949 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4142980**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$861,400	$1,109,400
Interior Architecture	$293,700	$843,300
Electrical	$804,000	$833,800
Mechanical	$2,956,200	$3,810,500
Total	**$4,915,300**	**$6,597,000**
Importance Code A	$861,400	$2,063,800
Importance Code B	$3,990,000	$3,810,600
Importance Code C	$63,900	$722,600
Total	**$4,915,300**	**$6,597,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$6,000	$23,800	$14,000	
Electrical	$59,100	$45,500	$11,300	$9,400
Mechanical	$37,900	$31,100	$27,900	$16,500
Site Enclosure	$14,100			
Site Pavements	$59,600			
Total	**$176,800**	**$100,400**	**$53,200**	**$25,900**
Importance Code A	$10,000	$10,200	$10,000	$10,000
Importance Code B	$152,700	$90,200	$43,200	$15,900
Importance Code C	$14,100			
Total	**$176,800**	**$100,400**	**$53,200**	**$25,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$2,900	
Masonry: Brick	75%			LIFE	* *	5	$70,600	
Masonry: Limestone	10%			LIFE	* *	5	$7,100	
Granite Panels	10%			LIFE	* *	5	$7,100	
Windows								
Aluminum	100%	Now	$430,700	2049	* *	5	$14,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	65%	Now	$223,000	LIFE	* *	5	$8,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Parapet Above Front Entry								
Masonry: Limestone	10%			LIFE	* *	5	$1,700	
Stucco Cement	25%			2046	* *	5	$8,500	
Roof								
Built-Up (BUR)	95%	Now	$207,800	2033	$1,038,800			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, 234, 319, 328 And Stair E								
Metal Panel	5%			2046	* *	10	$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,100	
Terrazzo	5%			LIFE	* *	5	$5,900	
Vinyl Tile	60%			2038	* *	3	$34,000	
Vinyl Tile	14%			2041	* *	3	$7,900	
Vinyl Tile 9" X 9"	1%			2028	$123,900	3	$600	
Wood	10%			2061	* *	5	$28,400	
Interior Walls								
Ceramic Tile	5%			2036	$722,600	5	$12,800	
Concrete Masonry Unit	15%			LIFE	* *	5	$15,400	
Marble Panels	5%			LIFE	* *			
Plaster	50%	0-2	$63,900	LIFE	* *	5	$38,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$47,300	
AcousTileSusp.Lay-In	5%			2046	* *	5	$7,600	
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,700	
Fiber Board	5%	4+	$6,000	2033	$120,800			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Plaster	45%	Now	$106,000	LIFE	* *	5	$42,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$6,800	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Driveway								
Iron Picket	50%	0-2	$7,400	2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$45,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Masonry: Granite	15%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	100%	2-4	$14,600	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$266,300	5	$2,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	20%	2-4	$49,000	2058	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	30%	2-4	$73,600	2058	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2032	$98,100	5	$1,100	
Wiring								
Braided Cloth	90%	2-4	$315,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$35,000	1		
Motor Controllers								
Locally Mounted	90%			2031	$167,200	5	$600	
Locally Mounted	10%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	92%			2038	* *	10	$85,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2028	$46,300	10	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : Compact Flourescent Lights								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$86,800	10	$12,200	
Exit, Service	50%			2028	$22,300	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$194,200	1	$37,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$62,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$240,600	5	$31,300	
Conversion Equipment								
Steam Boiler	100%			2031	$901,800	1	$100,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$1,700	2033	$82,900			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump, Boiler Room								
Steam Piping/Pump	90%			2033	$745,700			
Terminal Devices								
Air Handler	10%	Now	$3,900	2028	$194,700	1	$5,600	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Coil Of The Unit For Auditorium								
Air Handler	15%			2028	$292,100	1	$9,400	
Convector/Radiator	75%			2031	$634,600	1	$24,500	
Controls								
Pneumatic	100%			2027	$1,999,700			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2028	$56,700	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	70%			2031	$274,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

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
Ventilation								
Exhaust Fans								
Interior	5%	Now	$2,300	2033	$22,900	2	$100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : House Exhaust Fan.								
Interior	90%			2028	$413,000	2	$2,800	
Roof	5%			2041	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$5,300	2031	$264,200	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Defective System								
Water Heater With Tanks								
Gas Fired	100%	Now	$7,000	2033	$17,500	2		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
HW Heat Exchanger								
Steam Fired	100%			2033	$500,300	4	$10,000	
Sanitary Piping								
Cast Iron	10%	0-2	$2,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$700	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,200	
Fixtures								
Generic	10%							
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Explanation : Defective Units								
Generic	90%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$143,100	1-2	$2,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 165 - BK**
Address : **76 LOTT AVENUE BTWN: HOPKINSON AVE., AMBOY ST.**
Borough : **BROOKLYN**
Agency's Number : **K165**
Program / Asset # : **BOE0465.000 / 1334**
Yr Built/Renovated : **1912 / 2010**
Area Sq Ft : **62,000**
Project Type : **EDUCATION**
Date of Survey : **21-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3622** **Lot** : **23** **BIN** : **3082726**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$105,300	$84,400
Interior Architecture	$736,400	$53,000
Electrical	$179,500	$957,500
Mechanical	$476,600	$2,098,700
Total	**$1,497,800**	**$3,193,700**
Importance Code A	$105,300	$84,400
Importance Code B	$1,283,500	$3,109,300
Importance Code C	$108,900	
Total	**$1,497,800**	**$3,193,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,600		$6,300	
Interior Architecture	$39,500		$6,700	$8,100
Electrical	$6,000	$7,400	$6,100	$6,200
Mechanical	$34,600	$8,600	$47,300	$9,300
Site Enclosure	$19,100			
Site Pavements	$32,100			
Total	**$159,800**	**$16,000**	**$66,400**	**$23,600**
Importance Code A	$34,700	$6,100	$12,600	$6,100
Importance Code B	$96,100	$9,800	$53,800	$17,400
Importance Code C	$29,000			
Total	**$159,800**	**$16,000**	**$66,400**	**$23,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	95%			LIFE	* *	5	$84,400	
Windows								
Aluminum	100%	4+	$105,300	2050	* *	5	$10,800	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$8,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$6,000	
Roof								
Built-Up (BUR)	95%	4+	$28,600	2039	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2069	* *	10	$6,300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$32,700	
Ceramic Tile	5%	Now	$14,400	2043	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Faculty Toilets								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Faculty Toilets								
Mosaic Tile	3%			2039	* *	5	$7,500	
Quarry Tile	4%			2039	* *	5	$6,000	
Terrazzo	3%			LIFE	* *	5	$2,300	
Vinyl Tile	60%	Now	$84,600	2042	* *	3	$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Gymnasium And Cafeteria								
Uneven Surface, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Cafeteria								
Vinyl Tile 9" X 9"	5%	Now	$81,700	2029	$408,300	3	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wood	5%	Now	$15,200	2049	* *	5	$4,700	
Deflection Evident, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$9,900	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Faculty Toilets								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Faculty Toilets								
Glass Block	5%			LIFE	* *			
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	75%	2-4	$108,900	LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Library And Throughout								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Library And Throughout								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,300	
Plaster	85%	Now	$52,800	LIFE	* *	5	$53,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Library And Throughout								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Library And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 102								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$7,800	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Recess Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Iron Picket	40%	Now	$11,300	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gates								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$21,100	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Lot Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Site Pavements								
Activity Yard								
Asphalt	85%	0-2	$11,000	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	50%			2033	$92,000	5	$800	
Molded Case Bkrs	40%			2050	* *	5	$700	
Wiring								
Braided Cloth	60%	2-4	$122,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	99%			2039	* *	10	$56,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2039	* *	10	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lights								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	$53,300	10	$7,500	
Exit, Service	50%			2034	$13,700	1		
Exterior Lighting								
HID	30%			2034	$88,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$163,800	1-3	$38,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$61,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	50%	Now	$76,300	2034	$254,200			
Corroded, Extent : Severe, Area Affected : 70%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Return Line In Basement.								
Steam Traps Faulty, Extent : Severe, Area Affected : 60%								
Location : Float And Thermostatic Traps At Steam Mains In Basement And Thermostatic Traps At Various Radiators.								
Steam Piping/Pump	50%			2034	$254,200			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Heating								
Terminal Devices								
Air Handler	20%	2-4	$143,400	2044	* *	1	$6,900	
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : In Basement.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Convector/Radiator	10%	Now	$1,000	2032	$51,900	1	$1,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Convector/Radiator	60%			2032	$311,500	1	$12,000	
Unit Heater - Steam	10%			2029	$36,100	4	$600	
Controls								
Pneumatic	100%			2032	$1,227,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	Now	$14,400	2029	$144,300	1		
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Various Areas								
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$13,800	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 1 Air Vent Cover Is Removed. It Needs To Recover Back.								
No Component	60%							
Exhaust Fans								
Interior	40%			2029	$112,600	2	$800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$8,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Slop Sink In Lavatories Throughout								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Room 102								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$12,700	4	$1,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	0-2	$3,300	2032	$33,200	2	$1,000	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 115 Gallon Tank.								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$17,600	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 165 - M**		
Address	: **234 WEST 109 STREET BTWN: AMSTERDAM AVE., BROADWAY**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M165**
Program / Asset #	: **BOE0100.000 / 696**	**Yr Built/Renovated**	: **1898 / 2006**
Area Sq Ft	: **120,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5**		
Block	: **1880** **Lot** : **13**	**BIN**	: **1056676**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$271,500	$611,200
Interior Architecture	$384,400	
Electrical	$295,200	$1,668,200
Mechanical	$1,022,400	$2,722,600
Total	**$1,973,500**	**$5,001,900**
Importance Code A	$271,500	$611,200
Importance Code B	$1,702,000	$4,390,700
Total	**$1,973,500**	**$5,001,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$30,300	
Interior Architecture	$142,600	$2,100		$14,000
Electrical	$13,900	$11,200	$30,300	$15,000
Mechanical	$46,300	$17,900	$27,200	$19,100
Site Enclosure	$300			
Site Pavements	$5,200			
Total	**$208,200**	**$31,200**	**$87,700**	**$48,100**
Importance Code A	$21,400	$11,900	$42,400	$11,900
Importance Code B	$111,900	$17,200	$45,300	$36,200
Importance Code C	$74,900	$2,100		
Total	**$208,200**	**$31,200**	**$87,700**	**$48,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$149,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Netting Over Facade								
Masonry: Brick	80%			LIFE	* *	5	$152,600	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$14,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facade								
Windows								
Aluminum	100%	0-2	$271,500	2050	* *	5	$27,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Copper/Terne	60%			2069	* *	5	$60,600	
Masonry: Brick	20%			LIFE	* *	5	$4,200	
Masonry: Limestone	15%			LIFE	* *	5	$3,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,600	
Roof								
Built-Up (BUR)	25%			2034	$254,200	10	$21,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible Due To Construction								
Clay Tile	65%			2054	* *	10	$55,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible Due To Construction								
Copper/Terne	10%			2062	* *	10	$21,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible Due To Construction								
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$27,800	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement, At Steel Floor Plates								
Mosaic Tile	3%	Now	$23,000	2039	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Terrazzo	2%			LIFE	* *	5	$2,500	
Vinyl Tile	69%	Now	$311,300	2039	* *	3	$41,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%	Now	$13,100	2044	* *	3	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Room 400								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	15%	Now	$73,100	2049	* *	5	$22,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$4,300	
Glass Block	2%			LIFE	* *			
Masonry: Brick	15%	Now	$49,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Plaster	58%	Now	$24,700	LIFE	* *	5	$14,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Auditorium, Stair, Gymnasium, Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%	Now	$1,600	2039	* *	5	$3,100	
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Auditorium								
AcousTileSusp.Lay-In	5%			2047	* *	5	$5,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,500	
Plaster	80%			LIFE	* *	5	$49,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%	2-4	$300	2054	* *			
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Cast Stone								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$5,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : There Is A 1,200 Ampere Main Disconnect Switch In Good Condition.								
Fused Disc Sw	30%			2054	* *	5	$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	70%			2034	$174,700	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$300	
Molded Case Bkrs	90%			2050	* *	5	$2,800	
Wiring								
Braided Cloth	30%	2-4	$105,000	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2032	$37,200	5	$200	
Locally Mounted	80%			2047	* *	5	$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
Fluorescent	75%			2034	$1,373,800	10	$82,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Lighting Fixtures Are T-8 Lamp Type. They Are In Satisfactory Condition.								
LED	25%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$103,100	10	$14,500	
Exit, Battery	50%			2029	$87,000	10	$4,100	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$44,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Camera Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$76,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	$5,600	2054	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Fuel Pump								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 5,000 Gallon Tank For No. 2 Fuel Oil								
Conversion Equipment								
Steam Boiler	100%	Now	$21,400	2039	* *	1	$107,000	
Broken, Extent : Severe, Area Affected : 10%								
Location : Condensate Return Pumps								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Pumps								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$98,400	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. One Chemical Pump Is Not Leaking								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. One Chemical Pump Is Not Working								
Terminal Devices								
Air Handler	20%			2029	$462,500	1	$14,800	
Convector/Radiator	70%			2032	$703,300	1	$27,100	
Fan Coil Unit/Heat	10%			2034	$304,700	1	$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$145,900			
Window/Wall Unit	15%			2029	$69,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,900	
Exhaust Fans								
Interior	50%	Now	$13,600	2029	$272,500	2	$1,500	
Broken, Extent : Severe, Area Affected : 10%								
Location : Kitchen Exhaust								
Roof	50%			2029	$119,200	2	$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,568,700	1		
Water Heater With Tanks								
Gas Fired	100%			2029		2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 400 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$24,600	4	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Duplex Set, 1 Single Pump								

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

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
Plumbing								
Backflow Preventer								
No Component	95%							
Generic	5%			2039	* *	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Serves Boiler Only								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	$10,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 165 - Q**
Address : **70-35 150 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0811.000 / 2738**
Area Sq Ft : **82,000**
Date of Survey : **05-Jul-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **6697** **Lot** : **12**

Agency's Number : **Q165**
Yr Built/Renovated : **1951 / 2007**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4144881**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,153,200
Interior Architecture	$722,600	
Electrical	$364,800	$261,200
Mechanical	$1,703,300	$3,625,700
Site Pavements		$280,400
Total	**$2,790,700**	**$5,320,600**
Importance Code A	$731,900	$1,153,200
Importance Code B	$1,996,500	$3,886,900
Importance Code C	$62,400	$280,400
Total	**$2,790,700**	**$5,320,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$4,200	$37,700	
Interior Architecture	$34,000	$3,000	$2,000	$10,100
Electrical	$7,700	$7,700	$9,500	$9,000
Mechanical	$10,200	$24,600	$23,000	$11,900
Site Pavements	$12,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$71,700**	**$46,800**	**$79,500**	**$38,100**
Importance Code A		$12,400	$46,000	$8,100
Importance Code B	$68,300	$34,400	$33,500	$30,000
Importance Code C	$3,400			
Total	**$71,700**	**$46,800**	**$79,500**	**$38,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$111,200	
Masonry: Limestone	5%			LIFE	* *	5	$4,600	
Granite Panels	5%			LIFE	* *	5	$4,600	
Windows								
Aluminum	100%			2049	* *	5	$37,300	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$13,700	
Metal Rail	10%			2046	* *	5-10	$30,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,800	
Roof								
Built-Up (BUR)	95%			2033	$961,600	10	$80,500	
Copper/Terne	2%			2048	* *	10	$4,200	
Roll Roofing	3%			2029	$16,900	5	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bulkheads								
Explanation : Roll Roofing Has Been Installed Over Existing Copper Terne Roof.								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Ceramic Tile	5%			2042	* *	5	$8,100	
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	10%			2038	* *	3	$6,000	
Vinyl Tile 9" X 9"	50%	Now	$660,200	2043	* *	3	$30,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%			2043	* *	3	$9,100	
Wood	10%			2061	* *	5	$30,200	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$6,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$22,400	
SGFT/Glazed Masonry	25%	2-4	$62,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Corridor								
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

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
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	$26,600	2046	* *	5	$8,100	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTile,Adhered	30%			2046	* *	5	$48,400	
Exposed Struc: Concrete	50%			LIFE	* *	5	$12,600	
Plaster	10%			LIFE	* *	5	$10,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2043	* *			
Iron Picket	30%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 70th Road And 150th Street								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2036	$280,400			
Activity Yard								
Asphalt	5%			2042	* *			
Rubber Matting	95%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2059	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2055	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	90%			2055	* *	5	$1,900	
Wiring								
Braided Cloth	30%	2-4	$89,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	100%			2041	* *	10	$75,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,900	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	30%			2028	$117,500	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$195,200	5	$25,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

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
Heating								
Conversion Equipment								
Steam Boiler	100%	2-4	$731,900	2053	* *	1	$73,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%			2033	$672,400			
Terminal Devices								
Air Handler	25%			2028	$395,000	1	$12,700	
Convector/Radiator	75%			2031	$515,000	1	$19,900	
Controls								
Pneumatic	100%			2031	$1,622,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$222,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	95%			2028	$353,800	2	$2,400	
Roof	5%			2033	$8,100	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$214,400	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$406,000	4	$8,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$16,800	4	$1,700	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	20%	Now	$6,600	2033	$6,600	2	$200	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Obsolete Old Unit.								
Gas Fired	80%			2033	$26,500	2	$1,000	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$34,800	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 166 - M**				
Address	: **132 WEST 89 STREET BTWN COLUMBUS AV - AMSTERDAM AV**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M166**
Program / Asset #	: **BOE0101.000 / 1652**			**Yr Built/Renovated**	: **1898 / 2010**
Area Sq Ft	: **73,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2021**			**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **1219**	**Lot**	: **47**	**BIN**	: **1032308**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,459,200	$1,317,700
Interior Architecture	$1,462,400	$5,091,900
Electrical	$1,361,500	$309,300
Mechanical	$596,300	$3,211,300
Site Pavements	$187,800	$1,452,800
Total	**$5,067,200**	**$11,383,000**
Importance Code A	$1,459,200	$1,317,700
Importance Code B	$2,638,900	$7,890,800
Importance Code C	$969,100	$2,174,400
Total	**$5,067,200**	**$11,383,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,900	$29,700		
Interior Architecture	$88,900	$14,600		$10,000
Electrical	$25,700	$58,300	$11,900	$13,300
Mechanical	$44,000	$25,300	$23,200	$14,400
Site Pavements	$49,100			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$234,000**	**$135,300**	**$42,600**	**$45,100**
Importance Code A	$26,100	$37,100	$7,200	$7,200
Importance Code B	$207,900	$98,200	$35,300	$37,800
Importance Code C				
Total	**$234,000**	**$135,300**	**$42,600**	**$45,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	40%			LIFE	* *	5	$494,800	
Masonry: Brick	50%	Now	$1,459,200	LIFE	* *	5	$79,200	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 80%								
Location : West 39 Street And Rear Of Building								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Metal Panel	10%			2043	* *	5-10	$108,900	
Windows								
Metal Louvers	5%			2036	$18,600	10	$1,900	
Wood	95%			2041	* *	5	$57,000	
Parapets								
Cast Stone/Terra Cotta	35%	Now	$1,700	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	65%	Now	$1,800	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : North Parapet								
Explanation : Stucco Over Brick Cracking								
Roof								
Built-Up (BUR)	20%			2033	$164,500	10	$12,600	
IRMA/Protected Membrane	30%			2033	$500,100	10	$18,900	
Metal Panel	30%	Now	$15,400	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Exterior								
Explanation : Parts Of Building Covered By Scaffolding.								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Interior								
Floors								
Cast in Place Concrete	15%	Now	$35,100	LIFE	* *	5	$40,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Penthouse								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$7,700	2036	$387,200	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	65%	0-2	$493,300	2033	$2,466,500	3	$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms With Water Penetration At Exterior Walls								
Wood	10%			2048	* *	5	$23,000	
Interior Walls								
Ceramic Tile	20%			2036	$2,174,400	5	$35,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Gypsum Board	5%			LIFE	* *	5	$5,300	
Masonry: Brick	5%	Now	$752,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room, Basement, Sidewalk Hatch Area.								
Explanation : Water Penetration								
Masonry: Fieldstone	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	45%	Now	$216,400	LIFE	* *	5	$23,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rooms 404, 304 And Along Lines Of Exterior Rain Leaders And Throughout								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Underneath Drainpipe Entries Throughout								
Explanation : Rain Leader Collectors Are Clogged And Inaccessible For Cleaning								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2038	* *	5	$6,100	
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	2%	4+	$1,800	LIFE	* *	5	$3,100	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	53%	Now	$44,300	LIFE	* *	5	$40,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms With Water Penetrations At Exterior Walls And Gymnasium								
Plaster	30%			LIFE	* *	5	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stucco Ceilings								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Iron Picket	20%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On West 89th Street Side								
Explanation : At East And West Courtyards								
Free Standing Walls								
Masonry: Brick	85%			2043	* *			
Masonry: Fieldstone	15%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$187,800	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : At The Entrance Of The Building								
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : At Entrance Of Building								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Near Entrance To Building								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	80%	Now	$49,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Courtyard								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : East Side Courtyard								
Pavers/Stone	10%			2036	$1,223,000			
Rubber Matting	10%			2033	$229,800			

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	60%			2053	* *	1		
Conduit	40%			2033	$64,700	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$1,700	
Wiring								
Thermoplastic	60%			2053	* *	1		
Thermoplastic	40%			2033	$89,400	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$300	
Motor Control Center	30%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$22,500	
Generators								
Diesel	100%			2036	$155,200	1	$28,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 150 Kilowatts Capacity								
Batteries								
Nickel Cadmium	100%			2028	$2,700	5	$16,300	
Fuel Storage								
Day Tank	30%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 100 Gallon Tank								
Main Tank	70%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room Adjacent To Generator Room								
Explanation : One 250 Gallon Tank								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Lighting								
Interior Lighting								
Fluorescent	98%			2028	$1,193,500	10	$65,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2028	$24,400	10	$1,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium And First Floor Corridor								
Egress Lighting								
Emergency, Service	40%			2028	$20,100	1		
Emergency, Battery	10%	Now	$13,700	2043	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Exit, Service	40%			2028	$14,100	1		
Exit, Battery	10%			2038	* *	10	$500	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	50%			2038	* *	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2028	$76,700	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$4,200	2038	* *	1-3	$40,900	
Devices Damaged, Extent : Moderate, Area Affected : 100%								
Location : Two Carbon Monoxide Detectors Are Not Working In The Basement								

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
Heating								
Energy Source								
Electricity	3%			2053	* *	1		
Interruptible Gas/Dual Fuel	97%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$72,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$65,400	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Boiler Room Vacuum Pump Not Working Properly And Boilers Require Manual Feed								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Air Handler	40%	Now	$61,500	2033	$615,000	1	$16,300	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Hv-6 Has A Cracked Steam Coil								
Convector/Radiator	30%			2038	* *	1	$7,100	
Fan Coil Unit/Heat	5%	Now	$30,400	2028	$101,300	1	$1,100	
Broken, Extent : Severe, Area Affected : 90%								
Location : Univents Located At The Exits								
Fan Coil Unit/Heat	5%	Now	$50,600	2033	$101,300	1	$1,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 5 Electric Units In Cafeteria All Have Burned Out Motors								
Unit Heater - Steam	20%	Now	$1,900	2033	$92,900	4	$1,300	
Broken, Extent : Severe, Area Affected : 10%								
Location : 1 Basement Unit Broken								
Controls								
Digital	30%	Now	$70,400	2031	$703,900			
Software Issue Suspected, Extent : Severe, Area Affected : 10%								
Location : Maintenance Office Main Panel Not Connected								
Pneumatic	70%			2031	$1,105,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$194,000			
Window/Wall Unit	70%			2028	$216,700	1		
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2033	$125,300	1		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$18,900	2	$5,100	
No Component	90%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,700	
Exhaust Fans								
Interior	80%			2038	* *	2	$1,800	
Roof	20%			2033	$31,700	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$208,600	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$19,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$28,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Roof Drain								
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2033	$16,400	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2033	$42,800	4	$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$36,800	
Sprinkler								
No Component	85%							
Generic	15%			2059	* *	1-2	$3,100	
Chemical System								
Generic	100%			2031	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 15 Feet Long, 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 166 - Q**		
Address	: **33-09 35 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q166**
Program / Asset #	: **BOE0812.000 / 192**	**Yr Built/Renovated**	: **1937 / 2001**
Area Sq Ft	: **105,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **610** **Lot** : **1**	**BIN**	: **4008220**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$874,800
Interior Architecture	$805,200	$60,000
Electrical	$656,700	$700,200
Mechanical	$904,200	$1,679,700
Site Pavements	$51,500	
Total	**$2,417,600**	**$3,314,800**
Importance Code A		$874,800
Importance Code B	$2,417,600	$2,440,000
Total	**$2,417,600**	**$3,314,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,800	$48,400	$13,500	
Interior Architecture	$58,000	$1,000	$16,000	
Electrical	$25,000	$34,000	$17,400	$19,100
Mechanical	$91,300	$30,600	$36,100	$26,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$200,400**	**$121,300**	**$90,300**	**$52,800**
Importance Code A	$29,200	$59,000	$23,900	$10,400
Importance Code B	$167,500	$62,200	$66,300	$42,400
Importance Code C	$3,600			
Total	**$200,400**	**$121,300**	**$90,300**	**$52,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	* *	5	$82,800	
Masonry: Brick Cavity	30%			LIFE	* *	5	$45,100	
Masonry: Granite	3%			LIFE	* *	5	$3,400	
Masonry: Limestone	12%			LIFE	* *	5	$13,500	
Windows								
Aluminum	95%			2049	* *	5	$27,000	
Metal Louvers	5%			2042	* *	10	$8,900	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$11,300	
Masonry: Brick Cavity	20%			LIFE	* *	5	$4,500	
Masonry: Limestone	15%			LIFE	* *	5	$4,300	
Metal Panel	5%	Now	$18,800	2053	* *	5	$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Over Bulkhead								
Metal Rail	10%			2046	* *	5-10	$40,800	
Roof								
Built-Up (BUR)	60%			2033	$730,900	10	$61,200	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Copper/Terne	5%			2048	* *	10	$12,700	
Modified Bitumen	35%			2038	* *	10	$35,700	
Soffits								
Masonry: Granite	100%			LIFE	* *	5	$1,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,500	
Ceramic Tile	3%	4+	$5,500	2042	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Boys Toilet 2nd Floor								
Terrazzo	2%			LIFE	* *	5	$2,500	
Vinyl Tile	80%			2038	* *	3	$48,000	
Vinyl Tile 9" X 9"	5%			2028	$655,600	3	$3,000	
Wood	5%	4+	$48,900	2061	* *	5	$7,500	
Deteriorated Finish, Extent : Severe, Area Affected : 10%								
Location : 3rd Floor Gymnasium								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$7,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,600	
Gypsum Board	20%			LIFE	* *	5	$28,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$28,800	
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$20,000	
AcousTileSusp.Lay-In	20%			2046	* *	5	$32,000	
Gypsum Board	5%			LIFE	* *	5	$10,000	
Metal Panel	5%			LIFE	* *	5	$10,000	
Plaster	60%	4+	$149,600	LIFE	* *	5	$60,000	
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Classrooms 1939 Wing								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$51,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corner Of 35th Avenue and 33rd Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	30%			2042	* *			
Rubber Matting	70%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	20%			2053	* *	5	$100	
Molded Case Bkrs	80%			2053	* *	5	$2,200	
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2049	* *	5	$100	
Fused Disc Sw	6%			2032	$14,700	5	$100	
Fused Knife Sw	2%	2-4	$4,900	2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment And On Extended Life								
Molded Case Bkrs	20%			2049	* *	5	$600	
Molded Case Bkrs	68%			2032	$166,800	5	$1,900	
Wiring								
Braided Cloth	60%	2-4	$210,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Thermoplastic	10%			2033	$35,000	1		
Motor Controllers								
Locally Mounted	25%			2046	* *	5	$200	
Locally Mounted	25%			2031	$46,400	5	$200	
Motor Control Center	50%			2046	* *	5	$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$32,300	
Generators								
Diesel	100%			2042	* *	1	$40,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$23,400	
Fuel Storage								
Day Tank	15%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 40 Gallons								
Main Tank	85%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$94,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	55%			2038	* *	1		
Emergency, Battery	5%			2038	* *	10	$1,300	
Exit, Service	40%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$150,500	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$201,800	1	$39,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$277,300	1-3	$66,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$104,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	0-2	$86,100	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump Leaking								
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : One Pump Is Not Working								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Heating								
Terminal Devices								
Air Handler	20%			2033	$404,700	1	$13,000	
Air Handler	20%			2038	* *	1	$13,000	
Convector/Radiator	45%			2031	$395,600	1	$15,300	
Fan Coil Unit/Heat	15%			2028	$399,900	1	$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	$47,600	2038	* *	1	$13,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Penthouse. One Compressor Is Not Working								
R-134a Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Sets, New Wing Penthouse								
Exterior Pkg Unit - Cooling	5%			2033	$58,900	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Old Wing Roof								
Split Unit	10%	0-2	$255,300	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Split Unit Is Not Working								
Window/Wall Unit	40%	0-2	$16,300	2028	$162,900	1		
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations In Old Wing								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2038	* *	1	$19,500	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2038	* *	2	$21,900	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,500	
Exhaust Fans								
Interior	50%			2033	$238,400	2	$1,600	
Roof	50%			2033	$104,300	2	$1,600	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	Now	$5,500	2031	$274,500	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : One Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$21,500	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2033	$56,300	4	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Basement								
Explanation : One Unit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$15,900	
Sprinkler								
No Component	70%							
Generic	30%			2043	* *	1-2	$8,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 96 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 167 - BK**				
Address	: **1025 EASTERN PKWY @ SCHENECTADY AVE.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K167**	
Program / Asset #	: **BOE0467.000 / 1336**		**Yr Built/Renovated**	: **1911 / 2008**	
Area Sq Ft	: **75,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **20-Oct-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **1389**	**Lot** : **35**	**BIN**	: **3037303**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$250,200
Interior Architecture	$832,300	$1,349,000
Electrical	$242,700	$359,100
Mechanical	$1,249,900	$1,400,900
Site Enclosure	$136,700	
Site Pavements		$1,940,900
Total	**$2,461,600**	**$5,300,100**
Importance Code A		$250,200
Importance Code B	$1,974,500	$4,055,200
Importance Code C	$487,200	$994,700
Total	**$2,461,600**	**$5,300,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,900	$3,100		
Interior Architecture	$154,800		$9,400	$5,400
Electrical	$7,300	$52,200	$9,100	$7,000
Mechanical	$49,500	$10,100	$16,300	$10,100
Site Pavements	$43,700			
Total	**$261,100**	**$65,500**	**$34,800**	**$22,500**
Importance Code A	$39,300	$10,700	$7,400	$7,400
Importance Code B	$181,800	$54,800	$27,400	$15,100
Importance Code C	$40,000			
Total	**$261,100**	**$65,500**	**$34,800**	**$22,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$39,600	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Masonry: Brick	80%			LIFE	* *	5	$126,700	
Masonry: Limestone	10%			LIFE	* *	5	$11,900	
Windows								
Aluminum	100%	Now	$5,900	2055	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 3%								
Location : Classrooms And Gymnasium								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 3%								
Location : Stairway								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$400	
Pre-Cast Concrete	5%			LIFE	* *	5	$100	
Roof								
Copper/Terne	2%			2048	* *	10	$3,100	
Modified Bitumen	98%			2041	* *	10	$61,700	
Interior								
Floors								
Carpet	7%			2032	$155,600	3	$12,900	
Cast in Place Concrete	10%			LIFE	* *	5	$26,800	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Ceramic Tile	5%	0-2	$35,400	2036	$354,300	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Vestibules								
Quarry Tile	5%	0-2	$46,200	2046	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%	0-2	$58,700	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Vinyl Tile	33%			2038	* *	3	$15,200	
Vinyl Tile	25%	0-2	$86,800	2038	* *	3	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	$75,400	2043	* *	3	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 4th Floor Hall								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$99,500	2036	$994,700	5	$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Masonry: Brick	5%	Now	$34,400	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Marble Panels	5%	2-4	$79,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Lobby								
Plaster	70%	Now	$307,900	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout 5th Floor								
Ceilings								
AcousTile,Adhered	15%	Now	$30,300	2038	* *	5	$9,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Ground Floor								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,900	
Metal Panel	10%	0-2	$8,300	LIFE	* *	5	$15,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	65%	Now	$124,200	LIFE	* *	5	$49,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs Bulkhead								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	10%	Now	$136,700	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramps And Rear Yard								
Cast in Place Concrete	90%			2053	* *			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$5,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Side And Front Steps								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	50%			2036	$889,600			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Yard								
Rubber Matting	50%	Now	$21,000	2033	$1,051,300			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	7%			2032	$12,900	5	$100	
Fused Disc Sw	3%			2049	* *	5	$100	
Molded Case Bkrs	70%			2049	* *	5	$1,400	
Molded Case Bkrs	20%			2032	$36,800	5	$400	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Thermoplastic	10%			2033	$20,400	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$400	
Locally Mounted	20%			2031	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$67,400	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	25%			2028	$32,200	10	$4,500	
Emergency, Battery	25%			2038	* *	10	$4,500	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	10%			2028	$35,800	10		
LED	20%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$144,200	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Outside Perimeter Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$33,500	2038	* *	1	$66,800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : The Shells Of Boilers								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Unit No.2, Boiler Room.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	15%	0-2	$4,600	2033	$92,200			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Return Pipes In The Basement								
Steam Piping/Pump	85%			2033	$522,700			
Terminal Devices								
Air Handler	10%			2028	$144,500	1	$4,600	
Convector/Radiator	80%			2031	$502,400	1	$19,400	
Fan Coil Unit/Heat	10%			2028	$190,400	1	$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	$203,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	0-2	$404,800	LIFE	* *	2-5	$16,700	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$25,100	
Exhaust Fans								
Interior	90%	0-2	$306,500	2043	* *	2	$1,700	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Roof	10%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	8%	0-2	$1,600	2043	* *	1		
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Hot Water Circulation Pump, Basement								
Brass/Copper	72%			2043	* *	1		
Galvanized Steel	20%			2031	$196,100	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

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
Plumbing								
Storm Drain Piping								
Cast Iron	30%	Now	$4,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 2%								
Location : Basement Boiler Room								
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$3,100	2033	$15,400	4	$1,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Housing Of The Pump, Boiler Room.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$21,200	1-2	$400	
Chemical System								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Installation Has Been Stopped 3 Years Ago.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 169 - BK**		
Address	: **4305 7TH AVE. @43RD STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K169**
Program / Asset #	: **BOE0468.000 / 10**	**Yr Built/Renovated**	: **1915 / 1999**
Area Sq Ft	: **110,303**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5**		
Block	: **732** **Lot** : **1**	**BIN**	: **3011002**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$237,700
Interior Architecture	$2,704,000	$129,800
Electrical	$510,500	$1,441,100
Mechanical	$910,000	$3,842,300
Total	**$4,124,500**	**$5,650,900**
Importance Code A		$290,300
Importance Code B	$4,124,500	$5,299,700
Importance Code C		$61,000
Total	**$4,124,500**	**$5,650,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,600	$28,300		$7,200
Interior Architecture	$118,900	$6,200	$4,100	$26,800
Electrical	$10,300	$10,700	$13,600	$10,700
Mechanical	$39,100	$19,600	$24,100	$18,500
Site Enclosure	$7,900			
Site Pavements	$17,200			
Total	**$232,100**	**$64,800**	**$41,800**	**$63,100**
Importance Code A	$49,000	$38,700	$10,400	$17,800
Importance Code B	$97,700	$26,100	$31,500	$45,300
Importance Code C	$85,300			
Total	**$232,100**	**$64,800**	**$41,800**	**$63,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,800	
Masonry: Brick	85%			LIFE	* *	5	$162,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor Walls								
Masonry: Granite	3%			LIFE	* *	5	$4,300	
Masonry: Limestone	5%	Now	$38,600	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramp Cheek Wall On 44th Street								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	2%			2045	* *	5-10	$26,300	
Windows								
Aluminum	100%			2043	* *	5	$56,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows Throughout								
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	5%			2063	* *	10	$9,900	
Under Construction	95%							
Interior								
Floors								
Cast in Place Concrete	9%			LIFE	* *	5	$32,500	
Ceramic Tile	5%			2044	* *	5	$8,300	
Marble Panels	2%			LIFE	* *	5	$2,500	
Quarry Tile	5%			2048	* *	5	$12,400	
Terrazzo	5%			LIFE	* *	5	$6,400	
Vinyl Tile	50%	0-2	$46,700	2040	* *	3	$31,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%			2030	$2,704,000	3	$16,500	
Wood	4%			2050	* *	5	$12,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	$46,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Ceramic Tile	5%	0-2	$21,200	2044	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Gypsum Board	5%			LIFE	* *	5	$11,300	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	54%			LIFE	* *	5	$61,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Upper Floors								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	8%			2040	* *	5	$12,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Mini Building Addition								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,600	
Gypsum Board	5%			LIFE	* *	5	$9,600	
Plaster	72%			LIFE	* *	5	$68,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Upper Floors								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	100%	Now	$7,900	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp Wall On 43rd Street Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%	Now	$13,400	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramp Area On 44th Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walkways								
Explanation : Sidewalk Bridging Installed								
Panel/Paver: Bluestone	5%	Now	$3,800	LIFE	* *	5	$500	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Steps At Entry In Rear Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Steps								
Explanation : Sidewalk Bridging Installed								
Steel Plate	15%			LIFE	* *	1		
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$133,200	5	$200	
Fused Disc Sw	50%			2061	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere Disconnect Switch For New Building Extension								
Raceway								
Conduit	95%			2035	$237,100	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	15%			2034	$36,800	5	$400	
Molded Case Bkrs	75%			2034	$183,900	5	$2,200	
Molded Case Bkrs	10%			2051	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	$315,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	75%			2033	$139,300	5	$600	
Locally Mounted	20%			2048	* *	5	$100	
Variable Frequency Drive	5%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement								
Explanation : Water Main Connected To Ground Rod								
Lighting								
Interior Lighting								
Fluorescent	89%			2040	* *	10	$90,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2035	$16,800	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Closets, Storage Rooms, Short Corridors								
LED	10%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium And Cafeteria								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2035	$94,800	10	$13,300	
Exit, Battery	50%			2035	$80,000	10	$3,700	
Exterior Lighting								
HID	20%	Now	$105,400	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 33%								
Location : Wall Fixtures And Parapet Fixtures								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$212,000	1	$41,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$291,300	1-3	$68,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	10%			2055	* *	1		
Interruptible Gas/Dual Fuel	90%			2055	* *	1		
Conversion Equipment								
Furnace	10%			2040	* *	1	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : For New Wing								
Explanation : 1 Unit								
Steam Boiler	90%			2040	* *	1	$98,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Building Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	15%	Now	$81,400	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Steam Risers, Various								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Chemical Feeding								
Obsolete Equipment, Extent : Severe, Area Affected : 10%								
Location : 1 Vacuum Pump, Sub-basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Steam Piping/Pump	75%			2035	$678,300			
No Component	10%							
Terminal Devices								
Air Handler	15%			2030	$318,800	1	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : The Blowers Are Not Used, Although They Are Functional Due To Enough Heat In Auditorium And Gymnasium								
Convector/Radiator	75%			2033	$692,700	1	$26,700	
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Heating								
Controls								
Pneumatic	20%	0-2	$21,800	2033	$436,600			
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats, Varous Locations								
Pneumatic	80%			2033	$1,746,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	15%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And One In Main Distribution Frame Room								
Explanation : 13 Wall Mounted Units								
Window/Wall Unit	65%			2030	$278,100	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2040	* *	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Basement								
Explanation : 1 Unit								
Fan Coil - 2 Pipe	10%			2040	* *	1	$3,600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2040	* *	2	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 1 Unit								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$55,400	
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,100	
Exhaust Fans								
Interior	20%			2030	$100,200	2	$700	
Roof	60%			2030	$131,500	2	$2,000	
Roof	20%			2040	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$288,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

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
Plumbing								
Water Heater With Tanks								
Electric	50%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Gas Fired	50%	Now	$1,700	2033	$35,000	2		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$6,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$31,200	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 169 - M (ECF) (SIE VII)**				
Address	: **110 EAST 88 STREET @PARK AVE.**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M169**	
Program / Asset #	: **BOE0103.000 / 1654**		**Yr Built/Renovated**	: **1973 /**	
Area Sq Ft	: **62,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **10-Jun-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**				
Block	: **1516**	**Lot** : **7**	**BIN**	: **1048043**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$372,200	$88,300
Interior Architecture	$994,100	$1,608,900
Electrical		$1,005,800
Mechanical	$1,131,500	$6,182,800
Total	**$2,497,700**	**$8,885,800**
Importance Code A	$372,200	$1,740,500
Importance Code B	$1,424,100	$7,145,200
Importance Code C	$701,400	
Total	**$2,497,700**	**$8,885,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,100		$27,700	
Interior Architecture	$113,500		$1,700	$15,100
Electrical	$22,500	$5,800	$7,800	$6,600
Mechanical	$94,700	$14,800	$33,000	$13,600
Site Enclosure				
Site Pavements	$1,600			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$320,300**	**$35,400**	**$85,100**	**$50,100**
Importance Code A	$78,800		$33,500	
Importance Code B	$197,100	$35,400	$51,600	$44,100
Importance Code C	$44,400			$6,000
Total	**$320,300**	**$35,400**	**$85,100**	**$50,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$49,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Facility								
Explanation : This School Is Part Of A High Rise Structure. Scaffoldings And Side Walk Shed Are Installed And Exterior Components Under Repair Works								
Masonry: Brick	90%	Now	$372,200	LIFE	* *	5	$88,300	
Spalling, Extent : Severe, Area Affected : 15%								
Location : East Side Below Apartments								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Facade Along 87th Street To Basement								
Metal Panel	5%			2056	* *	5-10	$33,700	
Windows								
Aluminum	95%			2061	* *	5	$12,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Facades								
Metal Louvers	5%	Now	$1,800	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 5th Floor Roof								
Parapets								
Masonry: Brick	20%			LIFE	* *	5-10	$13,000	
Masonry: Limestone	20%			LIFE	* *	5-10	$23,100	
Metal Rail	25%			2049	* *	5-10	$42,800	
Under Construction	35%							
Roof								
Built-Up (BUR)	32%			2041	* *	10	$10,200	
Cast in Place Concrete	65%	Now	$4,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard 3rd Floor								
Metal Panel	3%			2049	* *	10	$1,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$20,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$39,700	
Ceramic Tile	5%			2045	* *	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$7,100	
Vinyl Tile	60%	Now	$154,100	2036	$1,541,300	3	$20,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 3rd Floor								
Vinyl Tile	15%			2041	* *	3	$5,100	
Wood	5%			2051	* *	5	$8,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

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
Interior								
Interior Walls								
Cast in Place Concrete	23%			LIFE	* *	10	$138,200	
Ceramic Tile	5%			2045	* *	5	$12,000	
Concrete Masonry Unit	10%	Now	$231,300	LIFE	* *	5	$9,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Staircase C, 3rd Floor Gymnasium								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Staircase C, 3rd Floor Gymnasium								
Folding Partition	2%			2052	* *	5	$12,000	
Plaster	20%			LIFE	* *	5-10	$40,900	
Plaster	10%	Now	$12,000	LIFE	* *	5	$7,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 312								
SGFT/Glazed Masonry	30%	Now	$331,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors								
Ceilings								
AcousTileConcealSpLn	75%	Now	$52,400	2049	* *	5	$39,700	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Exposed Struc: Concrete	5%	Now	$32,500	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room At First Floor Above Panel Board								
Fiber Board	5%			2036	$67,700			
Metal Panel	5%	Now	$86,200	LIFE	* *	5	$5,300	
Bent/Warped Elements, Extent : Severe, Area Affected : 75%								
Location : Kitchen								
Plaster	10%	Now	$13,200	LIFE	* *	5	$5,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Outside Room 312								
Site Enclosure								
Fence/Gates								
Cast Iron Rail	50%			2056	* *	5	$11,700	
Masonry: Brick	50%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$1,600	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along 87th Street								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 88th Street								
Explanation : Temporary Facility For Construction Installed								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2049	* *			
Pavers/Stone	10%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Level								
Explanation : Used For Staging Areas								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes And 1,200 Amperes.								
Transformers								
Dry Type	100%			2034	$27,400	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 300 And Two 30 Kilovolt Amperes 480 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$100	
Molded Case Bkrs	85%			2035	$156,300	5	$1,400	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Thermoplastic	95%			2036	$194,200	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$12,200	5		
Motor Control Center	90%			2034	$272,200	5	$1,500	
Ground								

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

DEPARTMENT OF EDUCATION - 040
P. S. 169 - M (ECF) (SIE VII)
Asset # : 1654

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
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	10%			2041	* *	10	$1,500	
Emergency, Battery	40%			2031	$42,600	10	$6,000	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Main Entrance								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$38,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Stations								

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
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Radiant Heater	35%			2031	$578,300	2	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Third And Fourth Floor								
Explanation : Unit Vents								
Radiant Heater	65%			2031	$1,074,000	2	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First, Second Floor, Gymnasium, Auditorium And Lunch Area.								
Explanation : Induct Heating Coils								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 169 - M (ECF) (SIE VII)
Asset # : 1654

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
Heating								
Terminal Devices								
Air Handler	65%	0-2	$155,300	2031	$776,600	1	$22,400	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : All Units.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First And Fifth Floor								
Explanation : 5 Units								
Fan Coil Unit/Heat	35%	Now	$55,100	2031	$550,900	1	$6,300	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Defective Unit Vents, Third And Fourth Floor Various Locations.								
Controls								
Electrical	35%			2029	$123,500			
Pneumatic	60%			2030	$736,200			
Pneumatic	5%	Now	$3,100	2030	$61,300			
Broken, Extent : Moderate, Area Affected : 20%								
Location : 1 Air Compressor, Fifth Floor								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2031	$889,800	1	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Equipment Room								
Explanation : Two 100 Ton Split Chillers With Packaged Interior Condensing Unit. R-22								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Wall								
Explanation : R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	0-2	$9,800	2046	* *	4	$2,900	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Fifth Floor Mechanical Room								
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2031	$800,700	1	$24,900	
Fan Coil - 2 Pipe	5%			2041	* *	1	$1,000	
Fan Coil - 4 Pipe	30%			2031	$724,400	1	$6,000	
Heat Rejection								
Air Cooled Condenser Unit	95%			2031	$174,600	2	$41,000	
Evaporative Condenser	5%			2041	* *	2	$2,200	
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	$33,500	LIFE	* *	2-5	$20,700	
Unit Inoperable, Extent : Severe, Area Affected : 80%								
Location : Damper Actuators, Various Locations								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$21,900	
Exhaust Fans								
Interior	100%			2031	$281,600	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	70%	0-2	$11,400	2046	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor Mechanical Room								
Brass/Copper	30%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$96,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot Sprinkler Room								
Explanation : One 200 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2044	* *	1	$3,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To Fifth Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$31,300	
Sprinkler								
No Component	80%							
Generic	20%			2036	$175,600	1-2	$3,500	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 6 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 169 - Q**		
Address	: **18-25 212 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q169**
Program / Asset #	: **BOE0814.000 / 1534**	**Yr Built/Renovated**	: **1957 / 2009**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5865** **Lot** : **50**	**BIN**	: **4131147**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$141,700	$1,387,000
Interior Architecture	$118,600	
Electrical	$373,200	$267,100
Mechanical	$1,001,300	$2,778,000
Total	**$1,634,900**	**$4,432,000**
Importance Code A	$829,000	$1,387,000
Importance Code B	$687,300	$3,045,000
Importance Code C	$118,600	
Total	**$1,634,900**	**$4,432,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,200	$11,700		
Interior Architecture	$84,800	$13,700	$11,900	$300
Electrical	$24,400	$63,300	$7,200	$5,900
Mechanical	$56,700	$24,200	$22,900	$12,200
Site Enclosure	$23,900			
Site Pavements	$39,700			
Total	**$289,700**	**$112,800**	**$42,000**	**$18,400**
Importance Code A	$60,200	$19,500	$7,600	$7,600
Importance Code B	$144,600	$93,300	$34,300	$10,800
Importance Code C	$84,800			
Total	**$289,700**	**$112,800**	**$42,000**	**$18,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$8,400	
Masonry: Brick Cavity	80%			LIFE	* *	5	$107,800	
Granite Panels	5%			LIFE	* *	5	$5,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$21,900	
Windows								
Aluminum	23%			2041	* *	5	$8,800	
Aluminum	75%	Now	$80,500	2041	* *	5	$14,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75% *Location : Throughout*								
Metal Louvers	2%			2042	* *	10	$4,800	
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$11,200	
Metal Rail	30%			2050	* *	5-10	$100,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$11,700	
Roof								
Built-Up (BUR)	30%			2033	$280,000	10	$23,400	
IRMA/Protected Membrane	50%	Now	$47,300	2033	$946,000			
Ponding, Extent : Moderate, Area Affected : 15% *Location : Throughout* *Vegetation Growth, Extent : Light, Area Affected : 5%* *Location : Around Drains* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Room 325*								
Metal Panel	5%			2046	* *	10	$7,200	
Modified Bitumen	15%			2038	* *	10	$11,700	
Soffits								
Cast in Place Concrete	10%	4+	$12,900	LIFE	* *	5	$5,300	
Paint Peeling, Extent : Moderate, Area Affected : 10% *Location : Entry Canopy*								
Cast in Place Concrete	90%			LIFE	* *	5	$47,800	
Interior								
Floors								
Carpet	2%			2032	$42,500	3	$3,500	
Cast in Place Concrete	8%	Now	$16,400	LIFE	* *	5	$20,600	
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Basement Chiller*								
Ceramic Tile	5%			2042	* *	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$4,600	
Vinyl Tile	2%	2-4	$19,900	2038	* *	3	$900	
Cracking/Crumbling, Extent : Light, Area Affected : 2% *Location : Throughout*								
Vinyl Tile	73%			2038	* *	3	$32,100	
Wood	5%			2048	* *	5	$11,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Interior								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$5,700	
Concrete Masonry Unit	5%	Now	$18,300	LIFE	* *	5	$3,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Chiller								
Glass: Single Pane	2%			LIFE	* *	5	$2,900	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	5%	4+	$118,600	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	50%			LIFE	* *	5	$28,600	
SGFT/Glazed Masonry	27%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$16,300	
AcousTileConcealSpLn	15%			2046	* *	5	$20,400	
AcousTileSusp.Lay-In	1%			2046	* *	5	$1,100	
Exposed Struc: Concrete	49%			LIFE	* *	5	$8,300	
Metal Panel	10%	2-4	$7,400	LIFE	* *	5	$13,600	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Plaster	10%	4+	$17,000	LIFE	* *	5	$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%	2-4	$23,900	2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 35%								
Location : Corner Of 212th Street And 23rd Avenue								
Explanation : Sidewalk Shed In Use, New Wing Under Construction								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$39,700	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Loading Area								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Site Pavements								
Activity Yard								
Asphalt	45%			2042	* *			
Rubber Matting	10%			2038	* *			
Under Construction	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : New Wing Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2063	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnected Switch Rated At 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	75%			2033	$111,000	1		
Conduit	25%			2053	* *	1		
Panelboards								
Fused Knife Sw	10%	2-4	$18,400	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	50%	2-4	$92,000	2058	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	25%			2032	$46,000	5	$500	
Molded Case Bkrs	15%			2055	* *	5	$300	
Wiring								
Braided Cloth	45%	2-4	$92,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	55%			2059	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$500	
Locally Mounted	10%			2046	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Recently Installed								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$60,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Gymnasium, Auditorium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Service	10%			2028	$4,900	1		
Emergency, Battery	40%			2038	* *	10	$7,400	
Exit, Battery	50%			2038	* *	10	$2,600	
Exterior Lighting								
HID	15%			2028	$55,200	10		
Incandescent	10%			2028	$42,300	2		
No Component	75%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	$74,000	1	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Toilets, Auditorium, Gymnasium								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$183,300	5	$23,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$687,200	2053	* *	1	$68,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Oil Leaks From Both Burners. Boiler Room								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : No.2 Boiler. Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Old Units								
Distribution								
Steam Piping/Pump	100%	0-2	$63,100	2033	$631,400			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Return Line Somewhere Underground In Basement.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Air Handler	25%			2033	$370,900	1	$11,900	
Convector/Radiator	75%			2031	$483,600	1	$18,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$174,500	2043	* *	1	$4,800	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : 2 Abandoned Units In Basement Auditorium Fan Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Units Remain In Place Causing Flooding, Must Be Removed.								
Window/Wall Unit	60%			2031	$179,200	1		
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%	0-2	$2,900	2033	$14,300	4	$600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Has Not Been Used For Many Years. Basement Fan Room								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2033	$172,100	1	$7,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

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
Ventilation								
Exhaust Fans								
Interior	50%			2033	$174,800	2	$1,200	
Roof	50%			2028	$76,500	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$201,300	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With 1 Old Heat Exchanger As Storage Tank.								
HW Heat Exchanger								
Steam Fired	100%			2033	$381,300	4	$7,600	
Sanitary Piping								
Cast Iron	100%	Now	$49,700	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Underground Of Old Chiller Room Cause Flooding. Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,800	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 170 - BK**
Address : **619 72ND STREET BTWN: 71 ST, 72 ST.**
Borough : **BROOKLYN**
Agency's Number : **K170**
Program / Asset # : **BOE0469.000 / 8**
Yr Built/Renovated : **1915 / 2015**
Area Sq Ft : **59,000**
Project Type : **EDUCATION**
Date of Survey : **04-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3,4,5**
Block : **5899** **Lot** : **1** **BIN** : **3146921**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$50,300
Interior Architecture	$72,600	
Electrical		$128,300
Mechanical	$228,100	$1,273,700
Total	**$300,800**	**$1,452,300**
Importance Code A		$50,300
Importance Code B	$228,100	$1,401,900
Importance Code C	$72,600	
Total	**$300,800**	**$1,452,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$10,800
Interior Architecture	$71,800		$18,700	$8,100
Electrical	$11,200	$13,300	$14,600	$11,400
Mechanical	$18,400	$12,900	$28,500	$14,100
Site Enclosure	$21,300			
Site Pavements	$38,300			
Total	**$161,000**	**$26,200**	**$61,800**	**$44,400**
Importance Code A	$5,800	$5,800	$6,000	$16,600
Importance Code B	$113,500	$20,400	$55,800	$27,700
Importance Code C	$41,700			
Total	**$161,000**	**$26,200**	**$61,800**	**$44,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Exterior								
Exterior Walls								
Under Construction	2%							
Under Construction	3%							
Under Construction	95%							
Windows								
Aluminum	100%			2050	* *	5	$21,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,400	
Masonry: Brick	90%			LIFE	* *	5	$8,500	
Roof								
Built-Up (BUR)	100%			2042	* *	10	$50,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Surveyor Unable To Access Roof								
Interior								
Floors								
Cast in Place Concrete	4%			LIFE	* *	5	$8,700	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Basement								
Explanation : Paint Peeling Off								
Ceramic Tile	4%			2047	* *	5	$4,000	
Terrazzo	7%	Now	$13,400	LIFE	* *	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	65%			2039	* *	3	$32,400	
Wood	20%			2049	* *	5	$37,400	
Interior Walls								
Ceramic Tile	35%			2037	* *	5	$40,800	
Gypsum Board	15%			LIFE	* *	5	$10,500	
Plaster	50%	Now	$72,600	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	45%			2051	* *	5	$44,900	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Plaster	45%	2-4	$28,000	LIFE	* *	5	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout And The Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2060	* *			
Iron Picket	75%	4+	$21,300	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Gate								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%	2-4	$25,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Pavers/Stone	40%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	2-4	$13,000	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2047	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 670, 671								
Explanation : Dry Type Transformers								
Switchgear / Switchboard								
Fused Disc Sw	20%			2034	$39,900	5	$100	
Fused Disc Sw	80%			2054	* *	5	$200	
Raceway								
Conduit	50%			2034	$74,000	1		
Conduit	50%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	80%			2050	* *	5	$1,200	
Molded Case Bkrs	10%			2033	$14,300	5	$200	
Wiring								
Braided Cloth	20%			2033	$40,900	1		
Thermoplastic	80%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$300	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$18,200	
Generators								
Diesel	100%			2043	* *	1	$22,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room C090								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,200	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room C090								
Explanation : One 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	5%			2039	* *	10	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	95%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Lighting Fixtures Were Replaced With LED Fixtures In 2021.								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2034	$45,600	10	$6,400	
Exit, Battery	50%			2039	* *	10	$2,000	
Exterior Lighting								
HID	5%			2039	* *	10		
LED	5%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$500	
Alarm								
Security System								
Generic	50%			2039	* *	1	$11,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Generic	50%			2039	* *	1	$11,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Pull Stations, Horns, Strobes, Smoke Detection								

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
Heating								
Energy Source								
Natural Gas	50%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : New Building								
Interruptible Gas/Dual Fuel	50%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Old Building								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room Of Old Building								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	$1,500	
Steam Piping/Pump	50%	Now	$4,800	2034	$241,900			
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Basement Old Building								
Terminal Devices								
Air Handler	10%			2029	$113,700	1	$3,700	
Convector/Radiator	40%			2039	* *	1	$7,600	
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : New Building								
Explanation : Unit Under Air Conditioning Section								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2034	$445,600	1	$13,700	
Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : New Building								
Window/Wall Unit	50%			2029	$114,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	$400	
Ductwork/Diffusers	40%			LIFE	* *	2	$30,700	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	$586,100	1	$18,200	
Other Observation, Extent : Light, Area Affected : 100% Location : Roof New Building Explanation : 3 Units								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$16,500	
Ductwork/Diffusers	50%			LIFE	* *	2-5	$16,500	
Exhaust Fans								
Roof	50%			2039	* *	2	$900	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100% Location : 5th Floor New Building Explanation : Unit Serves Both Buildings								
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,900	
Backflow Preventer								
Generic	100%			2039	* *	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

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
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor In New Building								
Explanation : 2 Units								
No Component	50%							
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2054	* *	1-5	$15,400	
Sprinkler								
No Component	50%							
Generic	50%			2054	* *	1-2	$8,300	
Fire Pump								
No Component	50%							
Generic	50%			2043	* *	1	$5,500	
Chemical System								
No Component	97%							
Generic	3%			2032	$1,800	1-10	$900	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 56 Square Feet (14x4)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 170 - BX**		
Address	: **1598 TOWNSEND AVE. @ MT. EDEN AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X170**
Program / Asset #	: **BOE0979.000 / 4142**	**Yr Built/Renovated**	: **1993 / 2002**
Area Sq Ft	: **42,092**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2847** **Lot** : **41**	**BIN**	: **2103870**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$360,800	$155,300
Interior Architecture	$77,800	$198,500
Electrical	$784,500	$640,500
Mechanical		$2,765,600
Site Pavements		$95,800
Total	**$1,223,100**	**$3,855,500**
Importance Code A	$360,800	$155,300
Importance Code B	$862,300	$3,501,800
Importance Code C		$198,500
Total	**$1,223,100**	**$3,855,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,500			$11,400
Interior Architecture	$12,000	$18,100	$1,800	$6,500
Electrical	$40,200	$7,400	$38,900	$7,600
Mechanical	$106,900	$15,500	$19,900	$15,600
Site Pavements	$9,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$184,300**	**$48,200**	**$67,800**	**$48,300**
Importance Code A	$12,700	$4,200	$4,300	$15,600
Importance Code B	$171,600	$27,500	$63,500	$32,700
Importance Code C		$16,500		
Total	**$184,300**	**$48,200**	**$67,800**	**$48,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$74,400	
Masonry: Brick Cavity	85%	Now	$360,800	LIFE	* *	5	$80,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper Section Of West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Upper Section Of West Facade, Bulkheads								
Metal Coiling Doors	5%			2047	* *	5	$14,900	
Windows								
Aluminum	100%			2050	* *	5	$22,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Copings								
Masonry: Brick	95%			LIFE	* *	5	$6,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Roof								
Metal Panel	2%			2047	* *	10	$1,100	
Modified Bitumen	88%			2042	* *	10	$26,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Play Surface	10%			2042	* *	10	$3,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Over Multipurpose Section								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,900	
Ceramic Tile	5%			2043	* *	5	$3,100	
Quarry Tile	5%			2047	* *	5	$4,700	
Vinyl Tile	82%			2039	* *	3	$25,800	
Wood	3%			2069	* *	5	$3,500	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$33,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$39,700	
Gypsum Board	50%			LIFE	* *	5	$198,500	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	75%	Now	$77,800	2039	* *	5	$29,500	
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2047	* *	5	$6,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$7,900	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	5%			2047	* *			
Rubber Matting	95%	2-4	$9,600	2034	$95,800			
Worn/Erode, Extent : Moderate, Area Affected : 80%								
Location : 1st Floor Play Area								
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$166,500	5	$200	
Raceway								
Conduit	100%			2034	$82,900	1		
Panelboards								
Fused Disc Sw	10%			2033	$14,300	5	$100	
Molded Case Bkrs	90%			2033	$128,700	5	$1,000	
Wiring								
Thermoplastic	100%			2034	$108,100	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$13,000	
Generators								
Diesel	100%			2030	$142,000	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Roof								
Explanation : Rated At 125 Kilovolt Amperes								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,600	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Roof								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	100%	4+	$642,500	2044	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Outdated Fixtures								
Egress Lighting								
Emergency, Service	30%			2029	$8,000	1		
Emergency, Battery	5%			2042	* *	10	$500	
Emergency, Battery	20%			2029	$14,500	10	$2,000	
Exit, Service	40%			2029	$7,400	1		
Exit, Battery	5%			2042	* *	10	$100	
Exterior Lighting								
HID	10%	Now	$10,100	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$80,900	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$22,200	2039	* *	1-3	$23,600	
Devices Damaged, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 170 - BX
Asset # : 4142

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Oil No. 2, 3,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$41,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$17,300	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Building Management System. Throughout								
Terminal Devices								
Air Handler	25%			2034	$202,800	1	$6,500	
Convector/Radiator	15%	0-2	$5,300	2039	* *	1	$1,800	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various Classrooms								
Fan Coil Unit/Heat	60%	0-2	$32,100	2034	$641,200	1	$7,300	
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Throughout Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%	Now	$44,500	2034	$445,100	1	$12,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof. Efficeincy Of Units Drastically Reduced								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Exterior Pkg Unit - Cooling	20%			2039	* *	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2034	$102,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2044	* *	4	$2,200	
No Component	30%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2034	$167,300	1	$5,200	
Fan Coil - 2 Pipe	10%			2034	$131,500	1	$1,400	
Fan Coil - 4 Pipe	50%			2034	$819,700	1	$6,800	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2034	$87,300	2	$20,500	
Dry Cooler	10%			2034	$19,800	2	$2,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$23,500	
Exhaust Fans								
Interior	30%			2034	$57,300	2	$400	
Roof	70%			2034	$58,500	2	$900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Bathroom Exhaust With Broken Motor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 115 Gallons Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$400	2034	$8,600	4	$900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : One Sump Pump Is Not Working Due To Multiple Electrical, Mechanical Defect								
Sewage Ejector(s)								
Electric	100%			2034	$22,600	4	$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$21,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

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
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	$3,500	
Chemical System								
No Component	99%							
Generic	1%			2029	$600	1-10	$300	
	Heads Blocked, Extent : Light, Area Affected : 100%							
	Location : 1st And 2nd Kitchen							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 171 - M**
Address : **19 EAST 103RD STREET BTWN: 5 AVE. & MADISON AVE.**
Borough : **MANHATTAN** | **Agency's Number** : **M171**
Program / Asset # : **BOE0104.000 / 1655** | **Yr Built/Renovated** : **1900 / 2011**
Area Sq Ft : **95,000** | **Project Type** : **EDUCATION**
Date of Survey : **07-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Att**
Block : **1609** **Lot** : **7** | **BIN** : **1051497**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$273,600
Interior Architecture	$1,605,300	$70,500
Electrical	$250,900	$1,171,000
Mechanical	$1,067,400	$1,336,500
Total	**$2,923,600**	**$2,851,500**
Importance Code A		$273,600
Importance Code B	$2,583,200	$2,577,900
Importance Code C	$340,300	
Total	**$2,923,600**	**$2,851,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,700		$7,700	
Interior Architecture	$68,400		$25,200	$10,100
Electrical	$63,300	$9,500	$12,400	$9,400
Mechanical	$114,000	$13,000	$14,000	$13,400
Site Pavements	$62,500			
Total	**$336,800**	**$22,500**	**$59,300**	**$32,900**
Importance Code A	$38,100	$9,400	$17,400	$9,400
Importance Code B	$227,500	$13,100	$42,000	$23,500
Importance Code C	$71,200			
Total	**$336,800**	**$22,500**	**$59,300**	**$32,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$38,600	
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$180,900	
Masonry: Brick	60%			LIFE	* *	5	$92,600	
Masonry: Limestone	20%			LIFE	* *	5	$23,200	
Windows								
Aluminum	100%			2042	* *	5	$44,900	
Roof								
Asphalt Macadam	10%	Now	$6,300	2039	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 103rd Street Yard And 104th Street Play Yard								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 103rd Street Yard And 104th Street Play Yard. Access Doors And Grills Flood Basement Below								
Clay Tile	17%			2044	* *	10	$10,500	
Clay Tile	58%			2054	* *	10	$36,000	
Copper/Terne	5%			2049	* *	10	$7,700	
Skylight, Metal/Glass	10%			2044	* *	10	$20,700	
Soffits								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	$200	
Masonry: Limestone	75%			LIFE	* *	5	$100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$28,100	LIFE	* *	5	$35,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Basement And North East Wing								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement And North East Wing								
Ceramic Tile	5%	Now	$93,000	2037	* *	5	$4,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Toilets Throughout And Kitchen								
Terrazzo	5%			LIFE	* *	5	$6,300	
Traffic Topping	25%			2039	* *	5	$50,400	
Vinyl Tile	25%	Now	$683,700	2039	* *	3	$15,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Hallways And Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 35%								
Location : Auditorium Floor								
Vinyl Tile 9" X 9"	25%	0-2	$164,900	2044	* *	3	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Corridors, Stairs And Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout Corridors, Stairs And Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 50%								
Location : Throughout Corridors, Stairs And Classrooms								
Wood	5%	Now	$147,600	2049	* *	5	$7,600	
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Throughout Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout Gymnasium								
Interior Walls								
Ceramic Tile	10%			2037	* *	5	$17,500	
Masonry: Brick	20%	Now	$340,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Plaster	60%			LIFE	* *	5	$31,400	
SGFT/Glazed Masonry	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$26,600	2039	* *	5	$20,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Library								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Library, Auditorium And Room 504								
AcousTileConcealSpLn	5%			2047	* *	5	$10,100	
Plaster	70%	Now	$175,600	LIFE	* *	5	$70,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 5th Floor And Basement								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%			2054	* *			
Retaining Walls								
Concrete Masonry Unit	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Asphalt	50%	0-2	$21,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 103rd Street Yard And 104th Street Yard								
Masonry: Granite	35%			LIFE	* *			
Pavers/Stone	15%	Now	$20,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 103rd Street Entrance Steps								
Parking/Driveway								
Asphalt	15%	4+	$20,000	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Asphalt	85%			2037	* *			
Activity Yard								
Asphalt	75%			2037	* *			
Rubber Matting	25%			2034	$41,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches With New Enclosure Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Enclosure Panel Is New								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Knife Sw	10%	4+	$24,500	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	40%			2033	$98,100	5	$1,000	
Molded Case Bkrs	40%			2050	* *	5	$1,000	
Wiring								
Braided Cloth	10%	2-4	$29,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	60%			2034	$870,100	10	$52,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	40%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$81,600	10	$11,500	
Exit, Battery	50%			2034	$68,900	10	$3,200	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$35,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$250,900	1-3	$58,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	$11,200	2054	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Leaks At Fuel Oil Pumps In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 8,000 Gallon Tank For No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$94,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	12%	Now	$18,700	2034	$93,500			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Steam Traps On Extended Life								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	88%			2034	$685,500			
Terminal Devices								
Air Handler	15%			2029	$274,600	1	$8,800	
Convector/Radiator	55%	Now	$8,800	2032	$437,500	1	$15,200	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Fan Coil Unit/Heat	20%			2029	$482,400	1	$6,100	
Unit Heater - Steam	10%			2034	$55,300	4	$900	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Gymnasium								
Explanation : Insufficient Heat								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2029	$258,000	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$7,900	
No Component	85%							
Exhaust Fans								
Interior	15%			2034	$64,700	2	$400	
No Component	85%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,000	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : 104 Street Water Main. Basement								
On Extended Life, Extent : Severe, Area Affected : 80%								
Location : 1 Of Two Motors Not Working At Booster Pumps								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Too Low Water Presure At 4th And 5th Floor								
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	0-2	$24,500	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$6,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Storm Drain At 103rd Street Parking Lot								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room And At Clamped Connections To Roof Drain Offsets To Exterior								
Sump Pump(s)								
Non-Submersible	100%	Now	$7,800	2034	$19,500	4	$2,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 1 Of 2 Pump Sets In Basement.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Duplex Sets Near The End Of Useful Life.								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$26,900	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 171 - Q**		
Address	: **14-14 29 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q171**
Program / Asset #	: **BOE0815.000 / 1535**	**Yr Built/Renovated**	: **1952 / 1999**
Area Sq Ft	: **104,924**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **537** **Lot** : **14**	**BIN**	: **4006046**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$366,600	
Interior Architecture	$80,300	$73,400
Electrical	$648,600	$366,500
Mechanical	$2,376,900	$5,716,700
Total	**$3,472,400**	**$6,156,600**
Importance Code A	$366,600	$973,300
Importance Code B	$3,025,500	$5,109,900
Importance Code C	$80,300	$73,400
Total	**$3,472,400**	**$6,156,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$12,600		
Interior Architecture	$3,700	$22,700	$3,900	$18,400
Electrical	$3,900	$11,500	$9,900	$27,900
Mechanical	$31,100	$15,300	$23,900	$105,200
Site Pavements	$10,100			
Total	**$48,700**	**$62,000**	**$37,700**	**$151,500**
Importance Code A	$18,700	$23,000	$10,400	$10,500
Importance Code B	$28,100	$39,100	$27,300	$141,000
Importance Code C	$1,900			
Total	**$48,700**	**$62,000**	**$37,700**	**$151,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Building Facades								
Explanation : Sidewalk Shed, Scaffoldings And Nettings From Ground To Parapet Level.								
Windows								
Aluminum	85%			2051	* *	5	$38,000	
Bronze/Brass	5%			2043	* *	5	$14,000	
Metal Louvers	2%			2038	* *	10	$5,600	
Steel	8%	Now	$275,400	2060	* *	5	$22,400	
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Basement Windows								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Basement								
Parapets								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof Level								
Explanation : Scaffoldings And Nettings And Plastic Covers								
Roof								
Copper/Terne	15%			2063	* *	10	$40,200	
Modified Bitumen	85%			2040	* *	10	$91,200	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Roof Level								
Explanation : Solar Panels Installed.								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$24,000	
Ceramic Tile	5%			2044	* *	5	$7,900	
Terrazzo	5%			LIFE	* *	5	$6,100	
Vinyl Tile	78%			2040	* *	3	$45,900	
Wood	5%			2063	* *	5	$14,700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$17,800	
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Basement Near Sprinkler Control Valve								
Metal Panel	5%			LIFE	* *			
Marble Panels	5%	0-2	$80,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry Vestibule								
Plaster	55%			LIFE	* *	5	$73,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2040	* *	5	$36,800	
AcousTileSusp.Lay-In	5%			2052	* *	5	$7,400	
Exposed Struc: Concrete	60%			LIFE	* *	5	$13,800	
Plaster	10%			LIFE	* *	5	$9,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Building Perimeter								
Explanation : Scaffoldings And Nettings, Under Construction.								
Iron Picket	25%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Areaway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	0-2	$8,200	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Various Locations								
On-Site Walkways								
Cast in Place Concrete	95%			2048	* *			
Masonry: Granite	5%	4+	$1,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 70%								
Location : Entry Steps								
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 30th Avenue Side								
Explanation : Used As Staging Area Of Construction Materials And Equipments.								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	$36,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each								
Fused Disc Sw	30%			2061	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Switches Rated At 400 Amperes And 200 Amperes Serving The Solar Panels								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	* *	5	$2,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

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
Under 600 Volts								
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Fused Disc Sw	5%			2034	$12,300	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$2,500	
Wiring								
Braided Cloth	80%	2-4	$280,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$130,100	5	$500	
Locally Mounted	30%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$91,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$12,700	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
Fluorescent	20%			2040	* *	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Flourescent Lights								
LED	10%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$277,100	2045	* *	1-3	$58,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$249,800	5	$32,500	
Conversion Equipment								
Steam Boiler	100%	4+	$18,700	2033	$936,500	1	$93,500	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : No.3 Boiler, Basement Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	Now	$1,700	2035	$86,000			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Condensate Return Tank, Boiler Room								
Steam Piping/Pump	90%			2035	$774,300			
Terminal Devices								
Air Handler	30%			2035	$606,500	1	$19,500	
Convector/Radiator	70%			2033	$615,000	1	$23,700	
Controls								
Pneumatic	100%			2029	$2,076,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	20%			2040	* *			
Window/Wall Unit	60%			2030	$244,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,500	
Exhaust Fans								
Interior	100%			2035	$476,500	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$1,103,900	1		
Galvanized Steel	20%			2033	$274,300	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$519,500	4	$15,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$21,500	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2030	$56,300	4	$4,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Heat Converter Used As Storage Tank							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$74,300	1-2	$1,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 172 - BK**		
Address	: **825 4TH AVE. BTWN: 29 ST. - 30 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K172**
Program / Asset #	: **BOE0471.000 / 9**	**Yr Built/Renovated**	: **1914 / 2000**
Area Sq Ft	: **47,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **669** **Lot** : **1**	**BIN**	: **3009847**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$111,400	$1,562,400
Electrical	$210,600	$412,700
Mechanical	$150,200	$1,953,000
Total	**$472,200**	**$3,928,100**
Importance Code B	$360,800	$3,928,100
Importance Code C	$111,400	
Total	**$472,200**	**$3,928,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture		$1,000	$11,700	$5,900
Electrical	$5,300	$4,500	$4,900	$87,200
Mechanical	$22,400	$7,300	$9,400	$28,100
Site Enclosure	$2,900			
Total	**$30,500**	**$12,900**	**$26,000**	**$121,300**
Importance Code A	$4,700	$4,700	$4,700	$4,800
Importance Code B	$23,000	$8,200	$16,600	$116,500
Importance Code C	$2,900		$4,800	
Total	**$30,500**	**$12,900**	**$26,000**	**$121,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$34,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout Exterior Walls								
Masonry: Limestone	10%			LIFE	* *	5	$2,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior Walls								
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$15,100	
Ceramic Tile	3%			2038	* *	5	$2,100	
Quarry Tile	2%			2040	* *	5	$2,100	
Vinyl Tile	80%			2035	$1,562,400	3	$20,700	
Wood	5%			2050	* *	5	$6,500	
Interior Walls								
Ceramic Tile	10%			2044	* *	5	$9,500	
Masonry: Brick	12%	Now	$111,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler And Tank Room								
Marble Panels	3%			LIFE	* *			
Plaster	75%			LIFE	* *	5	$21,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 301, 302 And The Walls Along 29th Street								
Ceilings								
AcousTileSusp.Lay-In	5%			2040	* *	5	$3,300	
Plaster	95%			LIFE	* *	5	$38,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Third Floor								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$2,900	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Iron Picket	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Bridge Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Bridge Installed								
Parking/Driveway								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Parking Lot And Driveway								
Explanation : Construction Staging Area								
Activity Yard								
Asphalt	90%			2048	* *			
Rubber Matting	10%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$25,900	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch. One 200 Ampere Emergency Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$166,500	5	$200	
Raceway								
Conduit	90%			2035	$74,600	1		
Conduit	10%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$14,300	5	$100	
Molded Case Bkrs	80%			2034	$114,400	5	$1,000	
Molded Case Bkrs	10%			2051	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$86,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	78%			2033	$57,200	5	$200	
Locally Mounted	20%			2048	* *	5	$100	
Variable Frequency Drive	2%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$40,400	10	$5,700	
Exit, Battery	50%			2030	$34,100	10	$1,600	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$17,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Common Area								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$124,100	1-3	$29,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2061	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$46,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$385,400			
Terminal Devices								
Air Handler	10%			2030	$90,600	1	$2,900	
Convector/Radiator	85%			2033	$334,500	1	$12,900	
Fan Coil Unit/Heat	5%			2030	$59,700	1	$800	
Controls								
Pneumatic	100%			2033	$930,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2045	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : For Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Brand New Units For Auditorium								
Window/Wall Unit	70%			2034	$127,600	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2045	* *	1	$1,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2045	* *	2	$3,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$13,100	
No Component	50%							
Exhaust Fans								
Interior	10%			2030	$21,300	2	$100	
Roof	40%	Now	$14,900	2043	* *	2	$500	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$122,900	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 100 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$13,300	1-2	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 173 - M**				
Address	: **306 FORT WASHINGTON AVENUE @ W. 173 STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M173**
Program / Asset #	: **BOE0105.000 / 1656**			**Yr Built/Renovated**	: **1926 / 2012**
Area Sq Ft	: **113,200**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **2142**	**Lot**	: **154**	**BIN**	: **1063503**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$421,200	$599,400
Interior Architecture	$7,087,000	$1,603,400
Electrical	$302,800	$2,722,400
Mechanical	$2,906,600	$1,383,400
Site Pavements		$421,300
Total	**$10,717,600**	**$6,729,900**
Importance Code A	$421,200	$631,000
Importance Code B	$10,180,400	$5,858,400
Importance Code C	$115,900	$240,500
Total	**$10,717,600**	**$6,729,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$38,500	$18,500		$12,800
Electrical	$69,900	$18,900	$20,600	$18,400
Mechanical	$105,600	$30,500	$28,900	$22,000
Site Enclosure	$37,900			
Site Pavements	$15,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$274,400**	**$75,400**	**$56,900**	**$60,600**
Importance Code A	$11,200	$11,500	$11,200	$11,200
Importance Code B	$198,200	$63,900	$45,700	$49,400
Importance Code C	$64,900			
Total	**$274,400**	**$75,400**	**$56,900**	**$60,600**

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

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	$124,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	20%			LIFE	* *	5	$38,200	
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Masonry: Marble	2%			LIFE	* *	5	$2,900	
Pre-Cast Concrete	8%	2-4	$56,700	LIFE	* *	5	$49,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Side - Existing Addition								
Windows								
Aluminum	96%	0-2	$130,300	2041	* *	5	$26,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2036	$63,200	10	$7,000	
Steel	2%	Now	$85,600	2058	* *	5	$7,000	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Atrium - Existing Addition								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Atrium - Existing Addition								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$12,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	15%			LIFE	* *	5	$3,100	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Metal: Cage/Fence	10%			2046	* *	5-10	$16,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,100	
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Throughout								
Roof								
Built-Up (BUR)	80%			2038	* *	10	$68,100	
IRMA/Protected Membrane	20%			2033	$412,300	10	$17,000	
Soffits								
Pre-Cast Concrete	100%	Now	$80,600	LIFE	* *	5	$21,800	
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : North Side Of Play Yard At West 174th Street								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$138,900	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors								
Ceramic Tile	5%			2036	$460,500	5	$8,000	
Marble Panels	5%			LIFE	* *	5	$6,000	
Quarry Tile	3%			2038	* *	5	$7,200	
Terrazzo	3%			LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	20%	0-2	$180,500	2033	$902,400	3	$12,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Cafeteria And Throughout								
Vinyl Tile 9" X 9"	44%	Now	$574,700	2028	$5,747,500	3	$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Wood	10%			2048	* *	5	$29,900	
Interior Walls								
Cast in Place Concrete	8%	Now	$53,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Wall Penetration At Water Main In Basement								
Ceramic Tile	5%	0-2	$12,000	2036	$240,500	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Base Of Bathroom Walls								
Glass: Single Pane	5%			LIFE	* *	5	$3,200	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	59%	0-2	$62,700	LIFE	* *	5	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Annex Entry Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Annex Entry Area								
SGFT/Glazed Masonry	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Interior								
Ceilings								
AcousTile,Adhered	7%	0-2	$228,600	2053	* *	5	$3,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Multi-purpose Room - 1st Floor								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
AcousTileSusp.Lay-In	10%	0-2	$16,900	2038	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Existing Addition								
Gypsum Board	15%			LIFE	* *	5	$18,600	
Metal Panel	3%	0-2	$100,800	LIFE	* *	5	$3,700	
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Plaster	60%			LIFE	* *	5	$37,200	
Plaster	5%	4+	$9,600	LIFE	* *	5	$3,100	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$37,900	2043	* *			
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : West 173rd Street Side Of Play Yard								
Iron Picket	30%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Masonry: Granite	100%	Now	$15,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Entry Portico								
Activity Yard								
Traffic Topping	100%			2033	$421,300			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2033	$31,600	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Electrical Room								
Explanation : Two 1,000 Ampere Main Disconnect Switches								
Fused Disc Sw	40%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Existing Addition								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	* *	5	$100	
Fused Knife Sw	70%			2033	$186,400	5	$300	
Raceway								
Conduit	70%			2033	$174,700	1		
Conduit	30%			2043	* *	1		
Panelboards								
Molded Case Bkrs	40%			2041	* *	5	$1,200	
Molded Case Bkrs	60%			2032	$147,100	5	$1,800	
Wiring								
Braided Cloth	70%			2032	$245,000	1		
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$34,800	
Generators								
Diesel	100%	Now	$85,200	2042	* *	1	$39,500	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Generator Room Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 125 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,200	
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : 200 Gallon Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Lighting								
Interior Lighting								
Fluorescent	98%	Now	$33,900	2033	$1,693,300			
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium, 25 Ballasts Defective								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%	Now	$16,500	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	20%			2033	$14,300	1		
Emergency, Battery	30%			2033	$58,400	10	$8,200	
Exit, Battery	50%			2041	* *	10	$3,800	
Exterior Lighting								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Alarm								
Security System								
Generic	100%			2028	$217,600	1	$42,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$69,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fuel Storage Room Basement								
Explanation : No.2 Oil - One 6,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$112,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units Which Only Run On Gas								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$46,400	2043	* *			
Damaged, Extent : Severe, Area Affected : 50%								
Location : Basement Oil Piping Leaks So Units Can Only Run On Gas								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Louvers For Boiler Only Operate Manually, Control Motor Is Broken								
Terminal Devices								
Air Handler	20%	Now	$21,800	2033	$436,300	1	$12,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Unit Coil Serving The Auditorium								
Convector/Radiator	60%	Now	$11,400	2038	* *	1	$19,700	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Radiator In Room 515								
Fan Coil Unit/Heat	20%			2033	$574,800	1	$7,300	
Controls								
Pneumatic	100%			2027	$2,240,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2028	$137,600			
Window/Wall Unit	75%			2028	$329,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$18,900	
No Component	70%							
Exhaust Fans								
Interior	30%			2033	$154,200	2	$1,000	
Roof	70%			2033	$157,400	2	$2,400	
Heat Recovery Ventilator								
No Component	80%							
Generic	20%			2034				
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%	4+	$2,800	2028	$139,900	2		
Damaged, Extent : Light, Area Affected : 100%								
Location : Outer Insulation Of The Unit Was Damaged								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room. Quantity 8								
Explanation : 600 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$23,200	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2033	$60,700	4	$4,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2043	* *	1-5	$28,500	
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,600	
Fire Pump								
Generic	100%			2042	* *	1	$21,100	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 65 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 173 - Q**		
Address	: **174-10 67TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q173**
Program / Asset #	: **BOE0817.000 / 1509**	**Yr Built/Renovated**	: **1949 / 2002**
Area Sq Ft	: **82,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6927** **Lot** : **22**	**BIN**	: **4149690**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,500	$85,800
Interior Architecture	$6,542,000	$197,500
Electrical	$628,000	$655,000
Mechanical	$394,400	$2,015,100
Site Pavements	$79,800	
Total	**$7,715,700**	**$2,953,500**
Importance Code A	$71,500	$822,200
Importance Code B	$7,644,200	$2,131,400
Total	**$7,715,700**	**$2,953,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,900	$3,900		
Interior Architecture	$14,600	$11,500	$800	$10,000
Electrical	$59,000	$37,300	$7,700	$9,200
Mechanical	$75,500	$32,400	$24,800	$11,400
Site Pavements	$46,100			
Total	**$235,200**	**$85,100**	**$33,300**	**$30,600**
Importance Code A	$76,700	$12,300	$8,200	$8,200
Importance Code B	$113,000	$72,800	$25,100	$22,400
Importance Code C	$45,400			
Total	**$235,200**	**$85,100**	**$33,300**	**$30,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$4,500	LIFE	* *	5	$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Staircase G								
Masonry: Brick	80%			LIFE	* *	5	$85,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Repointing Work At Corners								
Masonry: Granite	5%			LIFE	* *	5	$4,000	
Masonry: Limestone	10%			LIFE	* *	5	$8,000	
Slate Panels	3%			LIFE	* *	5	$2,400	
Windows								
Aluminum	100%	4+	$35,500	2049	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria And Kitchen								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$7,400	
Masonry: Limestone	10%			LIFE	* *	5	$1,000	
Roof								
Built-Up (BUR)	95%	Now	$71,500	2038	* *			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : North Side								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Gymnasium Roof								
Copper/Terne	5%			2048	* *	10	$3,900	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$12,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,900	
Ceramic Tile	5%			2042	* *	5	$6,100	
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	5%			2041	* *	3	$2,300	
Vinyl Tile 9" X 9"	65%	Now	$6,542,000	2043	* *	3	$30,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : 2nd Floor Classrooms And Corridor								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Classrooms And Corridor								
Wood	10%			2048	* *	5	$23,000	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$23,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

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
Interior								
Ceilings								
Exposed Struc: Concrete	75%			LIFE	* *	5	$14,500	
Fiber Board	10%			2033	$197,500			
Plaster	15%	Now	$11,600	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Storage Room 302a								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$79,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 67th Avenue								
On-Site Walkways								
Cast in Place Concrete	95%	4+	$43,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 67th Avenue At Main Entrance								
Masonry: Granite	5%	4+	$2,100	LIFE	* *			
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : All Steps								
Activity Yard								
Asphalt	95%			2042	* *			
Rubber Matting	5%	4+	$700	2038	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Explanation : Anchors Popping Up								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$2,200	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	7%			2032	$17,200	5	$100	
Fused Disc Sw	3%			2041	* *	5	$100	
Fused Knife Sw	20%	2-4	$49,000	2058	* *	5	$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : 1st, 2nd Floor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	60%			2032	$147,100	5	$1,300	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	$59,700	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$400	
Locally Mounted	30%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$71,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	6%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$70,900	10	$10,000	
Exit, Service	50%			2028	$18,200	1		
Exterior Lighting								
HID	30%			2028	$118,300	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$158,600	1	$30,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors Only								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$217,900	1-3	$52,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Box, And Fire Alarm Panel								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$196,400	5	$25,600	
Conversion Equipment								
Steam Boiler	100%	0-2	$36,800	2031	$736,300	1	$73,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Two Plugged Tubes In No. 2 Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$6,100	
Terminal Devices								
Air Handler	20%			2033	$317,900	1	$10,200	
Convector/Radiator	80%			2038	* *	1	$21,300	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	$14,400	2028	$288,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 1 Unit In Kitchen Is Not Working								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,000	
Exhaust Fans								
Interior	95%			2033	$355,900	2	$2,400	
Roof	5%			2028	$8,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2033	$408,500	4	$8,200	
Sanitary Piping								
Cast Iron	100%	0-2	$106,400	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Leaking Waste Line In Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

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
Plumbing									
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	98%								
Generic	2%	0-2	$1,200	2053		* *	1-2	$400	
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Broken Flow Switch									
Explanation : Broken Flow Switch									

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 174 - BK**				
Address	: **574 DUMONT AVENUE BTWN: WILLIAMS AVE., ALABAMA A**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K174**
Program / Asset #	: **BOE0472.000 / 1338**			**Yr Built/Renovated**	: **1913 / 2010**
Area Sq Ft	: **80,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **3802**	**Lot**	: **15**	**BIN**	: **3084617**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$89,100
Interior Architecture	$426,100	$64,500
Electrical	$373,300	$1,964,900
Mechanical	$574,900	$1,360,400
Site Pavements		$92,200
Total	**$1,374,300**	**$3,571,100**
Importance Code A		$89,100
Importance Code B	$1,207,500	$3,482,000
Importance Code C	$166,800	
Total	**$1,374,300**	**$3,571,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,200		$46,100	$18,100
Interior Architecture	$136,900			$12,500
Electrical	$7,800	$9,800	$7,800	$7,600
Mechanical	$39,900	$13,000	$67,600	$11,900
Site Enclosure	$4,600			
Site Pavements	$24,500			
Total	**$257,000**	**$22,900**	**$121,500**	**$50,100**
Importance Code A	$51,100	$7,900	$54,200	$26,000
Importance Code B	$154,500	$15,000	$67,300	$24,100
Importance Code C	$51,400			
Total	**$257,000**	**$22,900**	**$121,500**	**$50,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$24,600	
Masonry: Brick Cavity	85%			LIFE	* *	5	$89,100	
Masonry: Granite	5%			LIFE	* *	5	$3,900	
Masonry: Limestone	5%	0-2	$42,200	LIFE	* *	5	$3,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Metal Panel	2%			2044	* *	5-10	$14,400	
Windows								
Aluminum	100%			2050	* *	5	$36,200	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$11,000	
Pre-Cast Concrete	5%	0-2	$1,000	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Roof Area								
Roof								
Built-Up (BUR)	95%			2039	* *	10	$42,200	
Copper/Terne	5%			2062	* *	10	$5,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,500	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Basement								
Ceramic Tile	3%	Now	$19,800	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Various Locations								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilets Various Locations								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilets Various Locations								
Mosaic Tile	2%	Now	$11,000	2047	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Terrazzo	3%	Now	$16,500	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Vinyl Tile	80%	Now	$259,300	2039	* *	3	$34,400	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Auditorium								
Explanation : Repairs In Progress.								
Vinyl Tile 9" X 9"	7%	Now	$32,800	2039	* *	3	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Classroom Various Locations								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Interior								
Interior Walls								
Ceramic Tile	2%	Now	$8,500	2043	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Glass: Single Pane	5%	Now	$93,400	LIFE	* *	5	$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Stairs								
Masonry: Brick	5%	Now	$73,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Marble Panels	3%	Now	$40,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Plaster	80%			LIFE	* *	5	$36,100	
Ceilings								
AcousTile,Adhered	10%	Now	$7,600	2047	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
Plaster	90%			LIFE	* *	5	$64,500	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%	4+	$2,200	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Front And Sides Perimeter								
Impact Damage, Extent : Light, Area Affected : 20%								
Location : Front And Sides Perimeter								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$2,400	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Areaway Exit From Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Stairway Exit From Basement At William Street								
Explanation : Causing Flooding								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$18,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	80%	4+	$6,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Middle Of Yard								
Rubber Matting	20%			2034	$92,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Electrical Service Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	10%			2050	* *	5	$200	
Molded Case Bkrs	75%			2033	$137,900	5	$1,600	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$1,221,100	10	$73,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
Location : Throughout								
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
Location : In Crawl Space								
Egress Lighting								
Emergency, Battery	50%			2034	$68,800	10	$9,700	
Exit, Battery	50%			2034	$58,000	10	$2,700	
Exterior Lighting								
HID	20%	Now	$76,400	2044	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%	2-4	$3,100	2029	$153,800	1	$26,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$211,300	1-3	$49,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 78,000 Gallon Tank Using No. 2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$79,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2044	* *	4	$5,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Heating								
Terminal Devices								
Air Handler	20%			2034	$308,300	1	$9,900	
Convector/Radiator	70%			2039	* *	1	$18,100	
Unit Heater - Hot Water	10%			2029	$48,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2039	* *			
Window/Wall Unit	40%			2029	$124,100	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	100%	Now	$363,300	2044	* *	2	$2,000	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Has Not Been Working For 20 Years. In Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,052,100	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$28,900	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Roof								
Explanation : Damages And Leaking Roof Drain								
Sump Pump(s)								
Non-Submersible	100%			2034	$16,400	4	$1,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2039	* *	1	$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 5% *Location : Kitchen* *Explanation : Kitchen Hood Covers 75 Square Feet (5x15).*								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 174 - Q**
Address : **65-10 DIETERLE CRESCENT**
Borough : **QUEENS**
Program / Asset # : **BOE0818.000 / 1510**
Area Sq Ft : **71,000**
Date of Survey : **31-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3134** **Lot** : **24**

Agency's Number : **Q174**
Yr Built/Renovated : **1949 / 2003**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4073904**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,107,500
Interior Architecture	$1,531,100	$1,707,900
Electrical	$382,300	$550,400
Mechanical	$1,671,200	$1,750,800
Site Pavements		$957,200
Total	**$3,584,600**	**$6,073,800**
Importance Code A		$1,741,200
Importance Code B	$3,431,600	$4,198,500
Importance Code C	$153,000	$134,100
Total	**$3,584,600**	**$6,073,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,500	$19,600		
Interior Architecture	$65,000	$8,400		$6,300
Electrical	$69,500	$14,600	$8,000	$6,600
Mechanical	$13,200	$34,800	$23,000	$14,200
Total	**$185,200**	**$77,400**	**$31,000**	**$27,100**
Importance Code A	$44,500	$26,800	$7,000	$7,000
Importance Code B	$117,700	$50,600	$24,000	$20,100
Importance Code C	$22,900			
Total	**$185,200**	**$77,400**	**$31,000**	**$27,100**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$79,400	
Masonry: Granite	5%			LIFE	* *	5	$3,300	
Masonry: Limestone	3%			LIFE	* *	5	$2,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Tower								
Masonry: Limestone	2%			LIFE	* *	5	$1,300	
Windows								
Aluminum	25%	Now	$37,500	2041	* *	5	$1,900	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium, Auditorium								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium, Auditorium								
Wood	75%			2041	* *	5	$115,300	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$8,700	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Roof								
Built-Up (BUR)	90%			2033	$842,400	10	$70,500	
Copper/Terne	10%			2048	* *	10	$19,600	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	3%	2-4	$2,900	2036	$145,700	5	$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	60%			2033	$1,428,100	3	$25,200	
Vinyl Tile 9" X 9"	20%			2028	$1,378,100	3	$6,300	
Wood	5%	4+	$25,700	2048	* *	5	$3,900	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$61,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Basement								
Ceramic Tile	3%			2036	$134,100	5	$2,400	
Marble Panels	2%			LIFE	* *			
Plaster	58%	4+	$22,900	LIFE	* *	5	$13,800	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Bulkhead								
SGFT/Glazed Masonry	25%	4+	$91,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$6,300	
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$12,600	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Metal Panel	5%	4+	$7,100	LIFE	* *	5	$5,300	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	65%			LIFE	* *	5	$34,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	97%			2038	* *			
Masonry: Granite	3%			LIFE	* *			
Activity Yard								
Asphalt	70%			2036	$635,400			
Rubber Matting	30%			2033	$321,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Knife Sw	5%	2-4	$9,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	20%	2-4	$36,800	2058	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Explanation : On Extended Life								
Molded Case Bkrs	65%			2032	$119,600	5	$1,200	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$184,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$61,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,600	
Exit, Service	50%			2038	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

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
Lighting								
Exterior Lighting								
Fluorescent	2%			2033	$5,800	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Front Of The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front								
Explanation : Operated Via Timer								
HID	8%	Now	$16,300	2033	$27,100			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Outside Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$136,500	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System; Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$22,000	
Conversion Equipment								
Steam Boiler	100%			2031	$633,700	1	$70,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$273,600	1	$8,800	
Convector/Radiator	80%			2038	* *	1	$18,300	
Controls								
Pneumatic	100%			2027	$1,405,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2038	* *			
Window/Wall Unit	75%			2028	$206,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	95%			2033	$306,300	2	$2,100	
Roof	5%			2028	$7,100	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$185,600	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$351,500	4	$7,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$14,600	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,000	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 175 - BX**				
Address	: **200 CITY ISLAND AVENUE BTWN: WINTERS ST., CENTRE ST.**				
Borough	: **BRONX**		**Agency's Number**	: **X175**	
Program / Asset #	: **BOE0303.000 / 365**		**Yr Built/Renovated**	: **1975 / 2015**	
Area Sq Ft	: **47,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **30-May-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**				
Block	: **5641**	**Lot** : **280**	**BIN**	: **2082444**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$444,500	$54,100
Interior Architecture	$153,000	
Electrical		$512,200
Mechanical	$1,930,300	$2,193,300
Site Enclosure	$155,300	
Total	**$2,683,100**	**$2,759,600**
Importance Code A	$444,500	$469,400
Importance Code B	$2,083,400	$2,290,200
Importance Code C	$155,300	
Total	**$2,683,100**	**$2,759,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,100		$33,800	$5,900
Interior Architecture	$88,100			$6,900
Electrical	$5,500	$4,900	$45,000	$5,300
Mechanical	$84,300	$9,500	$86,400	$8,900
Site Enclosure	$47,000			
Site Pavements	$108,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$353,500**	**$21,600**	**$172,400**	**$34,200**
Importance Code A	$54,700	$4,600	$51,100	$10,500
Importance Code B	$196,400	$17,000	$121,300	$23,700
Importance Code C	$102,400			
Total	**$353,500**	**$21,600**	**$172,400**	**$34,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	4+	$303,600	LIFE	* *	5	$34,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	20%			2054	* *	5-10	$58,500	
Windows								
Aluminum	60%			2050	* *	5	$7,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Aluminum	40%			2050	* *	5	$4,700	
Parapets								
Masonry: Brick	75%	2-4	$140,800	LIFE	* *	5	$5,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Inner Sides								
Metal Panel	20%			2054	* *	5	$5,600	
Pre-Cast Concrete	5%	2-4	$3,000	LIFE	* *	5	$2,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Copings								
Roof								
Built-Up (BUR)	90%			2042	* *	10	$54,100	
Copper/Terne	10%			2069	* *	10	$15,000	
Soffits								
Stucco Cement	100%	2-4	$10,100	2047	* *	5	$14,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Area North Of Main Entrance								
Interior								
Floors								
Carpet	2%			2033	$28,000	3	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	5%			LIFE	* *	5	$8,500	
Ceramic Tile	5%	2-4	$22,300	2043	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Toilet Rooms								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms								
Quarry Tile	5%			2047	* *	5	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Slate	15%			LIFE	* *	5	$12,300	
Vinyl Tile	63%			2039	* *	3	$24,400	
Wood	5%			2062	* *	5	$7,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Interior								
Interior Walls								
Ceramic Tile	5%	4+	$7,900	2043	* *	5	$1,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Toilet Rooms								
Concrete Masonry Unit	40%	4+	$43,400	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Gypsum Board	20%			LIFE	* *	5	$6,800	
Masonry: Brick	15%			LIFE	* *			
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	0-2	$153,000	2047	* *	5	$11,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2051	* *	5	$15,500	
Exposed Struc: Concrete	23%			LIFE	* *	5	$2,800	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	2%	4+	$1,100	LIFE	* *	5	$1,900	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$155,300	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	40%			2069	* *			
Masonry: Brick	60%	2-4	$8,800	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Enclosure North Of Main Entrance								
Retaining Walls								
Cast in Place Concrete	75%	2-4	$18,700	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Rear Of Play Yard								
Masonry: Brick	25%	2-4	$19,600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Planter North Of Main Entrance								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$6,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along City Island Avenue								
On-Site Walkways								
Asphalt	50%			2043	* *			
Cast in Place Concrete	45%	0-2	$21,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Steps And Walkway On North Side								
Panel/Paver: Bluestone	5%	Now	$21,300	LIFE	* *	5	$600	
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Along North Walkway								
Explanation : Missing Pavers								
Activity Yard								
Asphalt	85%	4+	$11,500	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	15%	Now	$47,800	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Play Yard								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes And 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$149,800	5	$200	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	90%			2034	$74,600	1		
Conduit	10%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2033	$28,600	5	$200	
Fused Disc Sw	4%			2050	* *	5		
Fused Toggle Switch	1%			2033	$1,400	5		
Molded Case Bkrs	70%			2033	$100,100	5	$900	
Molded Case Bkrs	5%			2050	* *	5	$100	
Wiring								
Thermoplastic	90%			2034	$97,300	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2047	* *	5	$300	
Motor Control Center	10%			2032	$5,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$25,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2039	* *	10	$12,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors And Classrooms								
LED	10%			2039	* *			
Egress Lighting								
Emergency, Service	5%			2034	$1,500	1		
Emergency, Battery	45%			2034	$36,400	10	$5,100	
Exit, Battery	50%			2039	* *	10	$1,600	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$90,300	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$29,800	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Heating								
Energy Source								
Electricity	1%			2034		1		
Fuel Oil No 4	99%			2034	$110,800	5	$14,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room - 1 Tank, 10,000 Gallons								
Conversion Equipment								
Radiant Heater	1%			2029	$12,500	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North And South Penthouse Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	99%	Now	$41,500	2032	$415,300	1	$41,500	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Basement - Boiler Room - Damaged Doors Refractory And Gaskets, Plugged Tubes								
Insul. Deteriorating, Extent : Moderate, Area Affected : 25%								
Location : Basement - Boiler Room - Boiler No.1								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Distribution								
Hot Wtr Piping/Pump	5%			2033	$5,300	4	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : North Penthouse Mechanical Room - Serving Dual Temperature Loop								
Steam Piping/Pump	95%			2034	$366,100			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	10%			2029	$90,600	1	$2,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : South Penthouse Mechanical Room								
Convector/Radiator	64%			2039	* *	1	$9,700	
Fan Coil Unit/Heat	1%			2029	$11,900	1	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Teachers Cafeteria - Unit Ventilator								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : North Penthouse Mechanical Room								
Explanation : Air Handlers With Steam And Chilled Water Coils, Reported Under Air Conditioning								
Controls								
Digital	25%			2027	$345,600			
Pneumatic	75%			2028	$697,600			
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, Other Locations								
Explanation : Location Noted								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2029	$213,000	1	$6,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof - Packaged Air Cooled Chiller								
Exterior Pkg Unit - Cooling	5%	4+	$26,400	2044	* *	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	50%			2034	$404,300	2	$1,400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2034	$57,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Telecom Room								
Explanation : Location Noted								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2034	$21,000	4	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Chilled Water For Air Handlers And For Dual Temperature Unit Ventilators								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2029	$210,100	1	$7,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : North Penthouse Mechanical Room								
Fan Coil - 2 Pipe	5%			2029	$66,100	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Kindergarten Rooms								
Explanation : Dual Temperature Unit Ventilators								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

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
Ventilation								
Exhaust Fans								
Interior	35%			2029	$74,700	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : North And South Penthouse Mechanical Rooms								
Roof	65%			2039	* *	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$12,400	2034	$618,100	1		
Broken, Extent : Moderate, Area Affected : 2%								
Location : Basement - Water / Sprinkler Room - Defective Water Main Valves								
On Extended Life, Extent : Light, Area Affected : 95%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - Heat Pump Water Heater, 120 Gallons								
HW Heat Exchanger								
Steam Fired	100%	0-2	$232,700	2064	* *	4	$4,600	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$9,600	4	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$25,200	4	$1,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Ejector Pump Room - 1 Duplex Set								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement To 1st Floor								
Explanation : One Sidewalk Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2034	$221,600	1-5	$23,700	
Sprinkler								
No Component	95%							
Generic	5%			2034	$33,300	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 175 - M (P175M-SIE VII)**
Address : **175 WEST 134 STREET**
Borough : **MANHATTAN**
Program / Asset # : **BOE0106.000 / 1657**
Area Sq Ft : **85,000**
Date of Survey : **18-Mar-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **1919** **Lot** : **6**

Agency's Number : **M175**
Yr Built/Renovated : **1958 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1058248**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$550,700	$1,888,000
Interior Architecture	$1,139,700	$2,295,500
Electrical		$1,245,200
Mechanical	$1,682,100	$4,852,400
Site Pavements	$194,400	
Total	**$3,566,900**	**$10,281,100**
Importance Code A	$550,700	$2,646,600
Importance Code B	$2,476,200	$7,634,600
Importance Code C	$540,100	
Total	**$3,566,900**	**$10,281,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,900		$3,100	
Interior Architecture	$140,800		$2,300	$10,100
Electrical	$20,000	$8,000	$9,800	$9,000
Mechanical	$70,500	$18,700	$22,400	$14,500
Site Enclosure	$42,300			
Site Pavements	$28,600			
Total	**$388,100**	**$26,700**	**$37,600**	**$33,700**
Importance Code A	$94,400	$8,400	$11,500	$8,400
Importance Code B	$175,100	$18,300	$26,100	$25,200
Importance Code C	$118,700			
Total	**$388,100**	**$26,700**	**$37,600**	**$33,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$10,100	
Masonry: Brick Cavity	75%			LIFE	* *	5	$120,800	
Masonry: Limestone	5%			LIFE	* *	5	$6,000	
Metal Panel	5%	4+	$54,700	2046	* *	5	$7,600	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Stucco Cement	5%			2041	* *	5	$10,100	
Windows								
Aluminum	70%	Now	$70,000	2044	* *	5	$7,200	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	30%			2044	* *	5	$6,200	
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	$20,600	
Masonry: Limestone	35%			LIFE	* *	5-10	$36,800	
Metal Rail	25%	0-2	$14,800	2041	* *	5	$15,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	5%			2041	* *	5-10	$3,300	
Roof								
Copper/Terne	10%			2051	* *	10	$21,000	
IRMA/Protected Membrane	90%	Now	$365,500	2036	$1,827,500			
Insul Miss/Displaced, Extent : Severe, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Pre K Room Observed, 3rd Floor Classrooms Reported By Custodian								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$25,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 175 - M (P175M-SIE VII)
Asset # : 1657

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,300	
Ceramic Tile	5%	Now	$18,000	2039	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st And 2nd Floor Toilet Rooms								
Vinyl Tile	65%	Now	$114,800	2036	$2,295,500	3	$30,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	15%			2044	* *	3	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Reported By Custodian								
Explanation : Existing 9 X 9 Tile Covered								
Wood	10%			2051	* *	5	$23,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$47,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$205,600	2039	* *	5	$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Toilet Rooms And Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms								
Masonry: Brick	5%			LIFE	* *	10	$3,700	
Mosaic Tile	15%			LIFE	* *	10	$22,800	
Plaster	45%	Now	$54,600	LIFE	* *	5	$32,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Room 132								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 132								
SGFT/Glazed Masonry	25%	Now	$279,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 1st And 2nd Floors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floors								

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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DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	$6,200	2041	* *	5	$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$70,200	
Metal Panel	25%	Now	$423,400	LIFE	* *	5	$39,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : 1st And 2nd Floors And Kitchen								
Plaster	15%	Now	$29,200	LIFE	* *	5	$11,700	
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$42,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 134th Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$194,400	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : West 134th Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : West 134th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	50%	Now	$26,000	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Basketball Play Area								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Kindergarten Play Area								
Explanation : Recent Replacement								
Cast in Place Concrete	5%			2053	* *			
Rubber Matting	45%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Recent Replacement								

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$233,000	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 2 Sections								
Raceway								
Conduit	95%			2036	$196,300	1		
Conduit	5%			2046	* *	1		
Panelboards								
Molded Case Bkrs	95%			2035	$233,000	5	$2,100	
Molded Case Bkrs	5%			2058	* *	5	$100	
Wiring								
Braided Cloth	85%			2035	$253,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2036	$44,800	1		
Motor Controllers								
Locally Mounted	60%			2034	$73,400	5	$300	
Locally Mounted	30%			2049	* *	5	$200	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$58,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement, Kitchen								
LED	23%			2041	* *			
Egress Lighting								
Emergency, Service	15%			2036	$8,000	1		
Emergency, Battery	40%			2031	$58,400	10	$8,200	
Exit, Battery	45%			2031	$55,500	10	$2,600	

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DEPARTMENT OF EDUCATION - 040
P. S. 175 - M (P175M-SIE VII)
Asset # : 1657

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
Lighting								
Exterior Lighting								
HID	1%			2031	$4,100	10		
LED	9%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Generic	50%			2031	$81,700	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Some Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$52,400	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$26,300	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 10000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2034	$758,600	1	$84,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$697,000			
Terminal Devices								
Air Handler	30%			2031	$491,400	1	$15,800	
Convector/Radiator	65%			2034	$462,600	1	$17,800	
Fan Coil Unit/Heat	5%	Now	$10,800	2031	$107,900	1	$1,200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria								
Controls								
Pneumatic	100%			2030	$1,682,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Auditorium								
Window/Wall Unit	75%			2034	$247,300	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								
Heat Rejection								
Air Cooled Condenser Unit	10%			2041	* *	2	$5,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,000	
Exhaust Fans								
Interior	80%			2031	$308,800	2	$2,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room, Fan Room								
Roof	20%			2036	$33,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$894,300	1		
Galvanized Steel	20%	Now	$4,400	2034	$222,200	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement - Crawlspace								
Water Heater With Tanks								
Electric	100%			2034	$121,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units, 4.5kwt 119 Gallons Each								
HW Heat Exchanger								
Steam Fired	100%			2036	$420,900	4	$12,600	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	10%	Now	$11,000	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Crawlspace								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$17,400	4	$2,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

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
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	$5,200	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Abandoned In Place							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$120,400	1-2	$2,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 175 - Q**
Address : **64-35 102 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0819.000 / 1511**
Area Sq Ft : **82,000**
Date of Survey : **28-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **2128** **Lot** : **14**

Agency's Number : **Q175**
Yr Built/Renovated : **1951 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4051200**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$959,600
Interior Architecture	$115,800	$6,841,000
Electrical	$477,900	$1,603,500
Mechanical	$2,532,100	$1,779,100
Site Enclosure	$68,500	
Site Pavements		$394,700
Total	**$3,194,300**	**$11,577,800**
Importance Code A		$1,691,400
Importance Code B	$3,010,000	$9,016,000
Importance Code C	$184,300	$870,400
Total	**$3,194,300**	**$11,577,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,500	$8,300		
Interior Architecture	$104,500	$7,100		$13,400
Electrical	$21,500	$8,000	$7,700	$9,200
Mechanical	$69,200	$30,900	$20,400	$15,100
Site Pavements	$83,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$327,800**	**$61,500**	**$35,200**	**$44,800**
Importance Code A	$50,600	$16,600	$8,100	$8,100
Importance Code B	$219,900	$44,900	$27,100	$36,700
Importance Code C	$57,300			
Total	**$327,800**	**$61,500**	**$35,200**	**$44,800**

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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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$109,200	
Masonry: Limestone	5%			LIFE	* *	5	$4,300	
Windows								
Aluminum	100%			2041	* *	5	$27,600	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,700	
Masonry: Limestone	10%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	95%	Now	$42,500	2033	$850,400			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Roof Above Gymnasium								
Metal Panel	5%			2038	* *	10	$6,900	
Soffits								
Wood	100%			2038	* *	5	$2,900	
Interior								
Floors								
Carpet	2%	Now	$44,500	2035	$44,500	3	$3,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Cast in Place Concrete	5%			LIFE	* *	5	$13,400	
Ceramic Tile	3%			2036	$212,800	5	$3,700	
Sheet Vinyl/Rubber	1%			2033	$82,300	5	$1,800	
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	30%			2033	$1,042,500	3	$18,400	
Vinyl Tile 9" X 9"	49%			2033	$4,929,500	3	$30,100	
Wood	5%	Now	$18,800	2048	* *	5	$5,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Interior								
Interior Walls								
Ceramic Tile	3%			2036	$425,200	5	$7,500	
Concrete Masonry Unit	5%	4+	$24,200	LIFE	* *	5	$5,000	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Fan Room								
Plaster	67%			LIFE	* *	5	$50,600	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
SGFT/Glazed Masonry	25%	4+	$115,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors And Cafeteria								
Ceilings								
AcousTile,Adhered	5%			2038	* *	5	$6,100	
AcousTileSusp.Lay-In	5%			2038	* *	5	$6,100	
Exposed Struc: Concrete	70%			LIFE	* *	5	$13,400	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Fiber Board	5%	Now	$4,900	2033	$98,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Plaster	15%			LIFE	* *	5	$11,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 1%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	0-2	$68,500	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$48,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Pavers/Stone	10%			2036	$63,700			

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$33,100	2036	$331,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Poorly Filled Potholes								
Activity Yard								
Asphalt	75%	4+	$1,900	2036	$38,200			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	25%			2033	$15,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2063	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrcial Room								
Explanation : One 2,000 Ampere Main Disconnect Switch Under Construction								
Fused Disc Sw	10%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrcial Room								
Explanation : 100 Ampere Main Disconnect Switch - Emergency Lighting Under Construction								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 5 Section Switchboard Under Construction								
Raceway								
Conduit	90%			2043	* *	1		
Conduit	10%			2063	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Under Construction								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Toggle Switch	5%	2-4	$12,300	2058	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Molded Case Bkrs	50%	2-4	$122,600	2058	* *	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2041	* *	5	$900	
Wiring								
Braided Cloth	80%	0-2	$239,000	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2063	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Under Construction								
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : 1st Floor								
Explanation : Reported Excessive Voltage Drop When Elevator Motor Starts								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$1,126,500	10	$67,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2028	$116,300	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room And Sub Cellar								
Explanation : Incandescent Lights								
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Battery	50%			2033	$70,500	10	$9,900	
Exit, Service	50%			2033	$18,100	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Lighting								
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Main Doors								
Explanation : Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$216,600	1-3	$52,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$195,200	5	$25,400	
Conversion Equipment								
Steam Boiler	100%			2031	$731,900	1	$81,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2028	$316,000	1	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : The Units Are Supply Fans With Heating Coils In The Ductworks								
Convector/Radiator	80%			2031	$549,300	1	$21,200	
Controls								
Pneumatic	100%			2027	$1,622,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%	Now	$29,900	2033	$99,700			
Broken, Extent : Severe, Area Affected : 50%								
Location : Main Distribution Frame Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room And Elevator Machine Room								
Explanation : 2 Units								
Window/Wall Unit	80%			2028	$254,500	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium								
Explanation : 10 Split Units Under Construction								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	75%			2028	$279,300	2	$1,900	
Roof	25%			2033	$40,700	2	$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	50%			2031	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit- 75 Gallons. Quantity 1.								
No Component	50%							
HW Heat Exchanger								
Steam Fired	50%	Now	$4,100	2033	$203,000	4	$4,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Leak At Tank								
No Component	50%							
Sanitary Piping								
Cast Iron	100%	Now	$21,200	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Line From Sump Pump In Boiler Room Over The Workshop								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,700	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,200	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 15 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 176 - BK**		
Address	: **1225 69 STREET @ 12TH AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K176**
Program / Asset #	: **BOE0970.000 / 1186**	**Yr Built/Renovated**	: **1914 / 2006**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Aug-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5774** **Lot** : **1**	**BIN**	: **3143190**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$170,700
Interior Architecture	$4,691,600	$55,900
Electrical	$59,700	$1,212,100
Mechanical	$880,500	$3,574,000
Site Pavements		$65,700
Total	**$5,631,800**	**$5,078,400**
Importance Code A		$170,700
Importance Code B	$5,109,600	$4,907,700
Importance Code C	$522,200	
Total	**$5,631,800**	**$5,078,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$10,800		$17,200
Interior Architecture	$29,700	$6,300		$29,000
Electrical	$8,600	$8,900	$11,400	$20,200
Mechanical	$47,900	$14,900	$22,700	$38,800
Site Enclosure	$18,700			
Site Pavements	$32,700			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$145,100**	**$48,300**	**$41,500**	**$112,700**
Importance Code A	$9,100	$19,900	$9,100	$26,500
Importance Code B	$126,700	$22,100	$32,400	$86,200
Importance Code C	$9,300	$6,300		
Total	**$145,100**	**$48,300**	**$41,500**	**$112,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *		5	$53,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Building Exterior Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Arched Window Heads									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Rooms 453, 553 In Above Window Heads									
Explanation : Water Penetration									
Copper/Terne	2%			2070	* *		10	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Exterior Throughout									
Explanation : Repairs In Progress									
Masonry: Brick	85%			LIFE	* *		5	$117,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Building Exterior Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%									
Location : Building Exterior Throughout									
Masonry: Granite	3%			LIFE	* *		5	$3,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Building Exterior Throughout									
Masonry: Limestone	5%			LIFE	* *		5	$5,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Building Exterior Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Decorative Elements In All Facades									
Windows									
Aluminum	50%			2060	* *		5	$21,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Various Windows Throughout									
Glazing Clouded, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Windows Throughout									
Aluminum	50%			2043	* *		5	$21,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles And Pointed Arch Windows									

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Parapets Throughout								
Masonry: Brick	85%			LIFE	* *	5	$15,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Parapets Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Building Parapets Throughout								
Roof								
Built-Up (BUR)	95%			2045	* *	10	$49,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Copper/Terne	5%			2063	* *	10	$6,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,500	
Ceramic Tile	5%	Now	$76,500	2038	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Student Bathrooms And Kitchen								
Marble Panels	5%	0-2	$29,700	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Stair And Entrance								
Vinyl Tile	50%	Now	$374,600	2040	* *	3	$24,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Third And Fourth Classrooms								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor And Classrooms								
Vinyl Tile 9" X 9"	30%	Now	$325,400	2030	$3,253,700	3	$14,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Third Floor Corridors And Outside Room 363								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Corridors And Classrooms								
Wood	5%			2070	* *	5	$12,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$12,500	
Glass: Special Gauge	3%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Fire Separation								
Masonry: Brick	10%	Now	$97,600	LIFE	* *			
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Basement Perimeter Walls								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Basement Walls								
Metal Panel	2%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	57%	Now	$355,500	LIFE	* *	5	$42,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor Offices, Corridors, Bulkheads And Around Windows								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Bulkheads								
SGFT/Glazed Masonry	15%	0-2	$69,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$19,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,000	
Plaster	70%	Now	$139,300	LIFE	* *	5	$55,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 5th Floor								
Site Enclosure								
Fence/Gates								
Chain Link	15%	Now	$2,200	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Bay Ridge Avenue								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Bay Ridge Avenue								
Iron Picket	85%	Now	$5,500	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinge Broken								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$11,000	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : At Exterior Stair At 68th Street								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$20,000	2048	* *			
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : 12th Avenue And Bay Ridge Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Bridge Installed								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$1,700	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Landing And Stairs At 68th Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Exterior								
Explanation : Sidewalk Bridge Installed								
Activity Yard								
Asphalt	40%	Now	$11,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Track								
Pavers/Stone	5%			2038	* *			
Rubber Matting	10%			2035	$65,700			
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Synthetic Turf Field								
Under Construction	30%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room In Basement And 1st Floor								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	60%			2035	$139,800	5	$200	
Fused Disc Sw	40%			2045	* *	5	$200	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$1,900	
Molded Case Bkrs	10%			2043	* *	5	$200	
Wiring								
Braided Cloth	20%	2-4	$59,700	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	70%			2035	$209,100	1		
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$300	
Locally Mounted	50%			2033	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$11,100	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	50%			2035	$88,400	1	$17,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior Only								
Explanation : Cameras Security System								
Generic	50%			2035	$88,400	1	$17,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$243,000	1-3	$56,700	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Fuel With One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers.								
Distribution								
Steam Piping/Pump	95%			2035	$716,700			
Steam Piping/Pump	5%	Now	$3,800	2035	$37,700			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement, 1 Of 2 Defective Vaccuum Pumps								
Terminal Devices								
Air Handler	10%	Now	$3,500	2030	$177,300	1	$5,100	
Broken, Extent : Severe, Area Affected : 5%								
Location : Bearing Of The Unit In Penthouse								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	90%			2033	$693,300	1	$26,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2033	$1,820,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$267,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Interior	90%	4+	$18,800	2030	$376,000	2	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	10%	0-2	$3,700	2035	$18,300	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Few Roof Exhaust Fans/Blower Units Are Not Working								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$240,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	Now	$2,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	20%	Now	$1,300	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : First Floor And Basement								
Explanation : Backup In Bathrooms And Kitchen When It Rains								
Cast Iron	80%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2030	$18,900	4	$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$65,100	1-2	$1,300	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 176 - Q**		
Address	: **120-45 235 STREET BTWN: 120 AVE., 121 AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q176**
Program / Asset #	: **BOE0820.000 / 2529**	**Yr Built/Renovated**	: **1949 / 2016**
Area Sq Ft	: **107,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **12820** **Lot** : **1**	**BIN**	: **4276382**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$336,400	$985,400
Interior Architecture	$3,438,600	$80,500
Electrical	$198,200	$134,100
Mechanical	$2,002,500	$4,224,700
Total	**$5,975,700**	**$5,424,600**
Importance Code A	$336,400	$1,558,400
Importance Code B	$5,639,300	$3,866,200
Total	**$5,975,700**	**$5,424,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,000		$44,400	$9,400
Interior Architecture	$44,000		$25,700	$8,400
Electrical	$53,200	$17,400	$33,200	$20,300
Mechanical	$57,900	$29,400	$112,400	$38,900
Site Pavements	$48,700			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$234,400**	**$68,400**	**$237,300**	**$98,600**
Importance Code A	$17,400	$8,600	$53,000	$18,000
Importance Code B	$195,100	$59,800	$184,400	$80,700
Importance Code C	$21,900			
Total	**$234,400**	**$68,400**	**$237,300**	**$98,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	$35,900	
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Lower Portion Of All Facades								
Explanation : Anti-graffiti Paint Present								
Masonry: Brick Cavity	25%			LIFE	* *	5	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Masonry: Granite	3%			LIFE	* *	5	$1,200	
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Granite Panels	2%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Windows								
Aluminum	40%			2050	* *	5	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Location Noted								
Aluminum	20%			2056	* *	5	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Aluminum	25%			2050	* *	5	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Window Guards								
Aluminum	10%			2056	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2019 Addition								
Explanation : Window Guards								
Metal Louvers	2%			2037	* *	10	$3,600	
Steel	3%			2042	* *	5	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Penthouse								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Exterior								
Parapets								
Masonry: Brick	45%	Now	$336,400	LIFE	* *	5	$6,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Original Building								
Masonry: Brick Cavity	25%			LIFE	* *	5	$3,600	
Masonry: Limestone	25%			LIFE	* *	5	$4,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	60%			2034	$909,300	10	$76,100	
Copper/Terne	5%			2062	* *	10	$15,900	
IRMA/Protected Membrane	35%			2039	* *	10	$44,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$18,400	
Ceramic Tile	10%			2047	* *	5	$16,800	
Mosaic Tile	2%			2047	* *	5	$8,400	
Quarry Tile	2%			2047	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2016 Addition								
Explanation : Location Noted								
Sheet Vinyl/Rubber	1%			2042	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Room B22								
Explanation : Location Noted								
Terrazzo	10%			LIFE	* *	5	$13,100	
Vinyl Tile	40%			2039	* *	3	$33,600	
Vinyl Tile 9" X 9"	25%			2029	$3,438,600	3	$15,700	
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Random Locations Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 75%								
Location : Remaining Locations Throughout								
Wood	5%			2049	* *	5	$15,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2047	* *	5	$30,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$18,100	
Gypsum Board	20%			LIFE	* *	5	$36,100	
Marble Panels	2%			LIFE	* *			
Plaster	28%			LIFE	* *	5	$25,300	
SGFT/Glazed Masonry	20%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2039	* *	5	$25,200	
AcousTileSusp.Lay-In	5%			2047	* *	5	$8,400	
AcousTileSusp.Lay-In	20%			2051	* *	5	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Explanation : Location Noted								
Exposed Struc: Concrete	35%			LIFE	* *	5	$9,200	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	3%			2034	$80,500			
Gypsum Board	5%			LIFE	* *	5	$10,500	
Plaster	15%			LIFE	* *	5	$15,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	2-4	$23,800	2047	* *			
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Along 235th Street								
Pavers/Stone	5%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$4,600	2047	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Site Stairs At South Courtyard								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Masonry: Granite	5%	4+	$2,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Exist Stairs On East Side								
Activity Yard								
Cast in Place Concrete	95%			2047	* *			
Rubber Matting	5%	Now	$18,000	2044	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : South Play Yard								
Open Seams, Extent : Severe, Area Affected : 100%								
Location : South Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches, Two Rated At 2,000 Amperes Each, And One Rated At 1,200 Amperes.								
Fused Disc Sw	10%			2054	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 800 Amperes For Emergency Services.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	50%			2034	$124,800	1		
Conduit	50%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Fused Knife Sw	5%	2-4	$12,300	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	30%			2042	* *	5	$800	
Molded Case Bkrs	55%			2050	* *	5	$1,600	
Wiring								
Braided Cloth	30%	2-4	$105,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Sections Of The Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	$9,300	5		
Locally Mounted	25%			2047	* *	5	$200	
Variable Frequency Drive	70%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$32,900	
Generators								
Diesel	100%			2047	* *	1	$41,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 375 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2056	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2069	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$93,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2039	* *	1		
Emergency, Battery	25%			2039	* *	10	$6,500	
Exit, Battery	50%			2039	* *	10	$3,600	
Exterior Lighting								
Fluorescent	8%			2039	* *	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Controlled Via Timer								
HID	2%			2034	$10,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2039	* *	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$28,300	2039	* *	1-3	$59,900	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Electricity	2%			2060	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room 359								
Explanation : Electric Heating								
Fuel Oil No 4	60%			2034	$152,900	5	$19,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks, 75,000 Gallons Each								
Natural Gas	38%			2060	* *	1		
Conversion Equipment								
Hot Water Boiler	38%			2047	* *	1	$20,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room 359								
Explanation : 2 Units, Gas Fired								
Radiant Heater	2%			2042	* *	2	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room 359								
Explanation : Electric Unit Heaters								
Steam Boiler	60%			2032	$573,000	1	$63,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, Oil Fired								
Distribution								
Hot Wtr Piping/Pump	40%			2056	* *	4	$3,200	
Steam Piping/Pump	60%	Now	$10,500	2034	$526,400			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Boiler Feedwater Tank Insulation Damaged								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Original Building - Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Heating								
Terminal Devices								
Air Handler	5%			2042	* *	1	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Auditorium Fan Room								
Explanation : Heating And Ventilating Unit For Pre-Kindergarten Center Areas In Original Building								
Air Handler	20%			2029	$412,400	1	$13,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Various Fan Rooms								
Convector/Radiator	48%			2032	$430,000	1	$16,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	25%			2051	* *	1	$8,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Unit Heater - Steam	2%			2039	* *	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Exit 9								
Explanation : Cabinet Unit Heater								
Controls								
Digital	40%			2029	$1,258,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Digital	60%			2032	$1,888,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Throughout								
Explanation : Wireless Digital / Pneumatic System With Web-based Front-end								
Air Conditioning								
Energy Source								
Electricity	45%			2042	* *	1		
Electricity	40%			2056	* *	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Original Building - Auditorium, Gymnasium								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2039	* *	1	$19,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition - Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : Modular Air Cooled Packaged Chiller, 7 Modules, 30 Tons Each, Scroll Compressors								
Split Unit	5%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Room, Other Locations								
Window/Wall Unit	30%			2032	$124,500	1		
Window/Wall Unit	10%			2027	$41,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2060	* *	4	$3,200	
No Component	60%							
Terminal Devices								
Air Handler/Dir Expansion	5%	Now	$1,800	2039	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Original Building - Basement Mechanical Room B22a - Defective Condensate Pump								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Basement Mechanical Room B22a								
Explanation : Air Handler For Pre-Kindergarten Center Areas With Dx And Steam Coils								
Air Handler/Cool/Ht	20%			2039	* *	1	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Roof								
Explanation : Rooftop Dedicated Outdoor Air Systems With Chilled And Hot Water Coils								
Fan Coil - 2 Pipe	6%	Now	$17,000	2039	* *	1	$1,900	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Building Addition - Corridors: Defective Condensate Pumps								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Corridors								
Explanation : Overhead Fan Coil Units								
Induction Unit	14%			2039	* *	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Chilled Beams								
No Component	55%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			2039	* *	2	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Roof								
Explanation : Air Cooled Condensing Unit For Pre-Kindergarten Center Areas								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$35,800	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$23,900	
Exhaust Fans								
Interior	30%			2039	* *	2	$1,000	
Interior	25%			2029	$121,500	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Various Fan Rooms								
Roof	45%			2039	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$529,800	4	$10,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$21,900	4	$2,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - Simplex Set								
Sewage Ejector(s)								
Electric	100%			2029	$57,400	4	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Ejector Pump Room Within Auditorium Fan Room								
Backflow Preventer								
Generic	100%			2039	* *	1	$6,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room 359								
Explanation : 1 Unit, 400 Mbh Approximately								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room 359								
Explanation : 1 Unit, 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - 2 Units From Basement To 3rd Floor								
Explanation : 2 Units								
Gearless Traction	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building - 1 Unit From Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2060	* *	1-5	$22,400	
Sprinkler								
No Component	55%							
Generic	45%			2060	* *	1-2	$13,500	
Fire Pump								
Generic	100%			2043	* *	1	$20,000	
Chemical System								
Wet	100%			2029	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 120 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 177 - BK**		
Address	: **346 AVENUE P BTWN: WEST 1 ST, - DAHILL RD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K177**
Program / Asset #	: **BOE0474.000 / 7**	**Yr Built/Renovated**	: **1924 / 2010**
Area Sq Ft	: **104,238**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **6631** **Lot** : **1**	**BIN**	: **3175834**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$264,200	$921,900
Interior Architecture	$834,200	$374,100
Electrical	$477,200	$939,600
Mechanical	$765,400	$4,691,900
Total	**$2,341,000**	**$6,927,600**
Importance Code A	$264,200	$953,500
Importance Code B	$1,737,100	$5,918,900
Importance Code C	$339,700	$55,200
Total	**$2,341,000**	**$6,927,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,500		$16,400	
Interior Architecture	$114,200		$7,900	$14,000
Electrical	$4,300	$4,800	$55,900	$3,900
Mechanical	$46,900	$15,100	$22,500	$15,100
Site Pavements	$24,300			
Total	**$219,200**	**$20,000**	**$102,700**	**$33,100**
Importance Code A	$39,900	$10,300	$27,000	$10,300
Importance Code B	$126,800	$9,700	$75,700	$22,700
Importance Code C	$52,500			
Total	**$219,200**	**$20,000**	**$102,700**	**$33,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	$154,000	
Masonry: Limestone	5%			LIFE	* *	5	$6,600	
Metal Panel	5%			2054	* *	5-10	$60,100	
Granite Panels	2%			LIFE	* *	5	$2,600	
Windows								
Aluminum	97%	Now	$264,200	2042	* *	5	$27,100	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	3%			2037	* *	10	$10,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,500	
Masonry: Brick	77%			LIFE	* *	5	$13,400	
Metal Rail	10%			2047	* *	5-10	$31,400	
Pre-Cast Concrete	3%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	95%			2034	$708,700	10	$59,300	
Copper/Terne	4%			2062	* *	10	$6,200	
Skylight, Metal/Glass	1%			2044	* *	10	$2,100	
Interior								
Floors								
Carpet	1%			2033	$28,300	3	$3,100	
Cast in Place Concrete	5%	0-2	$13,600	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	Now	$22,500	2037	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Quarry Tile	3%			2047	* *	5	$7,000	
Sheet Vinyl/Rubber	5%	Now	$52,300	2044	* *	5	$5,900	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$6,100	
Vinyl Tile	68%			2039	* *	3	$53,000	
Vinyl Tile 9" X 9"	3%			2029	$383,300	3	$1,800	
Wood	5%			2049	* *	5	$14,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$52,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ceramic Tile	3%	Now	$28,300	2037	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Slop Sink								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,700	
Gypsum Board	10%			LIFE	* *	5	$20,100	
Masonry: Brick	15%	Now	$195,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$91,700	LIFE	* *	5	$55,200	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Ceilings								
AcousTileConcealSpLn	10%			2032	$259,800	5	$19,700	
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
AcousTileSusp.Lay-In	10%			2047	* *	5	$15,800	
Exposed Struc: Concrete	3%	Now	$14,500	LIFE	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Hoist Way								
Exposed Struc: Concrete	12%			LIFE	* *	5	$3,000	
Metal Panel	5%			LIFE	* *	5	$9,900	
Plaster	60%	Now	$58,900	LIFE	* *	5	$59,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	35%			2054	* *			
Iron Picket	65%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2039	* *			
Pavers/Stone	10%			2037	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Site Pavements								
Parking/Driveway								
Asphalt	70%	Now	$24,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Area Drain								
Explanation : Inadequate								
Cast in Place Concrete	30%			2039	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2034	$31,600	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes.								
Fused Disc Sw	30%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 800 Amperes.								
Fused Disc Sw	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 100 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2034	$249,600	1		
Panelboards								
Fused Knife Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	60%			2033	$147,100	5	$1,600	
Molded Case Bkrs	30%			2042	* *	5	$800	
Wiring								
Braided Cloth	30%	2-4	$105,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2034	$245,000	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$700	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$76,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%	2-4	$295,700	2044	* *	2	$200	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And Basement								
Egress Lighting								
Emergency, Service	25%			2029	$16,400	1		
Emergency, Battery	25%			2039	* *	10	$6,300	
Exit, Battery	50%			2039	* *	10	$3,500	
Exterior Lighting								
HID	5%			2029	$24,900	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : Controlled Via Photocell								
LED	5%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$38,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Oil, One Tank Of 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$103,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$170,900	2044	* *			
Corroded, Extent : Severe, Area Affected : 20%								
Location : Vacuum Pump								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room At Vacuum Pump Causing Ponding. Steam Leaking At Basement.								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : One Vacuum, Condensate Pump								
Terminal Devices								
Air Handler	20%			2034	$401,700	1	$12,900	
Convector/Radiator	70%	0-2	$30,500	2039	* *	1	$21,200	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : 50 Percent Of Stream Traps Faulty								
Fan Coil Unit/Heat	10%			2034	$264,600	1	$3,400	
Controls								
Pneumatic	100%	0-2	$206,300	2035	$2,062,800			
Leaking, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Leaking Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$126,700			
Window/Wall Unit	80%	0-2	$64,700	2029	$323,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent are Not Working Due To Mechanical, Electrical Defects								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,100	
Exhaust Fans								
Interior	100%			2034	$473,400	2	$3,200	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,362,600	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank, 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,300	2034	$21,400	4	$2,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Pump Is Not Working								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 177 - Q**		
Address	: **56-37 188 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q177**
Program / Asset #	: **BOE0821.000 / 1512**	**Yr Built/Renovated**	: **1951 / 2005**
Area Sq Ft	: **58,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5674** **Lot** : **2**	**BIN**	: **4128231**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$65,400
Interior Architecture	$365,400	$142,500
Electrical	$337,700	$590,200
Mechanical	$836,800	$1,341,000
Site Pavements	$602,500	
Total	**$2,142,300**	**$2,139,100**
Importance Code A	$517,700	$65,400
Importance Code B	$1,624,700	$2,073,700
Total	**$2,142,300**	**$2,139,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$9,800		
Interior Architecture	$2,200	$5,600	$8,400	$2,800
Electrical	$10,000	$75,100	$5,700	$6,600
Mechanical	$27,900	$25,200	$23,300	$13,700
Site Enclosure	$4,900			
Site Pavements	$7,900			
Total	**$52,900**	**$115,700**	**$37,300**	**$23,000**
Importance Code A		$15,600	$5,900	$5,700
Importance Code B	$48,000	$100,100	$31,500	$17,300
Importance Code C	$4,900			
Total	**$52,900**	**$115,700**	**$37,300**	**$23,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$65,400	
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 90%								
Location : Facades								
Masonry: Granite	5%			LIFE	* *	5	$2,900	
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Metal Panel	5%			2053	* *	5-10	$26,500	
Windows								
Aluminum	100%			2058	* *	5	$5,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$10,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Pre-Cast Concrete	10%			LIFE	* *	5	$7,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Coping Stones								
Roof								
Copper/Terne	5%			2073	* *	10	$11,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Stair Bulk Head								
Under Construction	95%							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$1,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$19,500	
Ceramic Tile	5%			2042	* *	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$3,500	
Vinyl Tile	75%			2041	* *	3	$25,100	
Vinyl Tile 9" X 9"	5%	Now	$365,400	2043	* *	3	$1,700	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Basement Floor								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$100	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$300	
SGFT/Glazed Masonry	30%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2038	* *	5	$11,200	
AcousTileSusp.Lay-In	5%			2050	* *	5	$4,500	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,000	
Fiber Board	10%			2033	$142,500			
Plaster	25%			LIFE	* *	5	$13,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%	4+	$4,900	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 189th Street And 58th Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	90%	Now	$602,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Play Yard								
Explanation : Used As Construction Staging Area								
Rubber Matting	10%	Now	$7,900	2041	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

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
Under 600 Volts								
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Fused Knife Sw	2%	2-4	$2,900	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room Basement								
Molded Case Bkrs	78%			2032	$111,600	5	$1,200	
Molded Case Bkrs	10%			2055	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$40,900	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$36,700	5	$200	
Motor Control Center	50%			2031	$151,200	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	30%			2041	* *	10	$16,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallway, Cafeteria, Bathroom and Offices								
LED	70%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$49,800	10	$7,000	
Exit, Service	50%			2028	$12,800	1		
Exterior Lighting								
HID	30%			2028	$83,100	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$111,500	1	$21,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$153,200	1-3	$36,800	

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

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
Heating								
Energy Source								
Natural Gas	100%	Now	$15,500	2063	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : The New Boilers Recently Installed Were Flooded And Inoperable. One Temporary Boiler Presently Being Used.								
Conversion Equipment								
Steam Boiler	100%	Now	$517,700	2053	* *	1	$51,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : The New Boilers Recently Installed Were Flooded And Inoperable. One Temporary Boiler Presently Being Used.								
Distribution								
Steam Piping/Pump	100%			2059	* *			
Terminal Devices								
Air Handler	25%			2033	$279,400	1	$9,000	
Convector/Radiator	75%			2038	* *	1	$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%	0-2	$262,900	2033	$525,700	1	$14,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Air Conditioning Control System Is Not Working								
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Penthouse. The Air Conditioning Unit At Penthouse Is Not Working								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets In Lower Roof Penthouse								
Window/Wall Unit	25%			2028	$56,200	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2043	* *	4	$2,600	
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	60%			2038	* *	1	$11,200	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2033	$87,700	2	$24,200	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

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
Ventilation								
Exhaust Fans								
Interior	90%			2033	$237,100	2	$1,600	
Roof	10%			2028	$11,500	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$151,600	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Boiler Room Is Under Construction.								
HW Heat Exchanger								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Boiler Room Is Under Construction.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Boiler Room Is Under Construction.								
Backflow Preventer								
Generic	100%			2038	* *	1	$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set. Kitchen Fire Suppression System Covers 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 178 - BK**				
Address	: **2163 DEAN STREET @ HOPKINSON AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K178**
Program / Asset #	: **BOE0475.000 / 1339**			**Yr Built/Renovated**	: **1915 / 2000**
Area Sq Ft	: **81,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,Ph**				
Block	: **1440**	**Lot**	: **56**	**BIN**	: **3038718**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$353,400	$83,800
Interior Architecture	$573,300	$50,100
Electrical	$470,200	$1,019,400
Mechanical	$2,737,200	$2,329,500
Total	**$4,134,100**	**$3,482,800**
Importance Code A	$353,400	$806,800
Importance Code B	$3,457,200	$2,676,100
Importance Code C	$323,500	
Total	**$4,134,100**	**$3,482,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$92,500	$4,100		$9,800
Interior Architecture	$58,900	$9,500		$19,000
Electrical	$13,700	$7,900	$8,500	$19,300
Mechanical	$63,800	$12,200	$17,700	$62,800
Site Enclosure	$6,100			
Site Pavements	$46,300			
Elevators/Escalators	$17,000	$17,000	$17,000	$17,000
Total	**$298,200**	**$50,700**	**$43,200**	**$128,000**
Importance Code A	$108,900	$12,100	$8,000	$18,000
Importance Code B	$149,400	$38,600	$35,200	$110,000
Importance Code C	$39,900			
Total	**$298,200**	**$50,700**	**$43,200**	**$128,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	80%	Now	$353,400	LIFE	* *	5	$83,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor Classrooms								
Masonry: Limestone	10%			LIFE	* *	5	$7,900	
Metal Panel	5%			2055	* *	5-10	$36,000	
Windows								
Aluminum	100%			2057	* *	5	$36,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Masonry: Brick	90%	Now	$27,100	LIFE	* *	5	$10,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Metal Panel	5%			2048	* *	10	$4,100	
Modified Bitumen	95%	Now	$47,200	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Classrooms								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$20,000	LIFE	* *	5	$25,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	4+	$16,500	2038	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	4%			LIFE	* *	5	$3,600	
Vinyl Tile	66%			2040	* *	3	$28,400	
Wood	15%			2050	* *	5	$32,200	
Interior Walls								
Ceramic Tile	7%	Now	$11,900	2038	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glass: Single Pane	1%			LIFE	* *	5	$1,100	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	66%	Now	$247,300	LIFE	* *	5	$29,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair Bulkhead, Rooms 312, 313, 412 And 413								
SGFT/Glazed Masonry	11%	2-4	$76,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2040	* *	5	$5,700	
Exposed Struc: Concrete	3%	Now	$10,500	LIFE	* *	5	$500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Hatch								
Exposed Struc: Concrete	22%			LIFE	* *	5	$3,900	
Plaster	70%	Now	$249,800	LIFE	* *	5	$50,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2070	* *			
Chain Link	45%			2055	* *			
Iron Picket	45%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,100	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%	0-2	$28,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	50%			2044	* *			
Rubber Matting	50%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

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
Under 600 Volts								
Raceway								
Conduit	5%			2045	* *	1		
Conduit	95%			2035	$196,300	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Molded Case Bkrs	85%			2034	$208,500	5	$1,800	
Molded Case Bkrs	5%			2043	* *	5	$100	
Wiring								
Thermoplastic	5%			2045	* *	1		
Thermoplastic	95%			2035	$283,800	1		
Motor Controllers								
Locally Mounted	20%			2040	* *	5	$100	
Locally Mounted	80%			2033	$97,800	5	$400	
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$1,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Disconnected From The Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$70,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$69,600	10	$9,800	
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
HID	30%			2030	$116,100	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Kitchen, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$213,900	2045	* *	1-3	$45,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations Only.								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 100,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	70%			2033	$506,100	1	$56,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	30%	0-2	$10,800	2033	$216,900	1	$21,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of Unit No.1, Boiler Room								
Distribution								
Steam Piping/Pump	100%	0-2	$265,700	2065	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Deteriorating Steam And Condensate Return Lines								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout, Steam And Condensate Return Piping Is Beyond Useful Life Cycle Rating								
Terminal Devices								
Air Handler	20%	Now	$31,200	2030	$312,200	1	$9,000	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2033	$542,600	1	$20,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Radiators Throughout Are Beyond Their Useful Life Cycle Rating								
Controls								
Pneumatic	100%			2029	$1,603,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$9,400	2030	$188,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms, Multiple Mechanical And Electrical Defects								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Inlets Are Blocked Out For Long Time								
Exhaust Fans								
Interior	100%			2030	$367,900	2	$2,500	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$852,200	1		
Galvanized Steel	20%	Now	$4,200	2033	$211,800	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main, Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Throughout Is Beyond Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Piping Throughout Is Beyond Useful Life Cycle Rating								
Sump Pump(s)								
Non-Submersible	100%			2030	$16,600	4	$1,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$22,900	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 178 - BK ANNEX (BED STUY ECC 1)**		
Address	: **1784 PARK PLACE BTWN: HOWARD AVE., SARATOGA AV**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K854**
Program / Asset #	: **BOE0475.010 / 1340**	**Yr Built/Renovated**	: **1969 / 2002**
Area Sq Ft	: **10,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **1467** **Lot** : **27**	**BIN**	: **3039391**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$372,100
Electrical		$66,600
Mechanical	$439,900	
Total	**$439,900**	**$438,700**
Importance Code A		$372,100
Importance Code B	$439,900	$66,600
Total	**$439,900**	**$438,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,900		$2,100	
Interior Architecture	$2,400			$1,700
Electrical	$26,800	$1,000	$1,000	$1,100
Mechanical	$51,500	$1,000	$16,300	$1,000
Site Enclosure	$100			
Site Pavements	$16,300			
Total	**$99,100**	**$2,100**	**$19,300**	**$3,900**
Importance Code A	$2,000	$600	$8,600	$600
Importance Code B	$83,700	$1,500	$10,700	$3,300
Importance Code C	$13,300			
Total	**$99,100**	**$2,100**	**$19,300**	**$3,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$7,800	
Concrete Masonry Unit	75%			LIFE	* *	5	$7,300	
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : Throughout Exterior Walls								
Masonry: Brick Cavity	10%			LIFE	* *	5	$1,600	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout Exterior Walls								
Metal Panel	5%			2044	* *	5-10	$5,400	
Windows								
Aluminum	95%			2042	* *	5	$2,300	
Metal Louvers	5%			2037	* *	10	$700	
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	$700	
Metal Panel	5%			2044	* *	5	$1,200	
Metal Security Bars	75%			2049	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$3,900	
Roof								
Built-Up (BUR)	100%			2034	$372,100	10	$31,100	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$11,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Ceramic Tile	5%			2037	* *	5	$800	
Vinyl Tile	90%			2039	* *	3	$6,900	
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : All Rooms								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$700	
Concrete Masonry Unit	80%			LIFE	* *	5	$4,300	
Metal Panel	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$400	
Ceilings								
Exposed Struc: Concrete	80%			LIFE	* *	5	$1,800	
Gypsum Board	20%			LIFE	* *	5	$3,700	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	0-2	$100	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North Wall								
Iron Picket	90%			2054	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$3,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Sidewalk								
On-Site Walkways								
Asphalt	5%			2037	* *			
Cast in Place Concrete	5%			2039	* *			
Pavers/Stone	90%	Now	$12,900	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%			2039	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$66,600	5		
Raceway								
Conduit	90%			2034	$14,900	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	30%			2033	$9,200	5	$100	
Molded Case Bkrs	10%			2042	* *	5		
Molded Case Bkrs	60%			2033	$18,400	5	$200	
Wiring								
Thermoplastic	90%			2034	$19,800	1		
Thermoplastic	10%			2044	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$1,200	
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

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
Alarm								
Security System								
Generic	100%			2042	* *	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$26,400	2044	* *	1-3	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System.								

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
Heating								
Energy Source								
Electricity	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Building Has No Gasoline Service. Electric Unit Heaters In Hallways And Vestibule, Unit Ventilators And Heat Pumps In Classrooms.								
Conversion Equipment								
Furnace	20%			2029	$6,500	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Electrical Furnaces								
Heat Pump Air Sourced	80%			2028		2	$2,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 8 Units, Classrooms								
Terminal Devices								
Fan Coil Unit/Heat	100%			2029	$258,200	1	$3,300	
Controls								
Electrical	100%			2029	$56,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	80%			2028	$124,700	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : 8 Units								
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

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
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Ceiling								
Explanation : Toilet Exhaust								
No Component	80%							
Exhaust Fans								
Interior	20%			2029	$9,200	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$2,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Toilets Sewage								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Classroom Sinks								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 178 - BX**				
Address	: **850 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.**				
Borough	: **BRONX**			**Agency's Number**	: **X178**
Program / Asset #	: **BOE0304.000 / 1099**			**Yr Built/Renovated**	: **1972 / 2003**
Area Sq Ft	: **97,964**			**Project Type**	: **EDUCATION**
Date of Survey	: **23-May-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**				
Block	: **5141**	**Lot**	: **150**	**BIN**	: **2097470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$143,500	$101,000
Interior Architecture	$1,405,700	
Electrical	$283,900	$1,316,300
Mechanical	$5,743,500	$381,600
Site Enclosure	$81,200	
Site Pavements	$335,300	
Total	**$7,993,200**	**$1,798,800**
Importance Code A	$143,500	$101,000
Importance Code B	$7,583,900	$1,697,900
Importance Code C	$265,700	
Total	**$7,993,200**	**$1,798,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,500		$17,000	$3,100
Interior Architecture	$45,300	$3,700		$16,100
Electrical	$42,200	$13,400	$40,300	$12,600
Mechanical	$260,200	$24,100	$56,200	$21,100
Site Enclosure	$11,800			
Site Pavements	$71,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$483,700**	**$48,400**	**$120,700**	**$60,100**
Importance Code A	$58,100	$4,800	$22,100	$7,900
Importance Code B	$359,800	$43,500	$98,700	$52,200
Importance Code C	$65,800			
Total	**$483,700**	**$48,400**	**$120,700**	**$60,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Exterior								
Exterior Walls								
Masonry: Brick	55%	4+	$72,000	LIFE	* *	5	$42,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Random Locations At Bulkheads								
Pre-Cast Concrete	40%			LIFE	* *	5	$101,000	
Slate Panels	5%			LIFE	* *	5	$2,900	
Windows								
Aluminum	67%			2059	* *	5	$12,500	
Aluminum	33%			2050	* *	5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$4,400	
Metal Rail	10%			2039	* *	5-10	$17,700	
Pre-Cast Concrete	45%	2-4	$18,400	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Copings								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Copings								
Roof								
Built-Up (BUR)	85%			2039	* *	10	$71,500	
Cast in Place Concrete	15%			LIFE	* *			
Soffits								
Cast in Place Concrete	100%	2-4	$27,100	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Canopies At Exits On East Side								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$16,000	
Ceramic Tile	5%			2043	* *	5	$7,300	
Terrazzo	2%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Vestibules								
Explanation : Location Noted								
Vinyl Tile	88%	Now	$730,000	2039	* *	3	$48,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Corridor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	$53,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Column								
Ceramic Tile	5%	2-4	$38,400	2043	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms And Kitchen								
Concrete Masonry Unit	10%	Now	$131,400	LIFE	* *	5	$10,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Folding Partition	2%			2042	* *	5	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Various Classrooms								
Explanation : Location Noted								
Plaster	43%			LIFE	* *	5	$35,200	
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	68%	2-4	$480,300	2047	* *	5	$47,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
AcousTileSusp.Lay-In	2%	2-4	$10,800	2047	* *	5	$1,400	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Material Type: Epoxy Coated Metal Panels								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,200	
Plaster	15%			LIFE	* *	5	$13,000	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	2-4	$1,900	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base Of Iron Pickets At North Play Yard								
Chain Link	40%	Now	$9,900	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Along Northeast Walkway								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	50%	Now	$81,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Throughout North Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$25,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Stairs At Northeast Corner And Throughout								
Parking/Driveway								
Asphalt	100%	0-2	$8,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	40%	4+	$37,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout All Play Yards								
Rubber Matting	60%	2-4	$335,300	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Play Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout All Play Yards								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout All Play Yards								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 6,000 Amperes Serving Truman High School And Two At 2,500 Amperes Serving X181 And X178								
Transformers								
Dry Type	99%			2032	$27,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Various Capacities								
Dry Type	1%			2047	* *	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	2%			2042	* *	5		
Fused Toggle Switch	1%			2033	$2,500	5		
Molded Case Bkrs	97%			2033	$237,900	5	$2,500	
Wiring								
Thermoplastic	90%			2034	$268,900	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	2%			2032	$2,400	5		
Motor Control Center	98%			2032	$296,400	5	$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$30,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$89,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	30%			2039	* *	1		
Emergency, Battery	20%			2039	* *	10	$4,700	
Exit, Service	50%			2029	$21,600	1		
Exterior Lighting								
HID	10%	Now	$23,400	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Roof And Building Perimeter								
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Alarm								
Security System								
Generic	50%			2034	$94,200	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	75%			2029	$194,100	1-3	$45,300	
Generic, Digital	25%	Now	$6,500	2039	* *	1-3	$13,700	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Elevator Machine Room, By Room B10								

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
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Supplied From Co-op City								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	$12,700	2037	* *	1	$43,600	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Coil Connection, Multiple Valves								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2033	$219,400	4	$4,800	
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$15,800	
No Component	50%							
Controls								
Pneumatic	100%	Now	$193,900	2028	$1,938,700			
Leaking, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Low Pressure, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	$1,479,900	1	$45,400	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	2-4	$16,200	2034	$162,200	4	$4,800	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : One Of Four Pumps Corroded								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	$1,946,400	1	$60,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	$290,400	2	$68,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock								
Explanation : Located Outside Of Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$88,100	LIFE	* *	2-5	$54,600	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement, 1st Floor								
Explanation : Blockage								
Exhaust Fans								
Roof	100%			2039	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
High Temp	100%			2044	* *	4	$14,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Electric Closet								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons								
Vertical Transport								

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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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$51,200	
Sprinkler								
No Component	97%							
Generic	3%			2054	* *	1-2	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 178 - M**		
Address	: **12-18 ELLWOOD STREET @ BOGARDUS PL.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M178**
Program / Asset #	: **BOE1019.000 / 13446**	**Yr Built/Renovated**	: **2001 /**
Area Sq Ft	: **66,206**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **2171** **Lot** : **36**	**BIN**	: **1064128**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$535,100	$85,900
Interior Architecture	$566,700	
Electrical		$1,556,800
Mechanical		$1,562,000
Total	**$1,101,800**	**$3,204,700**
Importance Code A	$535,100	$85,900
Importance Code B	$188,100	$3,118,800
Importance Code C	$378,600	
Total	**$1,101,800**	**$3,204,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,900	$3,700		
Interior Architecture	$97,300			$10,200
Electrical	$15,800	$11,500	$10,800	$12,000
Mechanical	$44,500	$33,300	$43,100	$26,700
Site Enclosure				
Site Pavements	$38,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$218,800**	**$63,400**	**$68,700**	**$63,700**
Importance Code A	$14,400	$10,400	$6,600	$6,600
Importance Code B	$169,000	$53,000	$62,200	$57,200
Importance Code C	$35,400			
Total	**$218,800**	**$63,400**	**$68,700**	**$63,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$24,400	
Masonry: Brick	88%	2-4	$362,300	LIFE	* *	5	$85,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%	Now	$7,900	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Elevation								
Metal Panel	2%			2053	* *	5-10	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Equipment Screening								
Windows								
Aluminum	100%	Now	$172,800	2049	* *	5	$8,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Hall								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Left Wall Of Gymnasium								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5		
Masonry: Brick	75%			LIFE	* *	5		
Metal Panel	5%			2053	* *	5		
Metal: Cage/Fence	15%			2038	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Roof								
Explanation : Cage Area Rooftop Play Area								
Roof								
Cast in Place Concrete	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : 2nd Floor Roof Play Area								
Explanation : Rubber Safety Surface								
Modified Bitumen	75%			2041	* *	10	$33,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roofs								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$5,000	
Quarry Tile	5%	Now	$18,700	2046	* *	5	$3,700	
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	4%			LIFE	* *	5	$3,100	
Vinyl Tile	82%	0-2	$114,900	2038	* *	3	$30,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	4%			2061	* *	5	$7,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$33,200	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Electric Room And Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room And Boiler Room								
Ceramic Tile	5%			2042	* *	5	$4,300	
Concrete Masonry Unit	15%	Now	$123,300	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Left Wall Of Gymnasium								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Left Wall Of Gymnasium								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Gypsum Board	10%			LIFE	* *	5	$5,100	
SGFT/Glazed Masonry	65%	Now	$255,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	50%	2-4	$40,800	2046	* *	5	$31,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2046	* *	5	$19,800	
Exposed Struc: Steel	15%	Now	$73,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Storage Room								
Gypsum Board	10%			LIFE	* *	5	$12,400	
Metal Panel	5%			LIFE	* *	5	$6,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	30%			2046	* *	5-10	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Rail Around Gymnasium Roof								
Chain Link	70%			2053	* *			
Other Observation, Extent : Light, Area Affected : 70%								
Location : Roof Over Cafeteria								
Explanation : Rooftop Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$38,500	2038	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : Bogardis Place								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Over Cafeteria								
Explanation : Rooftop Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	20%			2041	* *	5	$300	
Molded Case Bkrs	80%			2041	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$20,400	
Generators								
Diesel	100%			2036	$142,000	1	$25,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 134 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,500	
Fuel Storage								
Day Tank	20%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 50 Gallons Rated Capacity								
Main Tank	80%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$808,500	10	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	15%			2033	$151,600	10	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Stairs, Bathrooms								
Explanation : Compact Fluorescent Lights								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$20,900	1		
Exit, Service	50%			2033	$14,600	1		
Exterior Lighting								
HID	30%			2033	$94,900	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$500	
Alarm								
Security System								
Generic	100%			2033	$127,300	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$174,900	1-3	$42,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$65,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$1,400	2053	* *			
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : One Refeed Pump And Valve, Boiler Room								
Steam Piping/Pump	95%			2053	* *			
Terminal Devices								
Air Handler	80%			2038	* *	1	$32,800	
Convector/Radiator	20%			2046	* *	1	$4,300	
Controls								
Pneumatic	100%			2034	$1,310,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$30,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Chiller Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$3,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$40,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	$196,300	2	$46,100	
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$7,400	LIFE	* *	2-5	$1,800	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : 3 Actuators, Roof								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$35,100	
Exhaust Fans								
Interior	90%			2038	* *	2	$1,800	
Roof	10%	0-2	$700	2033	$13,200	2	$200	
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : 1 Unit, Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,600	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 200 Gallon Units								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$33,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$18,500	
Fire Pump								
Generic	100%			2042	* *	1	$12,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

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
Fire Suppression								
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 178 - Q**
Address : **189-10 RADNOR ROAD**
Borough : **QUEENS**
Program / Asset # : **BOE0822.000 / 1513**
Area Sq Ft : **58,000**
Date of Survey : **13-Mar-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,Ph**
Block : **7277** **Lot** : **1**

Agency's Number : **Q178**
Yr Built/Renovated : **1951 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4156558**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$424,800	$1,019,000
Interior Architecture	$1,236,500	$282,800
Electrical		$811,000
Mechanical		$2,332,400
Site Pavements	$493,100	
Total	**$2,154,400**	**$4,445,200**
Importance Code A	$424,800	$1,019,000
Importance Code B	$1,622,900	$3,426,200
Importance Code C	$106,700	
Total	**$2,154,400**	**$4,445,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,500		$9,900	
Interior Architecture	$129,400			$9,400
Electrical	$14,500	$5,400	$5,600	$7,100
Mechanical	$58,900	$9,000	$12,500	$8,400
Site Pavements	$12,300			
Total	**$264,600**	**$14,400**	**$28,000**	**$24,800**
Importance Code A	$59,900	$5,700	$15,700	$5,700
Importance Code B	$162,300	$8,600	$12,300	$19,100
Importance Code C	$42,500			
Total	**$264,600**	**$14,400**	**$28,000**	**$24,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	$259,300	LIFE	* *	5	$61,500	
Graffiti, Extent : Light, Area Affected : 2%								
Location : South Facade								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : All Facade								
Masonry: Limestone	5%	4+	$5,200	LIFE	* *	5	$2,400	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Front Facade								
Windows								
Aluminum	83%			2044	* *	5	$19,800	
Metal Louvers	2%			2045	* *	10	$3,000	
Steel	15%	Now	$165,500	2061	* *	5	$22,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, Gymnasium, Auditorium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria, Gymnasium, Auditorium								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria, Gymnasium, Auditorium								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium, Auditorium								
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	$29,700	
Masonry: Limestone	20%			LIFE	* *	5-10	$21,200	
Metal Panel	10%			2046	* *	5	$3,400	
No Component	20%							
Roof								
Built-Up (BUR)	95%			2036	$883,600	10	$73,900	
Copper/Terne	5%			2051	* *	10	$9,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$43,700	
Mosaic Tile	5%	0-2	$9,600	2041	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	10%			2036	$282,800	3	$5,000	
Vinyl Tile 9" X 9"	65%	Now	$1,064,400	2046	* *	3	$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria And 1st Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Hallways, Classrooms, Offices								
Wood	5%	Now	$30,500	2064	* *	5	$4,700	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$3,800	2039	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Restrooms								
Concrete Masonry Unit	10%	Now	$54,600	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Room, Penthouse								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement South Wall								
Glazed Ceramic Panel	3%			LIFE	* *	10	$3,100	
Metal Coiling Doors	1%			2052	* *	5	$5,700	
Plaster	58%	Now	$32,800	LIFE	* *	5	$19,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	25%	Now	$52,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Ceilings								
AcousTile,Adhered	15%			2041	* *	5	$15,000	
AcousTileSusp.Lay-In	10%	2-4	$3,400	2041	* *	5	$5,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Gymnasium								
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$74,800	
Plaster	15%			LIFE	* *	5-10	$25,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2056	* *			
Iron Picket	20%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	$129,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Radnor And Avon Roads								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : Radnor And Avon Roads								
Pavers/Stone	20%	Now	$363,600	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Avon Road								
Sinking/Subsiding, Extent : Severe, Area Affected : 25%								
Location : Avon Road								
Tripping Hazard, Extent : Severe, Area Affected : 40%								
Location : Avon Road								
On-Site Walkways								
Cast in Place Concrete	90%			2049	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	95%	Now	$12,300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basketball Court And Track Field								
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	$13,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	50%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two Service Disconnect Switches Rated At 400 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$159,800	5	$200	
Fused Disc Sw	20%			2056	* *	5	$100	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2056	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2035	$11,400	5	$100	
Fused Disc Sw	2%			2052	* *	5		
Fused Toggle Switch	20%			2035	$28,600	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Molded Case Bkrs	50%			2035	$71,500	5	$800	
Molded Case Bkrs	20%			2052	* *	5	$300	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$58,700	5	$300	
Locally Mounted	20%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$49,800	10	$7,000	
Exit, Service	50%			2031	$12,800	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$153,200	1-3	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors , Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$10,400	2049	* *	1	$51,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar								
Explanation : 2 Units. Unit No.2 Is Down For Several Months Due To Waiting For Repair Parts.								
Distribution								
Steam Piping/Pump	10%	Now	$14,300	2046	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Steam Piping/Pump	90%			2046	* *			
Terminal Devices								
Air Handler	20%			2031	$223,500	1	$7,200	
Convector/Radiator	80%			2034	$388,500	1	$15,000	
Controls								
Pneumatic	100%			2034	$1,147,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$7,900	2031	$157,500	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	$2,600	LIFE	* *	2-5	$600	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : 1 Actuator In Boiler Room								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	100%			2036	$263,400	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$3,000	2034	$151,600	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Room 210								
Water Heater With Tanks								
Gas Fired	100%			2035	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$11,900	4	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Shut Off Valves, Various Locations								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$16,400	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 179 - BK**		
Address	: **202 AVENUE C BTWN E. 2ND ST - E. 3RD ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K179**
Program / Asset #	: **BOE0476.000 / 1341**	**Yr Built/Renovated**	: **1915 / 2009**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5371** **Lot** : **1**	**BIN**	: **3126001**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$405,600	$142,500
Interior Architecture	$2,787,300	$1,210,600
Electrical	$240,800	$591,200
Mechanical		$1,823,800
Total	**$3,433,700**	**$3,768,100**
Importance Code A	$405,600	$142,500
Importance Code B	$1,467,200	$3,128,200
Importance Code C	$1,560,900	$497,400
Total	**$3,433,700**	**$3,768,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$65,100			
Interior Architecture	$92,200			$7,400
Electrical	$6,200	$6,700	$6,500	$5,500
Mechanical	$30,800	$10,000	$16,500	$10,000
Site Enclosure	$7,900			
Site Pavements	$11,600			
Total	**$213,700**	**$16,700**	**$23,000**	**$22,900**
Importance Code A	$72,400	$7,500	$7,300	$7,300
Importance Code B	$81,700	$9,200	$15,700	$15,600
Importance Code C	$59,500			
Total	**$213,700**	**$16,700**	**$23,000**	**$22,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$240,300	LIFE	* *	5	$142,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 4th Floor Northeast Corner								
Masonry: Granite	5%	Now	$31,900	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%	Now	$31,900	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	90%	Now	$105,500	2049	* *	5	$2,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Metal Louvers	5%			2042	* *	10	$1,900	
Wood	5%	Now	$1,200	2041	* *	5	$1,500	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Front Entrance								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$300	
Masonry: Limestone	10%			LIFE	* *	5		
Roof								
Built-Up (BUR)	95%			2038	* *	10	$59,800	
Metal Panel	5%			2046	* *	10	$5,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$53,400	LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$35,400	2036	$354,300	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Terrazzo	7%	Now	$82,200	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Lobby								
Traffic Topping	5%	Now	$149,900	2033	$299,900	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wrinkling, Extent : Moderate, Area Affected : 30%								
Location : Stair Landings								
Vinyl Tile	48%	0-2	$83,300	2038	* *	3	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	25%	0-2	$374,800	2048	* *	5	$28,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor And Auditorium								
Interior Walls								
Ceramic Tile	5%	Now	$24,900	2036	$497,400	5	$4,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Masonry: Brick	10%	Now	$1,033,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	5%	2-4	$31,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : First Floor Lobby								
Plaster	60%	Now	$527,900	LIFE	* *	5	$31,800	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Classrooms Northeast Of Building								
SGFT/Glazed Masonry	15%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Interior								
Ceilings								
Exposed Struc: Concrete	20%	0-2	$188,300	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	3%			LIFE	* *	5	$4,600	
Plaster	77%	0-2	$294,300	LIFE	* *	5	$59,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2053	* *			
Iron Picket	20%	Now	$2,600	2053	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Corner Of Avenue C And East 2nd Street								
Retaining Walls								
Masonry: Brick	100%	Now	$5,300	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Window Wells								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	97%	Now	$9,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	3%	Now	$2,000	2036	$40,600			
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Along East 3rd Street								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along East 2nd Street								
On-Site Walkways								
Asphalt	95%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Repairs In Progress								
Cast in Place Concrete	5%	Now	$200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	30%			2049	* *	5	$600	
Molded Case Bkrs	60%			2032	$110,400	5	$1,200	
Wiring								
Braided Cloth	70%	0-2	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$300	
Locally Mounted	25%			2031	$30,600	5	$100	
Variable Frequency Drive	5%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$63,600	10	$8,900	
Exit, Battery	50%			2033	$53,700	10	$2,500	
Exterior Lighting								
LED	100%			2041	* *			
Alarm								
Security System								
No Component	50%							
Generic	50%			2038	* *	1	$13,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	50%			2028	$97,700	1-3	$22,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells And Manual Pull Station								
Generic, Digital	50%			2041	* *	1-3	$22,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : A Newer Panel Added Next To The Old For Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$73,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%			2033	$606,800			
Terminal Devices								
Air Handler	10%			2033	$142,600	1	$4,600	
Convector/Radiator	90%	0-2	$11,200	2031	$557,700	1	$19,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Control Valves. Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2031	$200,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,300	
Exhaust Fans								
Interior	10%			2033	$33,600	2	$200	
Roof	20%			2033	$29,400	2	$500	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$193,500	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	$7,000	2033	$70,000	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Old Tankless Unit With One Old 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2033	$10,600	4	$1,100	
Non-Submersible	30%	0-2	$4,600	2043	* *	4	$500	
Corroded, Extent : Severe, Area Affected : 70%								
Location : Boiler Room								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$52,400	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 179 - Q**
Address : **196-25 PECK AVE. @ 64 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0973.000 / 2882**
Area Sq Ft : **74,103**
Date of Survey : **15-Jan-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **7128** **Lot** : **10**

Agency's Number : **Q179**
Yr Built/Renovated : **1955 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4153407**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$316,000	$97,200
Interior Architecture	$261,700	$2,877,000
Electrical		$425,500
Mechanical	$180,200	$2,922,000
Total	**$757,900**	**$6,321,700**
Importance Code A	$316,000	$758,600
Importance Code B	$265,100	$5,493,300
Importance Code C	$176,800	$69,800
Total	**$757,900**	**$6,321,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,200			
Interior Architecture	$93,300		$1,700	$11,100
Electrical	$27,400	$4,200	$5,800	$4,300
Mechanical	$87,600	$10,700	$16,500	$10,700
Site Enclosure				
Site Pavements	$66,500			
Total	**$343,000**	**$14,800**	**$24,000**	**$26,000**
Importance Code A	$75,500	$7,300	$7,300	$7,300
Importance Code B	$209,400	$7,500	$16,600	$18,700
Importance Code C	$58,100			
Total	**$343,000**	**$14,800**	**$24,000**	**$26,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$80,700	
Window Wall	5%	Now	$3,300	2066	* *	5	$4,000	
Loose/Miss Fasteners, Extent : Light, Area Affected : 20%								
Location : Front Facade								
Windows								
Aluminum	100%	Now	$316,000	2052	* *	5	$16,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Rear Exit								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5-10	$20,800	
Pre-Cast Concrete	10%	0-2	$6,800	LIFE	* *	5	$2,600	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Open Joints, Extent : Light, Area Affected : 10%								
Location : Main Roof. Various Locations								
No Component	15%							
Roof								
Built-Up (BUR)	95%			2041	* *	10	$97,200	
Copper/Terne	5%			2051	* *	10	$12,800	
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$48,500	
Ceramic Tile	3%			2039	* *	5	$3,300	
Terrazzo	2%			LIFE	* *	5	$3,500	
Vinyl Tile	75%			2036	$2,353,100	3	$41,600	
Vinyl Tile 9" X 9"	5%			2031	$454,100	3	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Closets								
Explanation : Vinyl Tile 9x9								
Wood	5%			2051	* *	5	$10,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$9,800	2045	* *	5	$4,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Bathroom								
Concrete Masonry Unit	60%			LIFE	* *	5	$139,600	
Glazed Ceramic Panel	5%	0-2	$22,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby And Auditorium Entry Area								
Plaster	12%			LIFE	* *	5-10	$29,700	
SGFT/Glazed Masonry	20%	0-2	$107,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Corridor								
Ceilings								
AcousTileConcealSpLn	23%			2041	* *	5	$31,900	
AcousTileSusp.Lay-In	5%			2041	* *	5	$5,500	
Exposed Struc: Concrete	70%			LIFE	* *	5-10	$97,000	
Exposed Struc: Steel	2%			LIFE	* *	10	$4,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2056	* *	5-10	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	80%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2080	* *			
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Front Basement Entry								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$47,000	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk On Peck Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk On Peck Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 50%								
Location : Peck Avenue								
On-Site Walkways								
Asphalt	60%	4+	$900	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various								
Cast in Place Concrete	35%			2049	* *			
Pavers/Stone	5%			2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Front Entry Stairs								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	4+	$5,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Activity Yard								
Asphalt	90%	4+	$13,200	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Ponding, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	10%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$14,700	5	$100	
Fused Knife Sw	5%			2035	$9,200	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	85%			2052	* *	5	$1,700	
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	15%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$400	
Locally Mounted	30%			2049	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Lighting								
Interior Lighting								
Fluorescent	15%			2041	* *	10	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Corridors								
Explanation : T-8 Lamps								
Fluorescent	5%			2041	* *	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	80%			2044	* *			
Egress Lighting								
Emergency, Battery	30%			2041	* *	10	$5,400	
Emergency, Battery	20%			2031	$25,500	10	$3,600	
Exit, Service	40%			2041	* *	1		
Exit, Service	10%			2031	$3,300	1		
Exterior Lighting								
HID	5%			2031	$17,700	10		
HID	5%	Now	$17,700	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$45,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$23,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2034	$661,400	1	$73,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$30,400	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Leaking Steam Traps And Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Terminal Devices								
Air Handler	30%	Now	$21,400	2036	$428,400	1	$12,400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Auditorium Blowers Leaking								
Convector/Radiator	70%			2041	* *	1	$16,800	
Controls								
Pneumatic	100%			2034	$1,466,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%	0-2	$180,200	2046	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Main Distribution Frame Room								
Split Unit	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Serving Auditorium								
Window/Wall Unit	50%			2031	$143,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,400	
Exhaust Fans								
Interior	30%			2036	$101,000	2	$700	
Roof	70%			2041	* *	2	$1,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$121,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Heat Pump Sourced Electric Heater, 140 Gallons And 120 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$15,200	4	$2,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2031	$39,700	4	$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 18 - BX**		
Address	: **502 MORRIS AVENUE @E. 148 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X018**
Program / Asset #	: **BOE0167.000 / 498**	**Yr Built/Renovated**	: **1952 / 2013**
Area Sq Ft	: **70,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2324** **Lot** : **8**	**BIN**	: **2000816**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$355,700	$1,339,800
Interior Architecture	$110,600	$6,130,000
Electrical		$1,823,500
Mechanical		$2,630,800
Total	**$466,300**	**$11,924,100**
Importance Code A	$355,700	$1,339,800
Importance Code B	$110,600	$10,584,300
Total	**$466,300**	**$11,924,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$162,200	$1,600	$200	$10,200
Interior Architecture	$210,800	$3,200	$10,300	$13,000
Electrical	$9,200	$7,300	$7,400	$8,000
Mechanical	$66,800	$12,700	$16,200	$9,000
Site Pavements	$67,900			
Total	**$516,900**	**$24,700**	**$34,200**	**$40,100**
Importance Code A	$168,200	$7,100	$6,100	$15,700
Importance Code B	$146,800	$17,600	$24,900	$24,400
Importance Code C	$201,800		$3,200	
Total	**$516,900**	**$24,700**	**$34,200**	**$40,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2056	* *	10	$6,400	
Fiberglass Panel	10%			2045	* *	5	$20,400	
Masonry: Brick	70%			LIFE	* *	5	$76,000	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Corners At Parapet Level								
Masonry: Brick Cavity	10%			LIFE	* *	5	$10,900	
Pre-Cast Concrete	5%	Now	$20,200	LIFE	* *	5	$8,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Vertical Concrete Sections At Windows Near Exit 3								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Vertical Concrete Sections At Windows Near Exit 3								
Explanation : Rebars Exposed.								
Windows								
Aluminum	100%	Now	$355,700	2052	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								
Parapets								
Masonry: Brick Cavity	73%			LIFE	* *	5-10	$55,100	
Metal Panel	20%			2056	* *	5	$8,500	
Metal Rail	2%			2053	* *	5-10	$4,000	
Pre-Cast Concrete	5%	Now	$23,000	LIFE	* *	5	$3,500	
Caulking Deteriorated, Extent : Severe, Area Affected : 40%								
Location : Under Copings								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Under Copings								
Roof								
Built-Up (BUR)	90%	0-2	$26,800	2036	$1,339,800			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Around Perimeter And Isolated Spots								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : At Roof Drains								
Copper/Terne	2%			2071	* *	10	$6,200	
Plaza Roof: Stone Panels	8%			2056	* *			
Soffits								
Cast in Place Concrete	30%			LIFE	* *	5	$2,400	
Masonry: Granite	20%			LIFE	* *	5	$200	
Metal Panel	30%			2062	* *	5-10	$1,700	
Stucco Cement	20%			2049	* *	5	$400	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,600	
Ceramic Tile	2%			2039	* *	5	$2,500	
Ceramic Tile	1%	Now	$1,500	2049	* *	5	$600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Toilets Throughout								
Terrazzo	5%	4+	$12,100	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	25%			2036	$893,500	3	$15,800	
Vinyl Tile	7%	Now	$5,000	2044	* *	3	$3,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Classrooms Hallways Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	50%			2031	$5,173,300	3	$31,600	
Wood	5%			2064	* *	5	$11,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$26,300	
Ceramic Tile	3%			2039	* *	5	$6,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,400	
Gypsum Board	5%			LIFE	* *	5-10	$17,900	
Masonry: Brick	5%			LIFE	* *	10	$3,200	
Marble Panels	3%			LIFE	* *	10	$2,500	
Plaster	40%			LIFE	* *	5-10	$71,500	
SGFT/Glazed Masonry	32%			LIFE	* *	10	$33,600	
Wood	2%			LIFE	* *	5	$33,600	
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$12,600	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2053	* *	5	$6,300	
Gypsum Board	4%			LIFE	* *	5-10	$17,400	
Plaster	80%			LIFE	* *	5-10	$173,700	
Wood	1%			LIFE	* *	5	$22,100	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	45%	4+	$10,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East 148th Street, Morris Avenue								
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : Near Trees								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Exit 4								
Explanation : Flooding During Heavy Rain, Water Penetrates Door								
Cast in Place Concrete	55%			2049	* *			
On-Site Walkways								
Asphalt	10%	Now	$11,400	2049	* *			
Ponding, Extent : Severe, Area Affected : 40%								
Location : East Side Yard								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : East Side Yard								
Explanation : Area Drain Clogged. Flooding During Heavy Rain.								
Cast in Place Concrete	80%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances								
Explanation : Handicap Access Ramps								
Masonry: Granite	10%	Now	$40,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Exit 8 Stairs On East 148th Street								
Parking/Driveway								
Asphalt	100%	0-2	$5,300	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Parking Areas								
Activity Yard								
Asphalt	100%			2045	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	30%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 600 Amperes Serving The Solar Panels								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Under 600 Volts								
Raceway								
Conduit	85%			2036	$125,900	1		
Conduit	15%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,200	5	$100	
Molded Case Bkrs	85%			2058	* *	5	$1,600	
Molded Case Bkrs	10%			2035	$18,400	5	$200	
Wiring								
Braided Cloth	75%			2035	$153,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	15%			2062	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$400	
Locally Mounted	10%			2053	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$1,015,100	10	$61,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$8,400	
Exit, LED	20%			2071	* *	1		
Exit, Service	30%			2044	* *	1		
Exterior Lighting								
HID	5%			2031	$16,700	10		
LED	5%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2031	$134,600	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Offices And Exit Doors								
Explanation : Motion Sensor And Intrusion Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$184,900	1-3	$44,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Manual Pull Stations, Alarm Bells								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2049	* *	1	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room								
Explanation : Two Units								
Radiant Heater	5%			2041	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Building Addition - Toilet Room								
Explanation : Electric Unit Heaters								
Steam Boiler	75%			2049	* *	1	$52,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Roof								
Explanation : Reported Under Air Conditioning								
Distribution								
Hot Wtr Piping/Pump	10%			2052	* *	4	$500	
Steam Piping/Pump	90%			2036	$464,900			
Terminal Devices								
Air Handler	40%	Now	$24,300	2031	$485,600	1	$15,600	
Broken, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Mechanical Room								
Convector/Radiator	50%			2034	$263,800	1	$11,300	
Convector/Radiator	10%			2049	* *	1	$2,300	
Controls								
Digital	10%			2034	$185,300			
Pneumatic	90%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2041	* *	2	$400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Health Clinic								
Window/Wall Unit	40%			2031	$108,600	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,800	
Exhaust Fans								
Interior	70%			2031	$222,500	2	$1,500	
Roof	30%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	$644,400	1		
Brass/Copper	10%			2056	* *	1		
Galvanized Steel	20%			2034	$183,000	1		
Water Heater With Tanks								
Electric	60%			2034	$43,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Heater Room								
Explanation : One Unit, 5kwt 80 Gallons								
Electric	30%			2034	$21,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Water Heater Room								
Explanation : One Unit, 4.5kwt 30 Gallons								
Electric	10%			2034	$7,300	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Boiler Room								
Explanation : One Unit, 6kwt 19 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2056	* *	4	$10,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$5,100	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,500	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$6,600	2034	$33,200	2	$1,000	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 750mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 180 - BK**
Address : **5601 16TH AVENUE 16 AVE AND 57 STREET**
Borough : **BROOKLYN**
Agency's Number : **K180**
Program / Asset # : **BOE0477.000 / 1342**
Yr Built/Renovated : **1925 / 2009**
Area Sq Ft : **109,000**
Project Type : **EDUCATION**
Date of Survey : **08-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **5492** **Lot** : **1** **BIN** : **3130809**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$706,600	$194,100
Interior Architecture	$2,860,000	$5,378,800
Electrical		$2,569,000
Mechanical	$4,522,800	$2,451,700
Site Enclosure	$57,300	
Site Pavements		$116,400
Total	**$8,146,700**	**$10,710,000**
Importance Code A	$706,600	$246,700
Importance Code B	$6,804,500	$9,817,400
Importance Code C	$635,600	$645,900
Total	**$8,146,700**	**$10,710,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,700			
Interior Architecture	$80,400	$7,600		$18,400
Electrical	$59,100	$15,400	$12,200	$10,200
Mechanical	$94,800	$40,700	$24,800	$14,800
Site Enclosure	$26,200			
Site Pavements	$75,600			
Total	**$340,700**	**$63,700**	**$37,000**	**$43,300**
Importance Code A	$24,200	$11,000	$10,800	$10,800
Importance Code B	$294,100	$52,600	$26,200	$32,500
Importance Code C	$22,400			
Total	**$340,700**	**$63,700**	**$37,000**	**$43,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Glass Block	5%	Now	$84,800	LIFE	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Stairs Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs Throughout								
Masonry: Brick	80%			LIFE	* *	5	$130,400	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	3%			LIFE	* *	5	$3,700	
Masonry: Marble	2%			LIFE	* *	5	$2,400	
Metal Panel	5%	Now	$55,300	2053	* *	5	$15,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Upper Roof At Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair								
Windows								
Aluminum	100%	Now	$486,600	2049	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Offices Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Classrooms And Offices Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Offices Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$21,000	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
Built-Up (BUR)	95%	Now	$79,900	2038	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : South Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Roof And Bulkhead Stairs								
Copper/Terne	5%	Now	$4,700	2061	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Interior								
Floors								
Carpet	1%	Now	$36,500	2035	$36,500	3	$3,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Office								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Office								
Cast in Place Concrete	5%	Now	$43,900	LIFE	* *	5	$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$58,200	2036	$581,700	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Marble Panels	5%			LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby Stair								
Sheet Vinyl/Rubber	5%			2033	$675,000	5	$15,100	
Vinyl Tile	59%	Now	$168,200	2033	$3,363,100	3	$44,600	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Corridor And Classrooms Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Corridor And Classrooms Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Corridor And Classrooms Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridor And Classrooms Throughout								
Vinyl Tile 9" X 9"	10%	2-4	$1,650,200	2043	* *	3	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 5th Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%	Now	$61,500	2048	* *	5	$18,900	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Classroom								

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$89,300	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Along 16th Avenue								
Ceramic Tile	5%	Now	$129,200	2036	$645,900	5	$5,700	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	63%	Now	$359,900	LIFE	* *	5	$43,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Classrooms Throughout								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Bulkhead Stair And Classrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Classrooms Throughout								
Plaster	7%			LIFE	* *	5	$4,800	
Ceilings								
Exposed Struc: Concrete	10%	0-2	$61,700	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	90%	Now	$281,900	LIFE	* *	5	$113,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Classrooms Throughout								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Bulkhead Stair And Classrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair And Classrooms Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$57,300	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South And East Sides								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Iron Picket	25%	0-2	$20,800	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Play Yard								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$34,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Marble	5%	0-2	$1,600	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Stair								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Stair								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	85%	2-4	$27,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	15%	0-2	$11,600	2033	$116,400			
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Rear Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	$199,700	5	$400	
Fused Disc Sw	25%			2043	* *	5	$100	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$199,600	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	1%			2032	$2,500	5		
Fused Disc Sw	3%			2041	* *	5	$100	
Fused Toggle Switch	1%			2032	$2,500	5		
Molded Case Bkrs	25%			2041	* *	5	$700	
Molded Case Bkrs	70%			2032	$171,700	5	$2,000	
Wiring								
Braided Cloth	10%			2032	$35,000	1		
Thermoplastic	90%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$600	
Locally Mounted	20%			2031	$37,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$1,630,500	10	$98,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%	Now	$16,600	2038	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	10%			2033	$6,900	1		
Emergency, Battery	40%			2033	$74,900	10	$10,500	
Exit, Service	2%			2028	$1,000	1		
Exit, Battery	48%			2038	* *	10	$3,500	
Exterior Lighting								
HID	10%	Now	$31,200	2038	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2033	$104,800	1	$20,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$67,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No. 2 Oil, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$19,500	2038	* *	1	$97,200	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Defective Chemical Treatment System; Boiler No.1: Defective Blowdown Valve								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 6498 Mbh Net Each								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Supply								
Explanation : Location Noted								
Steam Piping/Pump	20%			2043	* *			
Steam Piping/Pump	70%	Now	$62,600	2033	$625,600			
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room: Boiler No. 2 Header Valve; Pit Behind Vacuum Pump Set, Feedwater Pump								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Heating								
Terminal Devices								
Air Handler	10%	Now	$21,000	2028	$210,000	1	$6,100	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Auditorium Blower: Leaky Heating Coil								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Auditorium Blower								
Convector/Radiator	50%	Now	$9,100	2031	$456,300	1	$15,800	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Roof Bulkhead - Stair C / D								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2028	$276,700	1	$3,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Fan Coil Unit/Heat	30%	Now	$830,200	2043	* *	1	$9,500	
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : Rooms 202, 208, 304								
Malfunctioning, Extent : Severe, Area Affected : 75%								
Location : Throughout								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$2,157,100	2038	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	80%			2032	$196,300	1		
No Component	20%							
Conversion Equipment								
Split Unit	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room 254								
Explanation : Location Noted								
Window/Wall Unit	36%			2027	$152,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	36%			2028	$152,200	1		
Window/Wall Unit	5%	Now	$21,100	2033	$21,100	1		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Rooms 353, 357								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasiums								
Explanation : Location Noted								
Ventilation								

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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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	95%	Now	$23,500	2028	$470,300	2	$2,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement, Fan Room By 2nd Floor Old Shower Room, Roof Bulkhead								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement - Cafeteria Exhaust Fan, Fan Room By 2nd Floor Old Shower Room								
Wall Unit	5%			2028	$2,400	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2043	* *	1		
Brass/Copper	75%	Now	$53,800	2033	$1,075,100	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement Crawlspace - Water Main								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 399 Mbh Input, 400 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$70,300	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Kitchen - Grease Trap Deteriorated / Clogged								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement - Waste Lamp Storage Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$22,300	4	$3,500	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$77,200	1-2	$1,500	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 180 - M**		
Address	: **370 WEST 120TH STREET @ MORNINGSIDE AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M180**
Program / Asset #	: **BOE0107.000 / 1658**	**Yr Built/Renovated**	: **1960 / 2002**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4**		
Block	: **1946** **Lot** : **1**	**BIN**	: **1059111**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$243,900	$1,930,900
Interior Architecture	$1,215,500	$5,201,700
Electrical		$777,200
Mechanical		$2,619,800
Total	**$1,459,400**	**$10,529,700**
Importance Code A	$243,900	$1,930,900
Importance Code B	$1,215,500	$8,598,800
Total	**$1,459,400**	**$10,529,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,700			$14,300
Interior Architecture	$349,700			$8,900
Electrical	$10,100	$7,800	$9,900	$7,800
Mechanical	$107,800	$15,200	$19,800	$13,600
Site Enclosure	$24,700		$6,700	
Site Pavements	$24,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$562,200**	**$30,200**	**$43,600**	**$51,700**
Importance Code A	$46,000	$7,300	$7,300	$21,500
Importance Code B	$371,900	$22,900	$29,600	$30,200
Importance Code C	$144,300		$6,700	
Total	**$562,200**	**$30,200**	**$43,600**	**$51,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$126,800	
Masonry: Brick	85%			LIFE	* *	5	$229,900	
Metal Panel	5%			2046	* *	5-10	$46,500	
Windows								
Aluminum	25%			2035	$348,000	5	$7,100	
Aluminum w/ Guards	75%			2035	$1,404,600	5	$21,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$35,400	
Masonry: Brick	90%			LIFE	* *	5-10	$76,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Low Roof Adjacent To Play Yard								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	93%	Now	$13,000	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 416 And 420								
Copper/Terne	2%			2064	* *	10	$2,900	
Modified Bitumen	5%			2041	* *	10	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Low Roof Adjacent To Play Yard								
Explanation : Location Noted								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$96,200	
Mosaic Tile	5%	2-4	$10,600	2034	$528,200	5	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$8,600	
Vinyl Tile	20%	2-4	$12,400	2036	$622,000	3	$8,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Auditorium And Various Classrooms								
Vinyl Tile 9" X 9"	45%	0-2	$1,215,500	2031	$4,051,500	3	$18,600	
Worn/Erode, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Wood	5%	2-4	$33,600	2051	* *	5	$5,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Interior								
Interior Walls								
Ceramic Tile	10%	2-4	$22,900	2045	* *	5	$10,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$24,400	
Glazed Ceramic Panel	5%			LIFE	* *	10	$9,200	
Plaster	40%			LIFE	* *	5-10	$69,200	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$30,500	
Ceilings								
AcousTile,Adhered	10%	2-4	$18,100	2049	* *	5	$5,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
AcousTileConcealSpLn	40%	2-4	$36,200	2041	* *	5	$27,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$27,500	
Fiber Board	5%			2041	* *			
Metal Panel	5%	2-4	$18,600	LIFE	* *	5	$6,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Kitchen								
Plaster	20%			LIFE	* *	5-10	$37,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2049	* *	5-10	$11,000	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Along Roof Edge								
Explanation : Location Noted								
Chain Link	30%			2056	* *			
Iron Picket	50%	Now	$24,700	2071	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$24,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Multiple Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	55%			2045	* *			
Pavers/Stone	5%			2045	* *			
Rubber Matting	30%			2041	* *			
Traffic Topping	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Recent Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$233,000	5	$2,200	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Toggle Switch	1%			2035	$2,500	5		
Molded Case Bkrs	99%			2052	* *	5	$2,200	
Wiring								
Braided Cloth	70%			2035	$209,100	1		
Thermoplastic	20%			2046	* *	1		
Thermoplastic	10%			2036	$29,900	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$100	
Locally Mounted	90%			2034	$110,100	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
LED	100%			2041	* *			

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2036	$4,600	1		
Emergency, Battery	40%			2036	$50,500	10	$7,100	
Exit, Battery	50%			2044	* *	10	$2,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$600	
Alarm								
Security System								
Generic	50%			2041	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2041	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$51,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$72,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Heating								
Terminal Devices								
Air Handler	25%			2036	$353,900	1	$11,400	
Convector/Radiator	75%			2041	* *	1	$17,800	
Controls								
Pneumatic	100%			2034	$1,642,600			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2036	$63,200	2	$200	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Supply Science Room								
Explanation : Location Noted								
Split Unit	5%			2036	$89,300			
Window/Wall Unit	80%			2031	$228,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,900	
Exhaust Fans								
Interior	20%			2036	$66,700	2	$500	
Roof	80%			2036	$116,800	2	$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$19,200	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Corroded								
Sanitary Piping								
Cast Iron	100%	0-2	$47,400	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Backup Of Sewage At Basement During Heavy Rainfall								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Dual Unit								
Sewage Ejector(s)								
Electric	100%			2036	$44,500	4	$5,000	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 200 Gallon Tanks								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$1,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 181 - BK**			
Address	:	**1023 NEW YORK AVENUE BTWN SNYDER AVE - TILDEN AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K181**
Program / Asset #	:	**BOE0478.000 / 2598**	**Yr Built/Renovated**	:	**1922 / 2015**
Area Sq Ft	:	**128,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**20-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,5,Ph**			
Block	:	**4904** **Lot** : **10**	**BIN**	:	**3327776**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$456,700	$191,600
Interior Architecture	$732,400	$54,600
Electrical	$123,000	$404,100
Mechanical	$1,679,600	$6,674,100
Total	**$2,991,800**	**$7,324,400**
Importance Code A	$456,700	$648,600
Importance Code B	$2,275,900	$6,621,200
Importance Code C	$259,200	$54,600
Total	**$2,991,800**	**$7,324,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$33,600
Interior Architecture	$166,100	$10,800		$16,600
Electrical	$52,200	$27,100	$21,200	$29,900
Mechanical	$150,000	$27,000	$33,700	$106,600
Site Enclosure	$2,900			
Site Pavements	$80,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$466,200**	**$79,800**	**$69,700**	**$201,600**
Importance Code A	$5,100	$5,200	$5,100	$39,000
Importance Code B	$405,800	$63,800	$64,700	$162,600
Importance Code C	$55,300	$10,800		
Total	**$466,200**	**$79,800**	**$69,700**	**$201,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$24,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Decorative Glazed Panels								
Explanation : Location Noted								
Cast Stone/Terra Cotta	5%	Now	$63,600	LIFE	* *	5	$61,000	
Spalling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Base Panels At Addition And Gymnasium								
Explanation : Location Noted								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,800	
Masonry: Brick	68%	2-4	$179,100	LIFE	* *	5	$106,200	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Auditorium Walls And Rear Of Addition								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 402 And Third Floor 34th Street Side								
Masonry: Granite	5%			LIFE	* *	5	$5,900	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Base Of Walls								
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Below Windows On Horizontal Banding								
Metal Panel	5%			2055	* *	5-10	$53,700	
Windows								
Aluminum	75%	Now	$98,000	2051	* *	5	$20,100	
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Windows								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium, Room 402 And Various Classrooms								
Aluminum	20%			2051	* *	5	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Window Guards								
Metal Louvers	5%			2044	* *	10	$16,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Roof								
Explanation : Location Noted								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,300	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Gymnasium Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Roof								
Explanation : Location Noted								
Copper/Terne	5%			2070	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof Coping								
Explanation : Location Noted								
Masonry: Brick	75%			LIFE	* *	5	$17,700	
Metal Panel	10%			2055	* *	5	$9,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Roof								
Modified Bitumen	90%	Now	$115,900	2043	* *			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Near Roof Drains And Gymnasium Roof								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Main Roof Near Penthouse 1								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Gymnasium								
Single Ply Membrane	10%			2040	* *	10	$11,500	
Ponding, Extent : Light, Area Affected : 5%								
Location : Bulkhead Roofs								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$33,100	LIFE	* *	5	$41,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Steps In Basement Areas								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Ceramic Tile	5%	Now	$109,600	2044	* *	5	$4,700	
Poor Subfloor Evident, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Student Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms Throughout								
Marble Panels	1%			LIFE	* *	5	$1,400	
Quarry Tile	5%	2-4	$143,000	2048	* *	5	$7,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Terrazzo	3%			LIFE	* *	5	$4,400	
Terrazzo	1%	2-4	$90,800	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Original Building Lobby And 2nd Floor								
Vinyl Tile	70%	Now	$75,100	2040	* *	3	$49,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Corridors Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%	2-4	$29,000	2063	* *	5	$8,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$168,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Boiler Room And Oil Tank Room								
Ceramic Tile	5%			2038	* *	5	$21,700	
Concrete Masonry Unit	20%			LIFE	* *	5	$34,600	
Glass: Single Pane	4%			LIFE	* *	5	$13,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Dividers In Original Building								
Explanation : Location Noted								
Masonry: Brick	6%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	42%	0-2	$90,600	LIFE	* *	5	$54,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Original Building Corridors								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Rooms 402, 525 And Third Floor Classrooms								
SGFT/Glazed Masonry	6%	4+	$47,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	9%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	Now	$44,100	2048	* *	5	$33,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridors								
AcousTileSusp.Lay-In	10%	Now	$6,100	2048	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 515								
Exposed Struc: Concrete	10%	Now	$54,700	LIFE	* *	5	$2,800	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Oil Tank Room								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	4+	$6,000	LIFE	* *	5	$11,100	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Area								
Plaster	40%			LIFE	* *	5	$44,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$2,700	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Gate At Rear Container Area								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : South Activity Yard Along East 34th Street								
Iron Picket	47%			2070	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Cap Stones At South Activity Yard								
Explanation : Cracking/ Crumbling								
Masonry: Brick	3%	2-4	$100	2055	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Rear Playground								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Step Seating In North Activity Yard								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways And Oil Tank Vault								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	0-2	$33,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Along New York Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Along New York Avenue								
Pavers/Stone	5%	Now	$19,900	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Tree Pits Along New York Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Tree Pits Along New York Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$4,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Exit Stair Treads And Nosings								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	87%	2-4	$16,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pavers/Stone	5%	0-2	$5,900	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : North Play Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Play Yard								
Rubber Matting	8%			2035	$35,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches Rated At 1,200, 40,00 And 400 Amperes								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Under 600 Volts								
Transformers								
Dry Type	100%			2040	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Penthouse								
Explanation : One 1,000, One 45 And Three 15 Kilovolt Ampere Step Down Transformers 480/277 To 208 Volt.								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2035	$26,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Electric Room								
Explanation : Main Service Switch Rated At 1600 Amperes								
Fused Disc Sw	90%			2045	* *	5	$500	
Raceway								
Conduit	40%			2045	* *	1		
Conduit	60%			2035	$149,700	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Molded Case Bkrs	70%			2043	* *	5	$2,400	
Molded Case Bkrs	20%			2034	$61,300	5	$700	
Wiring								
Braided Cloth	20%			2034	$70,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Section Of The Building								
Thermoplastic	80%			2045	* *	1		
Motor Controllers								
Locally Mounted	10%			2033	$18,600	5	$100	
Motor Control Center	90%			2040	* *	5	$3,100	
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Crawl Space								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$39,400	
Generators								
Diesel	100%			2038	* *	1	$49,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 375 Kilovolt Amperes, 300 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Stand-by Power								
Fuel Storage								
Day Tank	20%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	80%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	1%			2035	$19,500	10	$1,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	92%			2040	* *			
LED	7%	Now	$25,400	2040	* *			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Retrofitted Fixtures								
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Battery	50%			2040	* *	10	$4,300	
Exterior Lighting								
LED	10%	Now	$3,500	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Building Perimeter								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2035	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2045	* *	1-3	$81,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	0-2	$30,100	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Tank Vault								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tank Vault								
Explanation : One Tank Of 10,000 Gallons								
Conversion Equipment								
Heat Exchanger, Shell & Tube	59%			2038	* *			
Radiant Heater	1%			2040	* *	2	$600	
Steam Boiler	40%			2033	$457,000	1	$50,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	60%			2043	* *	4	$5,700	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement								
Explanation : Two Units (glycol)								
Steam Piping/Pump	40%	Now	$42,000	2045	* *			
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Penthouse - One Missing Condensate Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms And Penthouse Steam Traps On Air Handling Unit Defective								
Terminal Devices								
Air Handler	20%	Now	$24,700	2030	$493,300	1	$14,200	
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : 1 Trap In Fan Room								
Convector/Radiator	72%			2033	$771,700	1	$29,800	
Fan Coil Unit/Heat	5%			2030	$162,500	1	$2,100	
Unit Heater - Hot Water	3%			2030	$23,300			

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Heating								
Controls								
Electrical	40%			2033	$291,500			
Pneumatic	60%			2033	$1,519,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	$580,100	1	$17,800	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : Chillers In Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units With 2 Compressors Each								
Split Unit	5%			2030	$155,600			
Window/Wall Unit	5%	Now	$14,900	2035	$24,800	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : In Various Locations And Mostly In Classrooms Throughout								
Window/Wall Unit	30%			2030	$149,000	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2045	* *	4	$3,200	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$534,100	1	$23,800	
Fan Coil - 2 Pipe	30%			2035	$839,700	1	$12,400	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2030	$79,700	2	$26,700	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Penthouse								
Explanation : 2 Units								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$71,400	
Exhaust Fans								
Interior	95%			2035	$552,200	2	$3,700	
Roof	5%	0-2	$1,300	2040	* *	2	$200	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Kitchen - 1 Bad Actuator, Kitchen Exhaust								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

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
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$1,700	2035	$84,200	1		
Corroded, Extent : Severe, Area Affected : 3%								
Location : 2 In Play Yard								
Other Observation, Extent : Severe, Area Affected : 3%								
Location : 2 In Play Yard								
Explanation : Water Fountain Pipe Leaks								
Brass/Copper	95%			2035	$1,599,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$9,200	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : Water Backs Up When It Rains								
Sump Pump(s)								
Non-Submersible	100%			2035	$26,200	4	$4,100	
Backflow Preventer								
Generic	100%			2040	* *	1	$7,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 180 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$66,900	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,800	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Kitchen								
Explanation : 80 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 181 - Q**		
Address	: **148-15 230 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q181**
Program / Asset #	: **BOE0824.000 / 1514**	**Yr Built/Renovated**	: **1964 / 2001**
Area Sq Ft	: **72,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **13718** **Lot** : **1**	**BIN**	: **4291453**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,175,300	
Interior Architecture	$1,688,400	$144,400
Electrical	$304,300	$353,400
Mechanical	$139,600	$1,079,600
Total	**$3,307,600**	**$1,577,300**
Importance Code A	$1,175,300	$642,600
Importance Code B	$1,640,900	$934,700
Importance Code C	$491,400	
Total	**$3,307,600**	**$1,577,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,100	$47,600	$4,900	
Interior Architecture	$2,600	$11,600	$8,600	
Electrical	$12,300	$43,100	$13,500	$11,700
Mechanical	$96,400	$45,800	$22,900	$17,000
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$136,600**	**$155,300**	**$57,000**	**$36,000**
Importance Code A	$50,200	$54,900	$12,000	$7,100
Importance Code B	$86,400	$90,200	$45,000	$28,800
Importance Code C		$10,200		
Total	**$136,600**	**$155,300**	**$57,000**	**$36,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	$3,900	LIFE	* *	5	$6,400	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Near Staircase A								
Glazed Ceramic Panel	10%			LIFE	* *	5	$19,900	
Masonry: Brick Cavity	20%			LIFE	* *	5	$8,500	
Masonry: Brick Cavity	60%	Now	$227,300	LIFE	* *	5	$25,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation Of 1964 Wing, Exit 10 Door								
Masonry: Limestone	2%			LIFE	* *	5	$600	
Metal Panel	2%			2053	* *	5-10	$5,800	
Granite Panels	3%			LIFE	* *	5	$1,000	
Windows								
Aluminum	30%			2049	* *	5	$9,700	
Aluminum	60%	Now	$948,000	2058	* *	5	$9,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Throughout 1964 Wing								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout 1964 Wing								
Metal Louvers	10%			2046	* *	10	$20,200	
Parapets								
Masonry: Brick Cavity	25%			LIFE	* *	5	$1,000	
Metal Rail	70%			2046	* *	5-10	$51,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,300	
Roof								
Built-Up (BUR)	58%	4+	$14,200	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair D At Exit 5. 2nd Floor								
Copper/Terne	2%			2048	* *	10	$5,100	
Modified Bitumen	40%			2038	* *	10	$40,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Interior								
Floors								
Cast in Place Concrete	13%			LIFE	* *	5	$31,500	
Cast in Place Concrete	10%	Now	$96,600	LIFE	* *	5	$24,300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	2%			2042	* *	5	$2,200	
Ceramic Tile	3%	Now	$192,100	2048	* *	5	$1,700	
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Girls And Boys Toilet 1st And 2nd Floor 1964 Wing								
Worn/Erode, Extent : Severe, Area Affected : 40%								
Location : Girls And Boys Toilet 1st And 2nd Floor 1964 Wing								
Vinyl Tile	22%			2041	* *	3	$9,200	
Vinyl Tile	40%			2038	* *	3	$16,600	
Vinyl Tile 9" X 9"	10%			2028	$908,300	3	$4,200	
Interior Walls								
Ceramic Tile	3%	Now	$491,400	2048	* *	5	$4,400	
Loose Units, Extent : Severe, Area Affected : 40%								
Location : Girls And Boys Toilet 1st And 2nd Floor 1964 Wing								
Concrete Masonry Unit	20%			LIFE	* *	5	$23,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,800	
Operable Wall	2%			2053	* *	5	$20,400	
Plaster	25%			LIFE	* *	5	$21,800	
SGFT/Glazed Masonry	45%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2046	* *	5	$27,700	
AcousTileSusp.Lay-In	25%			2046	* *	5	$27,700	
Exposed Struc: Concrete	45%			LIFE	* *	5	$7,800	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	5%			2033	$88,600			
Metal Panel	2%	4+	$1,500	LIFE	* *	5	$2,800	
Loose Units, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	* *			
Iron Picket	15%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 149th Avenue								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Site Pavements								
On-Site Walkways								
Asphalt	10%			2042	* *			
Cast in Place Concrete	85%			2046	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	95%			2042	* *			
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	* *	5	$200	
Fused Disc Sw	30%			2033	$59,900	5	$100	
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$14,700	5	$100	
Fused Disc Sw	2%			2049	* *	5		
Molded Case Bkrs	40%			2049	* *	5	$800	
Molded Case Bkrs	50%			2032	$92,000	5	$900	
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$22,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$27,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 200 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$16,000	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Penthouse								
Explanation : One 75 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$62,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
LED	3%			2038	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2028	$12,400	10	$1,700	
Exit, Service	30%			2038	* *	1		
Exit, Service	20%			2028	$6,400	1		
Exterior Lighting								
HID	20%			2028	$68,800	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$69,200	1	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$44,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement And Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$22,300	
Conversion Equipment								
Steam Boiler	100%	0-2	$32,100	2031	$642,600	1	$64,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Two Tubes Are Leaking In Each Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : There Is No Condensate Tank								
Terminal Devices								
Air Handler	30%			2038	* *	1	$13,400	
Air Handler	15%			2033	$208,100	1	$6,700	
Convector/Radiator	55%			2038	* *	1	$12,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$10,000	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 2 Sets In New Wing Penthouse								
Window/Wall Unit	50%			2028	$139,600	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2038	* *	1	$13,400	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2038	* *	2	$15,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	$48,600	LIFE	* *	2-5	$12,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Actuators Of Dampers, Penthouse And 3 Classrooms In New Wing 2nd Floor.								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$28,100	
Exhaust Fans								
Interior	20%	0-2	$6,500	2038	* *	2	$400	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Two Exhaust Fan Not Working In Various Location								
Interior	70%			2033	$228,900	2	$1,500	
Roof	10%			2033	$14,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 1%								
Location : Boiler Room								
Explanation : An Abandoned Unit Remains								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,500	2028	$14,800	4	$1,500	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Sump Pump Is Not Working.								
Sewage Ejector(s)								
Electric	100%			2033	$38,600	4	$2,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : Leaking Faucets In Old Wing. Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To Penthouse								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

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
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$10,900	
Sprinkler								
No Component	67%							
Generic	33%			2043	* *	1-2	$6,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 182 - BX**
Address : **601 STICKBALL BLVD. @RANDALL AVENUE**
Borough : **BRONX**
Agency's Number : **X182**
Program / Asset # : **BOE0307.000 / 367**
Yr Built/Renovated : **1977 / 2022**
Area Sq Ft : **85,000**
Project Type : **EDUCATION**
Date of Survey : **07-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,Ph**
Block : **3564** **Lot** : **1** **BIN** : **2021923**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$77,100	$147,800
Interior Architecture	$350,500	$2,995,100
Electrical	$237,400	$1,301,600
Mechanical	$84,400	$4,243,200
Site Enclosure	$74,000	
Site Pavements	$129,700	
Total	**$953,200**	**$8,687,700**
Importance Code A	$77,100	$147,800
Importance Code B	$523,700	$8,540,000
Importance Code C	$352,400	
Total	**$953,200**	**$8,687,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,300	$16,300		$7,500
Interior Architecture	$104,200	$9,500		$13,200
Electrical	$8,900	$8,900	$10,500	$30,700
Mechanical	$72,800	$19,700	$33,400	$43,800
Site Pavements	$25,800			
Total	**$225,000**	**$54,400**	**$43,900**	**$95,300**
Importance Code A	$21,700	$24,700	$8,400	$16,100
Importance Code B	$155,900	$23,500	$35,500	$79,200
Importance Code C	$47,400	$6,200		
Total	**$225,000**	**$54,400**	**$43,900**	**$95,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$64,200	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2045	* *	5-10	$24,500	
Pre-Cast Concrete	5%	4+	$13,300	LIFE	* *	5	$11,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	25%			2051	* *	5	$4,500	
Aluminum	75%			2051	* *	5	$13,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Locations Throughout								
Parapets								
Cast in Place Concrete	95%			LIFE	* *	5	$83,500	
Metal Panel	5%			2055	* *	5	$1,600	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$77,100	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Kitchen Area And Throughout								
Metal Panel	5%			2048	* *	10	$7,400	
Soffits								
Stucco Cement	100%			2048	* *	5	$17,800	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$11,500	LIFE	* *	5	$14,500	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Ground Water In Kitchen Storage								
Ceramic Tile	5%			2038	* *	5	$6,600	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Toilet Rooms								
Terrazzo	5%	4+	$12,700	LIFE	* *	5	$5,200	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : Lobby								
Vinyl Tile	80%	0-2	$149,800	2035	$2,995,100	3	$39,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%	0-2	$20,200	2063	* *	5	$6,200	
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Near Water Fountains								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$12,300	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Kitchen Area								
Concrete Masonry Unit	10%	4+	$47,400	LIFE	* *	5	$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations In Penthouse And Basement								
Folding Partition	5%	Now	$87,400	2043	* *	5	$15,400	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Auditorium/ Cafeteria								
Metal Panel	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$33,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Toilet Rooms								
SGFT/Glazed Masonry	25%	2-4	$113,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Wood	5%			LIFE	* *	5	$49,300	
Ceilings								
AcousTileConcealSpLn	30%	2-4	$12,300	2040	* *	5	$23,400	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Various Corridor Locations								
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Exposed Struc: Concrete	65%			LIFE	* *	5	$12,700	
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	30%			2055	* *			
Iron Picket	70%	0-2	$74,000	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$52,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$77,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exits Stairs/ Ramp To South Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : Exits Stairs/ Ramp To South Play Yard								
Pavers/Stone	5%			2044	* *			
Activity Yard								
Asphalt	95%	Now	$25,600	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout South Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 30%								
Location : South Play Yard At Base Of Exit Stairs								
Rubber Matting	5%	4+	$300	2040	* *			
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch And Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	89%			2034	$218,300	5	$2,000	
Wiring								
Thermoplastic	70%			2035	$209,100	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$24,500	5	$100	
Motor Control Center	80%			2033	$242,000	5	$1,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$74,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$8,200	
Exit, Battery	50%			2040	* *	10	$2,900	
Exterior Lighting								
LED	10%	Now	$900	2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Timer Not Operational								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$163,400	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	5%			2030	$11,200	1-3	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Sprinkler Alarm Panel								
Generic, Digital	95%			2035	$213,300	1-3	$49,800	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$199,700	5	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$84,200	
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$327,600	1	$10,500	
Convector/Radiator	60%			2040	* *	1	$16,500	
Fan Coil Unit/Heat	20%			2035	$431,600	1	$5,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Heating								
Controls								
Pneumatic	100%			2033	$1,682,100			
Air Conditioning								
Energy Source								
Electricity	95%			2051	* *	1		
No Component	5%							
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2044	* *	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room Above Kitchen								
Explanation : Two Units								
Split Unit	25%			2035	$516,700			
Window/Wall Unit	40%			2033	$131,900	1		
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	35%			2045	* *	4	$1,500	
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2035	$320,900	1	$10,500	
Fan Coil - 4 Pipe	15%			2035	$471,800	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : First Floor								
Explanation : Fan Coil Units In All First Floor Classrooms								
No Component	65%							
Heat Rejection								
Air Cooled Condenser Unit	35%			2035	$83,800	2	$20,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	
Exhaust Fans								
Interior	20%			2035	$77,200	2	$500	
Roof	30%			2040	* *	2	$800	
Roof	50%			2030	$84,400	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		
Water Heater With Tanks								
Electric	100%	Now	$48,400	2035	$48,400	4		
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement 150 Gallon Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Electric Hot Water Heater Is Being Used As A Temporary Fix								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$8,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$17,400	4	$2,700	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$5,100	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$44,400	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

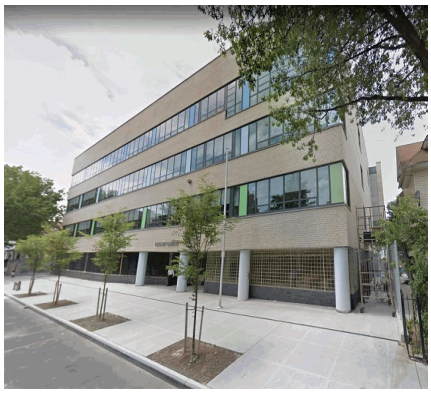
DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 182 SAMANTHA SMITH - Q**
Address : **153-27 88TH AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1152.000 / 14898**
Area Sq Ft : **96,066**
Date of Survey : **10-Mar-2022**
Areas Surveyed : **Basement, Floors 1,2,3,4**
Block : **9763** **Lot** : **23**

Agency's Number : **Q277**
Yr Built/Renovated : **2012 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$101,400
Interior Architecture	$55,100	$178,000
Electrical	$86,300	
Mechanical		$129,500
Total	**$141,400**	**$409,000**
Importance Code A		$101,400
Importance Code B	$141,400	$184,500
Importance Code C		$123,000
Total	**$141,400**	**$409,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,100			$28,000
Interior Architecture	$12,500	$6,700	$11,300	$6,100
Electrical	$19,900	$16,100	$18,700	$15,600
Mechanical	$18,200	$13,700	$21,500	$15,600
Site Pavements	$5,000			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$104,000**	**$58,800**	**$73,800**	**$87,700**
Importance Code A	$33,300	$5,000	$4,700	$32,800
Importance Code B	$70,800	$53,900	$69,100	$50,900
Importance Code C				$3,900
Total	**$104,000**	**$58,800**	**$73,800**	**$87,700**



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.*

DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$7,000	
Masonry: Brick	90%			LIFE	* *	5	$101,400	
Windows								
Aluminum	100%			2055	* *	5	$28,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,900	
Masonry: Brick	89%			LIFE	* *	5	$10,200	
Metal Rail	1%			2050	* *	5-10	$2,100	
Roof								
IRMA/Protected Membrane	87%	4+	$26,100	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Parapet Flashing Pulling Away From The Wall, Upper And Lower Roof								
Metal Panel	5%			2050	* *	10	$5,700	
Paver: Asphalt	8%			2046	* *	10	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Pavers Are Precast Concrete								
Soffits								
Stucco Cement	100%			2050	* *	5	$13,600	
Interior								
Floors								
Cast in Place Concrete	5%	4+	$12,500	LIFE	* *	5	$15,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Main Room Water Damaging Floor								
Ceramic Tile	25%			2046	* *	5	$35,900	
Quarry Tile	2%			2050	* *	5	$4,300	
Vinyl Tile	63%			2041	* *	3	$34,000	
Wood	5%			2068	* *	5	$13,500	
Interior Walls								
Ceramic Tile	20%			2046	* *	5	$63,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$12,600	
Fiberglass Panel	1%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Tectum Panels								
Folding Partition	1%			2055	* *	5	$7,900	
Glass: Single Pane	1%			LIFE	* *	5	$2,400	
Gypsum Board	65%			LIFE	* *	5	$123,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Corridor Adjacent To Elevators								
Metal Panel	2%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2050	* *	5	$110,100	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Ceiling Adjacent To Elevator. Roof Drain Leak								
Exposed Struc: Steel	7%			LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Water Service Room C39 Below Exterior Walls								
Gypsum Board	3%			LIFE	* *	5	$4,900	
Metal Panel	5%			LIFE	* *	5	$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2059	* *			
Iron Picket	5%			2077	* *			
Retaining Walls								
Cast in Place Concrete	90%			2077	* *			
Masonry: Brick	10%			2059	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Rear, North Of Building								
Explanation : Efflorescence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,000	2050	* *			
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Property Line On 88th Avenue Near School Entrance								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	65%			2046	* *			
Rubber Matting	35%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere And 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$2,300	

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DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$29,600	
Generators								
Diesel	100%			2042	* *	1	$37,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$82,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2038	* *	10	$3,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Gymnasium								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$17,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2038	* *	1	$17,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	85%			2038	* *	1	$40,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Hot Water Boiler	15%	Now	$3,100	2046	* *	1	$6,400	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Due To Broken Pump Of Unit No.1 Since 2 Years Ago.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	15%			2049	* *	4	$700	
No Component	85%							
Terminal Devices								
Convector/Radiator	15%			2046	* *	1	$4,700	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$5,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Rooftop Package Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,600	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Boiler Room								
Explanation : One Tankless Unit With One 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%	0-2	$2,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : From Roof To 4th Floor Hallway Next To The Elevator.								
Cast Iron	70%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Passenger Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$26,900	
Fire Pump								
Generic	100%			2042	* *	1	$17,900	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 1 Set Covers 30 Square Feet In Kitchen								

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DEPARTMENT OF EDUCATION - 040
P. S. 182 SAMANTHA SMITH - Q
Asset # : 14898

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 183 - BK**		
Address	: **76 RIVERDALE AVE. BTWN: STRAUSS ST, HERZL ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K183**
Program / Asset #	: **BOE0479.000 / 29**	**Yr Built/Renovated**	: **1923 / 2010**
Area Sq Ft	: **93,317**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **3597** **Lot** : **11**	**BIN**	: **3082253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$227,600	$158,000
Interior Architecture	$1,530,900	$175,600
Electrical	$89,600	$459,000
Mechanical	$3,128,500	$2,463,000
Total	**$4,976,700**	**$3,255,600**
Importance Code A	$227,600	$158,000
Importance Code B	$4,531,800	$3,037,200
Importance Code C	$217,200	$60,400
Total	**$4,976,700**	**$3,255,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$74,300	
Interior Architecture	$40,100		$31,800	$7,500
Electrical	$10,800	$8,700	$80,500	$11,700
Mechanical	$64,700	$14,000	$60,100	$14,000
Site Enclosure	$8,300			
Site Pavements	$3,500			
Total	**$127,400**	**$22,700**	**$246,800**	**$33,200**
Importance Code A	$41,600	$9,200	$83,800	$9,200
Importance Code B	$70,000	$13,400	$163,000	$23,900
Importance Code C	$15,800			
Total	**$127,400**	**$22,700**	**$246,800**	**$33,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$51,800	
Masonry: Brick	80%			LIFE	* *	5	$106,200	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : North Elevation								
Metal Panel	7%			2054	* *	5-10	$63,900	
Granite Panels	5%			LIFE	* *	5	$5,000	
Pre-Cast Concrete	3%			LIFE	* *	5	$12,900	
Windows								
Aluminum	100%	Now	$227,600	2050	* *	5	$23,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,000	
Masonry: Brick	55%			LIFE	* *	5	$12,100	
Metal Panel	35%			2054	* *	5	$29,800	
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of School								
Explanation : Oil Tank Room Vault								
Copper/Terne	5%			2062	* *	10	$6,200	
IRMA/Protected Membrane	85%			2039	* *	10	$42,000	
Debris on Roof, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Interior								
Floors								
Cast in Place Concrete	18%			LIFE	* *	5	$55,000	
Ceramic Tile	5%			2037	* *	5	$7,000	
Sheet Vinyl/Rubber	2%			2042	* *	5	$4,200	
Terrazzo	5%	0-2	$13,400	LIFE	* *	5	$5,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Traffic Topping	2%	Now	$13,700	2044	* *	5	$1,700	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Bulkheads								
Vinyl Tile	43%	Now	$169,900	2039	* *	3	$22,500	
Uneven Substrate, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2029	$1,143,800	3	$5,200	
Wood	15%			2049	* *	5	$39,300	
Interior Walls								
Cast in Place Concrete	10%	Now	$116,900	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Vestibule								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Oil Tank Room And Basement								
Ceramic Tile	5%			2037	* *	5	$15,000	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	67%	4+	$100,300	LIFE	* *	5	$60,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads								
Ceilings								
AcousTile,Adhered	10%			2039	* *	5	$12,800	
AcousTileConcealSpLn	5%			2039	* *	5	$8,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Plaster	70%			LIFE	* *	5	$56,200	
Plaster	5%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2054	* *			
Iron Picket	40%	0-2	$8,300	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	95%	0-2	$3,500	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Recess Yard								
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$2,300	
Wiring								
Braided Cloth	30%	2-4	$89,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
LED	100%			2042	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Lighting								
Egress Lighting								
Emergency, Service	20%			2034	$11,800	1		
Emergency, Battery	30%			2029	$48,100	10	$6,800	
Exit, Service	40%			2029	$16,500	1		
Exit, Battery	10%			2034	$13,500	10	$600	
Exterior Lighting								
Fluorescent	30%			2034	$114,300	10	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of The Building								
Explanation : Compact Fluorescent Lights								
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$179,400	1	$34,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$59,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	10%	0-2	$1,100	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Oil Pump, Basement								
Interruptible Gas/Dual Fuel	90%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$41,600	2039	* *	1	$83,200	
Cracked, Extent : Severe, Area Affected : 100%								
Location : Boiler No. 2 Brick Refractory								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Heating								
Distribution								
Steam Piping/Pump	20%	0-2	$61,200	2044	* *			
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Various Locations, Basement								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Serious Leaking At Various Locations In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : Thermostats In Various Locations.								
Steam Piping/Pump	80%			2034	$612,100			
Terminal Devices								
Air Handler	20%	Now	$359,600	2044	* *	1	$10,400	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2032	$625,100	1	$24,100	
Controls								
Pneumatic	100%			2028	$1,846,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2029	$217,200	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$125,900	LIFE	* *	2-5	$5,200	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	90%	0-2	$76,300	2029	$381,400	2	$2,100	
Not in Service, Extent : Severe, Area Affected : 25%								
Location : Penthouse								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Roof	10%	Now	$1,900	2029	$18,500	2	$200	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Exhaust At 3rd Floor Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	$981,800	1		
Galvanized Steel	20%			2032	$244,000	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	2-4	$60,200	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	2-4	$16,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2029	$19,100	4	$2,000	
Backflow Preventer								
Generic	100%			2039	* *	1	$5,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallons Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$26,400	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 183 - M**
Address : **419 EAST 66 STREET BTWN YORK AVE - FIRST AVE**
Borough : **MANHATTAN** | **Agency's Number** : **M183**
Program / Asset # : **BOE0108.000 / 1659** | **Yr Built/Renovated** : **1904 / 2010**
Area Sq Ft : **55,105** | **Project Type** : **EDUCATION**
Date of Survey : **06-Dec-2021** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1,2,4,5**
Block : **1461** **Lot** : **7** | **BIN** : **1045569**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$158,100
Interior Architecture	$725,700	$3,099,600
Electrical	$249,000	$268,800
Mechanical	$349,800	$1,177,000
Site Pavements		$182,800
Total	**$1,324,500**	**$4,886,200**
Importance Code A		$158,100
Importance Code B	$1,230,700	$3,997,100
Importance Code C	$93,700	$731,100
Total	**$1,324,500**	**$4,886,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,600	$15,400		
Interior Architecture	$91,900	$10,500	$15,000	$9,300
Electrical	$5,400	$189,900	$6,700	$5,200
Mechanical	$17,800	$10,800	$9,300	$3,600
Site Enclosure	$200			
Site Pavements	$30,100			
Total	**$150,000**	**$226,600**	**$31,000**	**$18,000**
Importance Code A	$4,600	$15,600		
Importance Code B	$110,900	$211,000	$16,000	$18,000
Importance Code C	$34,400		$15,000	
Total	**$150,000**	**$226,600**	**$31,000**	**$18,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$76,600	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Copper/Terne	2%			2077	* *	10	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bulkheads								
Explanation : Inaccessible								
Glass Block	3%			LIFE	* *	5	$1,800	
Masonry: Brick	83%			LIFE	* *	5	$81,400	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Metal Panel	2%			2043	* *	5-10	$13,500	
Windows								
Aluminum	100%			2041	* *	5	$12,800	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Masonry: Brick	70%			LIFE	* *	5	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Masonry: Limestone	4%			LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Metal Rail	18%			2046	* *	5-10	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Roof								
IRMA/Protected Membrane	25%			2038	* *	10	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Modified Bitumen	75%			2041	* *	10	$23,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inaccessible								
Soffits								
Metal Panel	100%			2043	* *	5-10	$14,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$15,800	LIFE	* *	5	$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%			2036	$262,100	5	$4,500	
Sheet Vinyl/Rubber	3%			2038	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Newly Identified Component								
Vinyl Tile	82%	Now	$631,900	2033	$2,106,400	3	$27,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	Now	$33,900	2036	$677,000	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Folding Partition	5%			2049	* *	5	$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Multipurpose Room								
Explanation : Newly Identified Component								
Gypsum Board	5%			LIFE	* *	5	$7,200	
Masonry: Brick	10%	4+	$93,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Basement								
Plaster	75%			LIFE	* *	5	$54,100	
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	$16,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	80%	0-2	$42,200	LIFE	* *	5	$42,400	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Multipurpose Room								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	$200	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard								
Iron Picket	90%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Areaways								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$16,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Asphalt	85%			2036	$8,200			
Cast in Place Concrete	10%			2038	* *			
Masonry: Granite	5%	Now	$300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Stair								
Activity Yard								
Asphalt	75%	0-2	$13,100	2036	$131,100			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Southwest Corner Of Yard								
Rubber Matting	25%			2033	$51,700			
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Molded Case Bkrs	70%			2049	* *	5	$1,000	
Molded Case Bkrs	20%			2032	$28,600	5	$300	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$40,900	1		
Thermoplastic	10%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2031	$66,000	5	$300	
Locally Mounted	10%			2046	* *	5		
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$400	
Generic	50%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$48,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2028	$13,400	10		
Incandescent	2%			2028	$31,300	2		
Egress Lighting								
Emergency, Battery	50%			2028	$47,400	10	$6,700	
Exit, Service	45%			2028	$10,900	1		
Exit, Service	5%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$26,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$105,900	1	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$34,000	

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Heating Plant Under Construction, Building Heated By Temporary Boiler Located Outside.								
Distribution								
Steam Piping/Pump	50%			2043	* *			
Under Construction	50%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Heating								
Terminal Devices								
Air Handler	20%			2033	$212,400	1	$6,800	
Convector/Radiator	80%			2038	* *	1	$14,200	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	$155,100	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2034	$89,200	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Mechanical Room								
Explanation : Serves Gymnasium Building								
Split Unit	20%			2041	* *			
Window/Wall Unit	70%			2028	$149,600	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Explanation : 8 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,700	
Exhaust Fans								
Interior	80%			2028	$200,200	2	$1,400	
Roof	20%			2033	$21,900	2	$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$14,400	2031	$720,300	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria Ceiling Valve Leak								
Water Heater With Tanks								
Gas Fired	10%			2031	$1,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Mechanical Room								
Explanation : 70 Gallon.								
Under Construction	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$27,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2053	* *	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 183 - Q**		
Address	: **2-45 BEACH 79 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q183**
Program / Asset #	: **BOE0825.000 / 1515**	**Yr Built/Renovated**	: **1962 / 2013**
Area Sq Ft	: **84,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jul-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **16112** **Lot** : **1**	**BIN**	: **4303354**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$5,851,700	$105,700
Electrical	$358,000	$373,700
Mechanical	$1,917,400	$2,519,400
Total	**$8,127,000**	**$2,998,800**
Importance Code A		$562,300
Importance Code B	$8,127,000	$2,436,500
Total	**$8,127,000**	**$2,998,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,400	$4,700	$21,000	
Interior Architecture	$56,400	$21,100	$3,700	
Electrical	$47,500	$20,200	$15,400	$13,700
Mechanical	$61,100	$26,000	$19,300	$13,100
Total	**$191,500**	**$72,000**	**$59,400**	**$26,800**
Importance Code A	$38,700	$12,200	$28,300	$7,300
Importance Code B	$123,800	$59,900	$31,100	$19,500
Importance Code C	$29,000			
Total	**$191,500**	**$72,000**	**$59,400**	**$26,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$23,600	
Masonry: Brick Cavity	80%			LIFE	* *	5	$40,200	
Metal Panel	5%			2059	* *	5-10	$17,300	
Window Wall	5%			2053	* *	5	$9,400	
Windows								
Aluminum	25%	Now	$5,900	2049	* *	5	$3,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Classroom								
Aluminum	70%			2049	* *	5	$16,800	
Metal Louvers	5%			2042	* *	10	$7,500	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$4,100	
Pre-Cast Concrete	35%			LIFE	* *	5	$13,900	
Roof								
Modified Bitumen	100%	2-4	$20,500	2041	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roof								
Soffits								
Stucco Cement	100%			2046	* *	5	$33,800	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$235,600	LIFE	* *	5	$29,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Electric And Gasoline Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : High Water Table								
Ceramic Tile	5%	0-2	$78,100	2042	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Terrazzo	3%			LIFE	* *	5	$3,200	
Vinyl Tile	22%			2038	* *	3	$11,200	
Vinyl Tile 9" X 9"	50%			2028	$5,538,000	3	$25,400	
Wood	10%			2048	* *	5	$25,400	
Interior Walls								
Ceramic Tile	5%	0-2	$29,000	2042	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Bathrooms								
Concrete Masonry Unit	15%			LIFE	* *	5	$12,400	
Plaster	25%			LIFE	* *	5	$15,500	
SGFT/Glazed Masonry	55%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$10,900	2046	* *	5	$20,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	45%			LIFE	* *	5	$9,300	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$105,700			
Plaster	20%	4+	$16,500	LIFE	* *	5	$16,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Room 325								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Metal Rail	20%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Guard Rail								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Ponding, Extent : Severe, Area Affected : 10%								
Location : Corner At Beach Channel Drive And Beach 80th Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corner At Beach Channel Drive And Beach 80th Street								
Explanation : No Storm Drain								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	45%			2042	* *			
Rubber Matting	55%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	75%			2032	$183,900	5	$1,700	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$24,500	5	$100	
Locally Mounted	60%	2-4	$73,400	2053	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$25,800	
Generators								
Natural Gas	100%			2042	* *	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 60 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$74,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Compact Fluorescent Lights								
HID	2%			2033	$20,400	10	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Lighting								
Egress Lighting								
Emergency, Battery	30%			2038	* *	10	$6,100	
Emergency, Battery	20%	Now	$28,900	2043	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Auditorium								
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	75%			2033	$150,000	5	$19,500	
Natural Gas	25%			2043	* *	1		
Conversion Equipment								
Furnace	25%			2038	* *	1	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : H Wing Roof								
Explanation : 4 Rooftop Units								
Steam Boiler	75%	0-2	$11,200	2031	$562,300	1	$56,200	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	Now	$1,700	2033	$34,400			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump, Boiler Room								
Steam Piping/Pump	70%			2033	$482,100			
No Component	25%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Heating								
Terminal Devices								
Air Handler	15%			2033	$242,800	1	$7,800	
Convector/Radiator	60%			2031	$422,000	1	$16,300	
No Component	25%							
Controls								
Pneumatic	100%			2027	$1,662,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$195,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	20%			2033	$76,300	2	$500	
Roof	80%			2033	$133,500	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$41,600	2033	$415,900	4	$8,300	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Boiler Room								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$35,700	1-2	$700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

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
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 1 Set Covers 10 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 183 GYMNASIUM - M**		
Address	: **408 EAST 67TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M390**
Program / Asset #	: **BOE1143.000 / 14889**	**Yr Built/Renovated**	: **2006 /**
Area Sq Ft	: **5,170**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **1461** **Lot** : **37**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$50,200
Mechanical		$215,000
Total		**$265,100**
Importance Code B		$265,100
Total		**$265,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$16,600		
Interior Architecture	$15,100	$4,400		
Electrical	$600	$500	$500	$600
Mechanical	$700	$18,100	$1,100	$600
Total	**$16,400**	**$39,500**	**$1,600**	**$1,200**
Importance Code A	$300	$16,800	$300	$300
Importance Code B	$8,700	$22,700	$1,300	$900
Importance Code C	$7,400			
Total	**$16,400**	**$39,500**	**$1,600**	**$1,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYMNASIUM - M

Asset # : 14889

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$800	
Masonry: Brick	85%			LIFE	* *	5	$11,500	
Metal Panel	5%			2053	* *	5-10	$4,600	
Windows								
Metal Louvers	20%			2042	* *	10	$2,000	
No Component	80%							
Roof								
IRMA/Protected Membrane	100%			2038	* *	10	$15,300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$2,500	
Ceramic Tile	5%			2042	* *	5	$400	
Sheet Vinyl/Rubber	5%	Now	$7,500	2038	* *	5	$300	
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Lobby								
Sheet Vinyl/Rubber	75%			2038	* *	5	$8,700	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,000	
Concrete Masonry Unit	90%			LIFE	* *	5	$7,000	
Folding Partition	5%	0-2	$6,900	2049	* *	5	$1,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Folding Partition Track								
Ceilings								
AcousTileSusp.Lay-In	5%			2046	* *	5	$400	
Exposed Struc: Steel	90%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$500	
Site Enclosure								
Fence/Gates								
Metal Rail	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Rail								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYMNASIUM - M

Asset # : 14889

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5		
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2038	* *	5		
Variable Frequency Drive	70%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$15,800	10	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Spaces								
Explanation : T-8 Lamps								
HID	80%			2033	$50,200	10	$100	
Egress Lighting								
Emergency, Battery	50%			2033	$4,400	10	$600	
Exit, Battery	50%			2033	$3,800	10	$200	
Exterior Lighting								
HID	30%			2033	$7,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$9,900	1	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors And Front Of The Building								
Explanation : Intrusion Alarm System And CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$13,700	1-3	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYMNASIUM - M

Asset # : 14889

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2033	$16,500	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	$131,300	1	$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	$83,700	2	$300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Mechanical Room								
Distribution								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,900	
Exhaust Fans								
Interior	100%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 50 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 184 - BK**				
Address	: **273 NEWPORT STREET BTWN: WATKINS ST., MOTHER GAST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K184**
Program / Asset #	: **BOE0480.000 / 1343**			**Yr Built/Renovated**	: **1923 / 2005**
Area Sq Ft	: **79,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **21-Nov-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **3606**	**Lot**	: **1**	**BIN**	: **3082391**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$159,000	$275,400
Interior Architecture	$1,051,900	$383,800
Electrical	$587,500	$316,700
Mechanical	$1,563,400	$506,800
Site Pavements		$78,400
Total	**$3,361,700**	**$1,561,100**
Importance Code A	$159,000	$275,400
Importance Code B	$3,202,700	$1,285,700
Total	**$3,361,700**	**$1,561,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,200			
Interior Architecture	$242,300			$11,500
Electrical	$8,900	$8,400	$7,800	$8,900
Mechanical	$31,600	$12,000	$13,800	$12,000
Site Pavements	$7,500			
Total	**$326,500**	**$20,400**	**$21,500**	**$32,300**
Importance Code A	$44,000	$7,800	$8,000	$7,800
Importance Code B	$179,500	$12,500	$13,500	$24,500
Importance Code C	$103,000			
Total	**$326,500**	**$20,400**	**$21,500**	**$32,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	90%	Now	$159,000	LIFE	* *	5	$94,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout Exterior								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Wood	100%	Now	$29,800	2056	* *	5	$181,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,500	
Masonry: Brick	90%			LIFE	* *	5	$10,500	
Metal Rail	5%			2047	* *	5-10	$10,500	
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Copper/Terne	5%			2062	* *	10	$5,600	
Modified Bitumen	90%			2042	* *	10	$40,000	
Interior								
Floors								
Ceramic Tile	5%	Now	$33,100	2043	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Quarry Tile	5%	Now	$21,600	2039	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Sheet Vinyl/Rubber	5%	Now	$19,200	2034	$383,800	5	$4,300	
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Library								
Terrazzo	5%	2-4	$11,000	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby And 2nd Floor Corridor								
Vinyl Tile	70%	Now	$113,500	2039	* *	3	$30,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Corridors And Classrooms								
Vinyl Tile 9" X 9"	10%	Now	$46,900	2029	$938,400	3	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Various Other Locations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$11,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Ceramic Tile	5%	Now	$42,400	2037	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets								
Masonry: Brick	20%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$48,700	LIFE	* *	5	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Corridors Throughout								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	$7,800	2039	* *	5	$11,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 5th Floor								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout 5th Floor								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,700	
Plaster	65%			LIFE	* *	5	$46,600	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2054	* *			
Iron Picket	35%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Perimeter Fencing								
Explanation : Construction Netting Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$7,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Newport Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Rubber Matting	10%			2034	$78,400			
Under Construction	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$199,700	2064	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	50%			2034	$74,000	1		
Conduit	50%			2044	* *	1		
Panelboards								
Molded Case Bkrs	95%			2033	$174,700	5	$2,000	
Molded Case Bkrs	5%			2042	* *	5	$100	
Wiring								
Braided Cloth	60%	2-4	$122,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2039	* *	5	$400	
Locally Mounted	20%			2051	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$67,900	10	$9,500	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	30%	Now	$113,200	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Perimeter Of The Building								
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$78,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$19,400	2044	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pumps In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Steam Piping/Pump	90%			2044	* *			
Terminal Devices								
Air Handler	25%			2039	* *	1	$12,200	
Convector/Radiator	75%			2039	* *	1	$19,100	
Controls								
Pneumatic	100%			2028	$1,563,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2032	$183,900	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$17,600	
No Component	60%							
Exhaust Fans								
Interior	90%			2034	$322,900	2	$2,200	
Roof	10%			2039	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$33,600	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 184 - Q**		
Address	: **163-15 21 ROAD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q184**
Program / Asset #	: **BOE0826.000 / 1516**	**Yr Built/Renovated**	: **1952 / 2014**
Area Sq Ft	: **57,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **5756** **Lot** : **1**	**BIN**	: **4129072**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$986,900	$52,700
Interior Architecture	$2,687,000	$752,500
Electrical	$402,900	$285,100
Mechanical	$66,300	$993,700
Total	**$4,143,100**	**$2,084,000**
Importance Code A	$986,900	$52,700
Importance Code B	$3,156,200	$1,856,500
Importance Code C		$174,800
Total	**$4,143,100**	**$2,084,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$39,400		
Interior Architecture	$118,300	$16,800		$6,200
Electrical	$5,600	$50,600	$5,600	$5,800
Mechanical	$56,900	$20,300	$15,600	$8,000
Site Pavements	$11,400			
Total	**$192,200**	**$127,100**	**$21,200**	**$20,000**
Importance Code A	$5,600	$45,100	$5,800	$5,600
Importance Code B	$128,700	$82,000	$15,400	$14,400
Importance Code C	$57,800			
Total	**$192,200**	**$127,100**	**$21,200**	**$20,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	$470,200	LIFE	* *	5	$52,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall								
Masonry: Limestone	5%			LIFE	* *	5	$2,100	
Windows								
Aluminum	100%	Now	$75,600	2049	* *	5	$7,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Classrooms								
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$2,200	
Masonry: Limestone	5%			LIFE	* *	5	$200	
Metal Rail	30%			2046	* *	5-10	$18,700	
Roof								
Built-Up (BUR)	65%			2038	* *	10	$39,400	
Copper/Terne	5%			2061	* *	10	$7,600	
IRMA/Protected Membrane	30%	Now	$441,100	2043	* *			
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 20%								
Location : Above 2nd Floor Classrooms								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Classrooms And Corridors								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$14,400	
Ceramic Tile	3%	Now	$11,400	2036	$113,700	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Toilets Near Auditorium								
Uneven Substrate, Extent : Moderate, Area Affected : 2%								
Location : Toilets Near Auditorium								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Terrazzo	2%	4+	$2,500	LIFE	* *	5	$1,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Corridors								
Vinyl Tile	25%	Now	$23,200	2033	$464,100	3	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	50%	Now	$2,687,000	2043	* *	3	$12,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Room 205 And Throughout								
Patching Evident, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Cafeteria. Throughout								
Wood	10%			2048	* *	5	$12,300	
Interior Walls								
Ceramic Tile	2%			2036	$174,800	5	$3,100	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Plaster	60%	Now	$46,400	LIFE	* *	5	$27,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Staircase Near Gymnasium								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$21,200	
AcousTileSusp.Lay-In	10%	4+	$11,600	2046	* *	5	$3,400	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,100	
Plaster	55%	Now	$23,300	LIFE	* *	5	$23,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Toilet								
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Staircase Near Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%			2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%	Now	$7,700	2046	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Side Walkway								
Masonry: Granite	5%	4+	$3,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Entry Stair								
Activity Yard								
Asphalt	90%			2036				
Cast in Place Concrete	5%			2046	* *			
Pavers/Stone	5%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnct Switch								
Fused Disc Sw	10%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	7%			2032	$10,000	5	$100	
Fused Disc Sw	3%			2055	* *	5		
Molded Case Bkrs	60%			2055	* *	5	$900	
Molded Case Bkrs	30%			2032	$42,900	5	$500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2059	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$58,700	5	$300	
Locally Mounted	20%			2050	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$50,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	35%			2028	$34,300	10	$4,800	
Emergency, Battery	15%			2041	* *	10	$2,100	
Exit, Service	30%			2041	* *	1		
Exit, Service	20%			2028	$5,000	1		
Exterior Lighting								
HID	20%			2028	$54,500	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$54,800	1	$10,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2041	* *	1	$10,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$150,600	1-3	$35,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Pull Box And Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Heating								
Energy Source								
Natural Gas	100%			2063	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$56,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$4,200	
Terminal Devices								
Air Handler	30%			2033	$329,500	1	$10,600	
Convector/Radiator	70%	0-2	$16,700	2038	* *	1	$11,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor. Leaking Radiator								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2028	$66,300	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,800	
Exhaust Fans								
Interior	90%			2033	$233,000	2	$1,600	
Roof	10%	0-2	$1,100	2033	$11,300	2	$100	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Explanation : Kitchen Exhaust Is Under Sized								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$149,000	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2033	$282,200	4	$5,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2028	$11,700	4	$1,800	
Sewage Ejector(s)								
Electric	100%	0-2	$30,600	2043	* *	4	$2,300	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 185 - BK**		
Address	: **8601 RIDGE BLVD BTWN: 86 ST., 87 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K185**
Program / Asset #	: **BOE0481.000 / 2621**	**Yr Built/Renovated**	: **1921 / 2010**
Area Sq Ft	: **54,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **6043** **Lot** : **1**	**BIN**	: **3153416**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$340,900	
Interior Architecture	$306,400	
Electrical	$153,200	$1,148,600
Mechanical	$515,900	$1,079,600
Total	**$1,316,500**	**$2,228,200**
Importance Code A	$340,900	
Importance Code B	$975,600	$2,228,200
Total	**$1,316,500**	**$2,228,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$11,500
Interior Architecture	$124,200			$4,700
Electrical	$6,200	$5,300	$17,700	$6,500
Mechanical	$60,200	$7,400	$11,900	$8,000
Site Enclosure	$10,400			
Site Pavements	$83,100			
Total	**$284,100**	**$12,700**	**$29,600**	**$30,600**
Importance Code A	$5,300	$5,300	$5,500	$16,800
Importance Code B	$203,600	$7,400	$24,100	$13,800
Importance Code C	$75,200			
Total	**$284,100**	**$12,700**	**$29,600**	**$30,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$46,400	
Masonry: Limestone	5%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%			2050	* *	5	$22,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	90%			LIFE	* *	5	$3,600	
Roof								
Built-Up (BUR)	100%	Now	$340,900	2044	* *			1
Water Penetration, Extent : Severe, Area Affected : 45%								
Location : Bulkhead, Stair C And D								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Leaks During Heavy Rain								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$72,700	LIFE	* *	5	$18,200	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Gasoline Meter Room And Ash Hoist Area								
Ceramic Tile	10%			2037	* *	5	$8,300	
Terrazzo	5%	0-2	$20,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	45%			2039	* *	3	$18,800	
Wood	30%	0-2	$30,600	2049	* *	5	$23,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%	0-2	$6,500	2043	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Boys Toilet								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%	0-2	$27,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	80%	0-2	$30,600	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,300	
Plaster	90%	0-2	$233,800	LIFE	* *	5	$46,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	55%	0-2	$10,400	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Iron Picket	45%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$34,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	100%	0-2	$48,500	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	70%			2034	$103,600	1		
Conduit	30%			2054	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2050	* *	5		
Fused Knife Sw	2%			2033	$2,900	5		
Molded Case Bkrs	60%			2050	* *	5	$900	
Molded Case Bkrs	36%			2033	$51,500	5	$500	
Wiring								
Braided Cloth	40%			2033	$81,800	1		
Thermoplastic	60%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$66,000	5	$300	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$741,800	10	$44,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	10%			2029	$153,200	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2039	* *	10	$5,900	
Emergency, Battery	50%			2039	* *	10	$6,500	
Exterior Lighting								
HID	10%			2039	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$103,800	1	$20,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$34,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station, Alarm Bells, Horns								

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DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Oil No. 2 With 7,500 Gallon Capacity Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$53,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$22,100	2044	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement Crawl Space								
Terminal Devices								
Air Handler	15%			2029	$156,100	1	$5,000	
Convector/Radiator	85%			2039	* *	1	$14,800	
Controls								
Electrical	100%	Now	$6,100	2027	$307,400			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Classroom No. 211 And No. 210 Can Not Control Temperature								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$65,700			
Window/Wall Unit	30%			2032	$62,800	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,100	
Exhaust Fans								
Interior	100%	0-2	$24,500	2034	$245,200	2	$1,300	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Penthouse And Basement								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$705,900	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank With 225 Gallon Capacity								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$11,100	4	$1,100	
Backflow Preventer								
No Component	90%							
Generic	10%			2034	$2,500	1	$300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Boiler Service Only							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 186 - BK**
Address : **7601 19 AVENUE BTWN: 76 ST., 77 ST.**
Borough : **BROOKLYN**
Agency's Number : **K186**
Program / Asset # : **BOE0482.000 / 2620**
Yr Built/Renovated : **1923 / 2010**
Area Sq Ft : **81,592**
Project Type : **EDUCATION**
Date of Survey : **30-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **6239** **Lot** : **1** **BIN** : **3160923**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$161,000	$533,000
Interior Architecture	$1,228,100	$69,600
Electrical	$253,900	$322,800
Mechanical	$370,500	$3,552,800
Total	**$2,013,600**	**$4,478,100**
Importance Code A	$161,000	$533,000
Importance Code B	$1,743,500	$3,945,200
Importance Code C	$109,100	
Total	**$2,013,600**	**$4,478,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,000			$14,000
Interior Architecture	$100,000		$3,900	$13,100
Electrical	$7,600	$9,400	$8,300	$21,200
Mechanical	$43,100	$11,700	$17,800	$11,700
Site Enclosure	$7,300	$1,000		
Site Pavements	$3,400			
Total	**$202,500**	**$22,100**	**$30,000**	**$59,900**
Importance Code A	$49,100	$8,100	$8,100	$22,300
Importance Code B	$78,900	$13,000	$19,800	$37,700
Importance Code C	$74,500	$1,000	$2,100	
Total	**$202,500**	**$22,100**	**$30,000**	**$59,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$41,900	
Glass Block	1%	Now	$5,600	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Penthouse And Stair Bulkheads								
Masonry: Brick	89%	Now	$161,000	LIFE	* *	5	$95,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various 4th And 5th Floor Classrooms								
Metal Panel	5%			2055	* *	5-10	$36,900	
Windows								
Aluminum	100%	Now	$35,500	2051	* *	5	$18,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$7,400	
Masonry: Limestone	10%			LIFE	* *	5	$1,000	
Roof								
Built-Up (BUR)	95%			2035	$357,600	10	$29,900	
Copper/Terne	5%			2050	* *	10	$3,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$79,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Bulkheads On Roof								
Explanation : Painted								
Interior								
Floors								
Ceramic Tile	3%			2044	* *	5	$3,700	
Marble Panels	2%			LIFE	* *	5	$1,800	
Quarry Tile	5%			2040	* *	5	$9,200	
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	45%	4+	$31,300	2040	* *	3	$20,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2030	$1,006,500	3	$6,100	
Wood	30%	0-2	$112,600	2038	* *	5	$34,600	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$109,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gasoline Room, Ash Hoist And Boiler Room								
Ceramic Tile	3%			2044	* *	5	$4,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,600	
Masonry: Brick	12%			LIFE	* *			
Marble Panels	5%	4+	$25,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	60%	Now	$41,900	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms On 4th And 5th Floors								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,900	
Plaster	90%			LIFE	* *	5	$69,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	* *	5-10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Pipe Rail On Roof								
Chain Link	55%	Now	$7,300	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Iron Picket	40%			2055	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	10%			2055	* *			
Masonry: Brick	90%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2040	* *			
Pavers/Stone	5%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Site Pavements								
Activity Yard								
Asphalt	75%	0-2	$3,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
Cast in Place Concrete	10%			2040	* *			
Pavers/Stone	5%			2038	* *			
Rubber Matting	10%			2035	$26,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Amperes Service								
Switchgear / Switchboard								
Fused Disc Sw	30%			2055	* *	5	$100	
Molded Case Bkrs	70%			2055	* *	5	$1,500	
Raceway								
Conduit	85%			2035	$175,600	1		
Conduit	15%			2055	* *	1		
Panelboards								
Molded Case Bkrs	40%			2051	* *	5	$900	
Molded Case Bkrs	60%			2034	$147,100	5	$1,300	
Wiring								
Braided Cloth	85%	2-4	$253,900	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	15%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Close To Main Electric Room								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$9,800	
Exit, Battery	50%			2040	* *	10	$2,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Lighting								
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$50,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Basement								
Explanation : One Tank 10,000 Gallons, No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$80,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	15%	Now	$10,000	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Defective Vacuum Pumps								
Steam Piping/Pump	85%			2035	$568,700			
Terminal Devices								
Air Handler	20%			2035	$314,400	1	$10,100	
Convector/Radiator	80%			2033	$546,500	1	$21,100	
Controls								
Pneumatic	100%			2033	$1,614,700			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2033	$221,600	1		
Window/Wall Unit	5%	0-2	$15,800	2035	$15,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,500	
Exhaust Fans								
Interior	80%			2030	$296,400	2	$2,000	
Interior	20%	0-2	$74,100	2045	* *	2	$400	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : 2 Units In Penthouse								
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$2,100	2045	* *	1		
Not Insulated, Extent : Light, Area Affected : 10%								
Location : 4th Floor								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	20%			2033	$213,300	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 130 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,900	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Gasoline Room								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$800	2035	$16,700	4	$1,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 1 Motor								
Corroded, Extent : Moderate, Area Affected : 60%								
Location : The Housing								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$57,800	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 186 - Q**
Address : **252-12 72 AVENUE BTWN: 71 RD., LITTLE NECK PKWY.**
Borough : **QUEENS** | **Agency's Number** : **Q186**
Program / Asset # : **BOE0828.000 / 1517** | **Yr Built/Renovated** : **1953 / 2011**
Area Sq Ft : **77,000** | **Project Type** : **EDUCATION**
Date of Survey : **12-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8401** **Lot** : **375** **BIN** : **4173640**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$649,600	$61,100
Interior Architecture	$4,459,000	
Electrical	$149,700	$1,426,800
Mechanical	$3,138,500	$2,223,400
Site Enclosure	$490,200	
Total	**$8,886,900**	**$3,711,400**
Importance Code A	$1,336,800	$61,100
Importance Code B	$7,550,100	$3,650,300
Total	**$8,886,900**	**$3,711,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,200		$9,200	$100
Interior Architecture	$116,700	$2,200	$6,300	$1,400
Electrical	$16,600	$9,400	$17,700	$7,400
Mechanical	$55,500	$13,600	$59,500	$19,000
Site Pavements	$18,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$241,200**	**$32,400**	**$99,900**	**$35,100**
Importance Code A	$26,200	$7,600	$17,000	$7,800
Importance Code B	$141,200	$23,700	$82,900	$27,300
Importance Code C	$73,800	$1,000		
Total	**$241,200**	**$32,400**	**$99,900**	**$35,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$19,100	
Masonry: Brick	75%			LIFE	* *	5	$61,100	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Brick Cavity	15%			LIFE	* *	5	$12,200	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Limestone	1%			LIFE	* *	5	$600	
Metal Panel	4%			2054	* *	5-10	$22,400	
Windows								
Aluminum	80%	Now	$26,200	2050	* *	5	$500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Off Little Neck Parkway								
Aluminum	20%			2050	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	95%	2-4	$299,200	LIFE	* *	5	$29,100	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Backside Of Parapets								
Masonry: Limestone	5%			LIFE	* *	5	$1,900	
Roof								
Built-Up (BUR)	95%	Now	$350,400	2039	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : At Perimeter Next To Parapets								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Modified Bitumen	5%			2039	* *	10	$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$8,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2043	* *	5	$2,300	
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	15%			2039	* *	3	$5,600	
Vinyl Tile 9" X 9"	67%			2029	$4,120,100	3	$18,900	
Wood	5%			2062	* *	5	$7,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Interior								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$2,100	
Concrete Masonry Unit	5%	Now	$16,500	LIFE	* *	5	$1,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement- Store Room								
Glazed Ceramic Panel	2%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	55%	Now	$46,900	LIFE	* *	5	$11,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair E And F - Above Exit Doors								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	4+	$30,900	2047	* *	5	$9,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : First Floor Corridors								
Exposed Struc: Concrete	50%	4+	$288,000	LIFE	* *	5	$5,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Metal Panel	10%	Now	$50,900	LIFE	* *	5	$9,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria								
Plaster	15%	4+	$17,500	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Staircase F And Second Floor Classrooms								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Main Distribution Frame Room And Lounge								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	75%	Now	$490,200	2069	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Back Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Back Wall Supporting Fence								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Top Of Back Wall								
Masonry: Brick	25%			2054	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 72nd Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$10,500	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%			2039	* *			
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	3%			2050	* *	5	$100	
Fused Disc Sw	7%			2033	$12,900	5	$100	
Fused Knife Sw	2%	2-4	$3,700	2059	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room And Boiler Room Basement								
Fused Toggle Switch	3%	2-4	$5,500	2059	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	70%			2033	$128,700	5	$1,400	
Molded Case Bkrs	15%			2050	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : 1st, 2nd, 3rd Floors And Basement								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	20%			2034	$40,900	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$822,700	10	$49,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Cafeteria, Auditorium, 3rd Floor And Part Of The 2nd Floor Classrooms								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$9,300	
Emergency, Battery	5%			2029	$6,600	10	$900	
Exit, LED	45%			2062	* *	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$28,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Intrusion Alarm And Motion Sensors Upgraded In 2021								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$203,400	1-3	$47,500	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$183,300	5	$23,900	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Two Tanks - 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	2-4	$687,200	2054	* *	1	$68,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Both Units In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$631,400			
Terminal Devices								
Air Handler	20%			2029	$296,700	1	$9,500	
Convector/Radiator	80%			2032	$515,800	1	$19,900	
Controls								
Pneumatic	100%			2028	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units. R-410a								
Window/Wall Unit	80%			2027	$239,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	95%			2029	$332,200	2	$2,200	
Roof	5%			2029	$7,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2044	* *	1		
Galvanized Steel	40%			2032	$402,600	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$381,300	4	$7,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$15,800	2044	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Corroded, Extent : Moderate, Area Affected : 100%								
Location : The Housing Of The Unit In Basement Boiler Room								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Sewage Ejector(s)								
Electric	100%			2034	$41,300	4	$3,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Passenger, 1 Abandoned Freight.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$109,000	1-2	$2,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 188 - BK MICHAEL E. BERDY SCHOOL**			
Address	:	**3314 NEPTUNE AVENUE BTWN: W.33 ST. - W.35 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K188**
Program / Asset #	:	**BOE0483.000 / 2747**	**Yr Built/Renovated**	:	**1924 / 2000**
Area Sq Ft	:	**79,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**28-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**7006** **Lot** : **1**	**BIN**	:	**3188726**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$329,100	$835,900
Interior Architecture	$417,500	$65,200
Electrical		$1,418,700
Mechanical	$243,400	$2,695,100
Site Pavements		$2,102,600
Total	**$990,000**	**$7,117,500**
Importance Code A	$329,100	$835,900
Importance Code B	$599,300	$6,281,600
Importance Code C	$61,600	
Total	**$990,000**	**$7,117,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$103,900	$800		
Interior Architecture	$167,500	$2,800		$9,500
Electrical	$13,100	$14,900	$17,700	$93,300
Mechanical	$15,800	$19,000	$22,000	$55,300
Site Enclosure	$15,700			
Site Pavements	$113,300			
Total	**$429,300**	**$37,400**	**$39,600**	**$158,200**
Importance Code A	$111,700	$8,600	$7,800	$8,000
Importance Code B	$218,100	$28,800	$31,800	$150,200
Importance Code C	$99,500			
Total	**$429,300**	**$37,400**	**$39,600**	**$158,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$24,300	LIFE	* *	5	$39,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exterior Corners Roof Bulkheads								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Below Window Guards								
Masonry: Brick	85%	Now	$329,100	LIFE	* *	5	$134,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Upper Floors								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Northwest Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse And Bulkheads								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	5%	0-2	$31,900	LIFE	* *	5	$5,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Grade Level Band								
Windows								
Aluminum	75%	Now	$11,000	2051	* *	5	$2,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum	21%			2051	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Windows								
Explanation : Security Screens Installed								
Metal Louvers	2%			2048	* *	10	$800	
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Metal Wall Hatches								
Parapets								
Masonry: Brick	95%	Now	$4,700	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Interior Parapet								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
Location : Exterior Parapets								
Masonry: Limestone	5%			LIFE	* *	5		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Exterior								
Roof								
Built-Up (BUR)	85%	Now	$32,000	2035	$639,500			
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium And Bulkheads								
Cast in Place Concrete	10%			LIFE	* *			
Copper/Terne	5%			2063	* *	10	$7,900	
Soffits								
Metal, Corrugated	100%			2055	* *	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,800	
Ceramic Tile	5%	0-2	$7,100	2038	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms Janitor Closets								
Marble Panels	5%	4+	$27,600	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entry Stairs								
Quarry Tile	3%			2048	* *	5	$5,500	
Terrazzo	5%	4+	$29,400	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry And Auditorium Lobbies								
Traffic Topping	5%	Now	$90,000	2045	* *	5	$3,800	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Vinyl Tile	42%	Now	$29,200	2040	* *	3	$19,300	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Room 405								
Vinyl Tile 9" X 9"	20%	Now	$201,000	2045	* *	3	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Corridors								
Wood	5%	Now	$18,700	2050	* *	5	$5,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Dance Floor								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$13,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room								
Ceramic Tile	5%	0-2	$9,900	2044	* *	5	$4,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms, Janitors Closet								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Glass: Single Pane	3%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Safety Glass Stair Enclosures								
Masonry: Brick	8%			LIFE	* *			
Marble Panels	2%	4+	$31,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	70%	Now	$61,600	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Bulkhead								
Wood	2%			LIFE	* *	5	$14,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stage								
Explanation : Decorative Wood Panels								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Plaster	85%	Now	$65,000	LIFE	* *	5	$65,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%	2-4	$15,700	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Perimeter Fence								
Free Standing Walls								
Cast in Place Concrete	100%			2079	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : East Face								
Explanation : Flood Barrier Support Walls								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations, All Sides								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Neptune Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%	Now	$28,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Drain Locations								
Activity Yard								
Rubber Matting	100%	Now	$42,100	2035	$2,102,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	40%			2035	$59,200	1		
Conduit	60%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	70%			2034	$128,700	5	$1,500	
Molded Case Bkrs	20%			2043	* *	5	$400	
Wiring								
Braided Cloth	40%			2034	$81,800	1		
Thermoplastic	60%			2055	* *	1		
Motor Controllers								
Locally Mounted	90%			2052	* *	5	$500	
Variable Frequency Drive	10%			2052	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$24,300	
Generators								
Natural Gas	100%			2044	* *	1	$30,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : 156 Kilovolt Amperes, 125 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,900	
Lighting								
Interior Lighting								
Fluorescent	2%			2035	$24,100	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Medical Clinic								
Fluorescent	76%			2035	$916,500	10	$55,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2035	$19,200	10	$100	
LED	20%			2045	* *			
Egress Lighting								
Emergency, Service	50%			2030	$24,900	1		
Exit, Service	50%			2030	$17,400	1		
Exterior Lighting								
HID	10%			2030	$37,700	10		
LED	10%			2045	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$700	
Alarm								
Security System								
Generic	100%			2035	$151,900	1	$29,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$48,700	

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$78,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$647,800			
Terminal Devices								
Air Handler	25%			2040	* *	1	$12,200	
Convector/Radiator	75%			2033	$496,100	1	$19,100	
Controls								
Electrical	25%			2033	$112,400			
Pneumatic	75%			2036	$1,172,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	$59,700	1	$1,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit On Roof For Medical Suite								
Split Unit	20%			2040	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : For Cafeteria, Auditorium								
Window/Wall Unit	60%			2030	$183,900	1		
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2040	* *	1	$2,400	
Fan Coil - 2 Pipe	20%			2040	* *	1	$5,100	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2035	$10,000	2	$2,800	
Evaporative Condenser	20%			2040	* *	2	$11,000	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Interior	70%			2040	* *	2	$1,700	
Roof	30%			2040	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$206,500	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,500	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement Mechanical Areas								
Explanation : (2 Of 3) Duplex Pumps Utilized To Pump Potential Climatic Flooding In Basement. (1 Of 3) Duplex Pumps Used With Boiler System.								
Backflow Preventer								
Generic	100%			2040	* *	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Water Mains								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2055	* *	1-2	$1,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 1 Set Covers 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 188 - Q**		
Address	: **218-12 HARTLAND AVENUE BTWN: KINGSBURY AVE., UNION TP.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q188**
Program / Asset #	: **BOE0829.000 / 1518**	**Yr Built/Renovated**	: **1952 / 2009**
Area Sq Ft	: **58,150**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7774** **Lot** : **165**	**BIN**	: **4164350**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$88,200	$65,400
Interior Architecture	$3,128,600	
Electrical	$1,330,600	$133,200
Mechanical	$2,207,700	$1,774,700
Site Pavements	$271,700	
Total	**$7,026,800**	**$1,973,300**
Importance Code A	$88,200	$65,400
Importance Code B	$6,938,600	$1,907,900
Total	**$7,026,800**	**$1,973,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,500			$500
Interior Architecture	$11,100	$2,200	$4,500	$2,800
Electrical	$3,200	$5,400	$33,500	$6,500
Mechanical	$43,500	$8,300	$81,900	$8,900
Site Enclosure	$17,200			
Site Pavements	$58,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$213,000**	**$23,200**	**$127,000**	**$25,900**
Importance Code A	$78,200	$5,700	$5,900	$6,200
Importance Code B	$58,100	$17,500	$121,200	$19,700
Importance Code C	$76,700			
Total	**$213,000**	**$23,200**	**$127,000**	**$25,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$2,400	
Masonry: Brick	85%			LIFE	* *	5	$65,400	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick Cavity	5%			LIFE	* *	5	$3,800	
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Windows								
Aluminum	70%	Now	$35,700	2056	* *	5	$1,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout - All Floors								
Aluminum	20%			2050	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Steel	10%			2042	* *	5	$6,500	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$9,500	
Masonry: Limestone	5%	4+	$7,500	LIFE	* *	5	$700	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout - Coping Stones								
Metal Security Bars	15%			2062	* *			
Roof								
Built-Up (BUR)	95%			2039	* *	10	$88,200	
Modified Bitumen	5%	Now	$26,000	2039	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Stair Bulkheads								
Seams Open/Split, Extent : Moderate, Area Affected : 50%								
Location : At Stair Bulkheads								
Interior								
Floors								
Cast in Place Concrete	20%	4+	$77,700	LIFE	* *	5	$39,000	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Basement Floors								
Ceramic Tile	5%			2043	* *	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$3,500	
Vinyl Tile	25%			2039	* *	3	$11,200	
Vinyl Tile 9" X 9"	40%			2029	$2,922,900	3	$13,400	
Wood	5%	4+	$54,500	2062	* *	5	$4,200	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout At Gymnasium Floor								

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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Interior								
Interior Walls								
Ceramic Tile	2%			2043	* *	5		
Concrete Masonry Unit	10%			LIFE	* *	5	$100	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	58%	4+	$1,200	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Stair A								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	2-4	$73,500	2047	* *	5	$11,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : First Floor Corridor								
Loose/Miss Fasteners, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$8,400	
Fiber Board	5%	4+	$7,100	2039	* *			
Loose Units, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Plaster	10%			LIFE	* *	5	$5,600	
Site Enclosure								
Fence/Gates								
Chain Link	95%	4+	$17,200	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	5%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$124,400	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Hartland Avenue And Kingsbury Avenue								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$29,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%	Now	$28,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Exterior Steps								

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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Site Pavements								
Activity Yard								
Asphalt	70%	Now	$147,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Yard								
Rubber Matting	30%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	85%			2034	$125,900	1		
Conduit	15%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$1,500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	$7,300	5		
Locally Mounted	90%			2047	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	$869,900	10	$52,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Service	20%			2034	$7,300	1		
Emergency, Battery	30%			2034	$30,000	10	$4,200	
Exit, Battery	50%			2034	$42,200	10	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Lighting								
Exterior Lighting								
HID	10%			2029	$27,800	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2062	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stack Only								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2029	$111,800	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$153,600	2044	* *	1-3	$32,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Alarm Bells And Manual Pull Stations Only. Beyond Useful Life.								

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
Heating								
Energy Source								
Electricity	1%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room By Boiler Fresh Air Louvers								
Explanation : Electric Heating								
Natural Gas	99%			2054	* *	1		
Conversion Equipment								
Radiant Heater	1%			2039	* *	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room By Boiler Fresh Air Louver								
Explanation : Electric Unit Heater								
Steam Boiler	99%			2047	* *	1	$57,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 132 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$476,800			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$224,100	1	$7,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area								
Convector/Radiator	78%			2032	$379,800	1	$14,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	2%			2029	$29,500	1	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Kitchen - Ceiling Mounted								
Controls								
Digital	100%	Now	$34,200	2029	$1,710,100			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations - Thermostats								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stand-alone Digital Thermostats								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	68%			2032	$153,400	1		
Window/Wall Unit	10%			2027	$22,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : General Office, Library, Computer Room, Other Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

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
Ventilation								
Exhaust Fans								
Interior	95%			2029	$250,900	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area, Roof Fan Room								
Roof	5%			2029	$5,800	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Kitchen Hood Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$764,700	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$11,900	4	$1,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$700	2029	$33,200	2	$1,000	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - Pressure Relief Valve Is Leaking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 315 Mbh								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 318 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$41,200	1-2	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 188 - Q ANNEX**
Address : **216-15 PECK AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0829.010 / 14447**
Area Sq Ft : **20,552**
Date of Survey : **28-Sep-2022**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **7774** **Lot** : **1**

Agency's Number : **LEASE-Q858**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4438341**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$480,800	$205,400
Interior Architecture	$369,500	
Electrical	$54,300	$313,700
Mechanical	$556,100	$642,700
Site Pavements	$77,800	
Total	**$1,538,300**	**$1,161,800**
Importance Code A	$480,800	$205,400
Importance Code B	$979,800	$956,400
Importance Code C	$77,800	
Total	**$1,538,300**	**$1,161,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$300
Interior Architecture	$17,700	$900	$600	$800
Electrical	$800	$1,900	$2,000	$2,600
Mechanical	$18,000	$2,700	$8,600	$2,700
Site Enclosure	$17,100			
Site Pavements	$48,300			
Total	**$101,900**	**$5,500**	**$11,100**	**$6,300**
Importance Code A	$1,800	$1,900	$1,900	$2,200
Importance Code B	$83,000	$3,000	$9,300	$4,200
Importance Code C	$17,100	$600		
Total	**$101,900**	**$5,500**	**$11,100**	**$6,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	2-4	$202,500	LIFE	* *	5	$24,000	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Loose Units, Extent : Light, Area Affected : 5%								
Location : Above Main Entry								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Masonry: Limestone	5%			LIFE	* *	5	$900	
Windows								
Aluminum	100%			2050	* *	5	$600	
Parapets								
Masonry: Brick	95%	Now	$72,900	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$200	
Roof								
Roll Roofing	100%	Now	$205,400	2036	$205,400	5	$25,700	
Ponding, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Ridging, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Main Entrance								
Worn/Erode, Extent : Severe, Area Affected : 90%								
Location : Main Roof								
Interior								
Floors								
Ceramic Tile	2%			2043	* *	5	$600	
Quarry Tile	3%			2047	* *	5	$1,400	
Terrazzo	60%			LIFE	* *	5	$14,100	
Vinyl Tile	20%	4+	$17,000	2039	* *	3	$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Loose Units, Extent : Light, Area Affected : 5%								
Location : Rooms B8 And B9								
Vinyl Tile 9" X 9"	15%			2029	$369,500	3	$1,700	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$1,400	
Plaster	70%			LIFE	* *	5	$5,000	
SGFT/Glazed Masonry	10%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040
P. S. 188 - Q ANNEX
Asset # : 14447

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
Interior								
Ceilings								
Gypsum Board	25%			LIFE	* *	5	$9,400	
Metal Panel	5%			LIFE	* *	5	$1,900	
Plaster	70%			LIFE	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$17,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Play Yard								
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	75%			2069	* *			
Masonry: Brick	25%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	$77,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Area								
Activity Yard								
Asphalt	95%	Now	$48,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 800 Ampere And One 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$500	
Wiring								
Thermoplastic	100%			2054	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$313,700	10	$18,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Egress Lighting								
Emergency, Battery	45%			2034	$15,900	10	$2,200	
Exit, Battery	55%			2034	$16,400	10	$800	
Exterior Lighting								
HID	10%			2039	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entrance Door And All Exit Doors								
Explanation : Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$54,300	2044	* *	1-3	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Explanation : System Is No Longer Supported.								

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
Heating								
Energy Source								
Electricity	10%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boys And Girls Toilet Rooms, Multi-purpose Room								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	90%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Tank, No.2 Oil, 3000 Gallons								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2034	$11,000	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boys And Girls Toilet Rooms								
Explanation : Electric Cabinet Heaters								
Steam Boiler	90%			2047	* *	1	$18,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit								
No Component	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Roof								
Explanation : Heating And Ventilating Unit With Electric Heating Coils, Reported Under Terminal Devices								
Distribution								
Steam Piping/Pump	100%	0-2	$15,500	2034	$155,000			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement - Boiler Room - Steam Condensate Vacuum Pump								
Terminal Devices								
Air Handler	8%			2034	$29,100	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Heating And Ventilating Unit With Electric Heating Coils Serving Multi-purpose Room								
Convector/Radiator	92%			2032	$145,700	1	$6,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%			2029	$556,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Zone Control System, Stand-alone Digital Thermostats								
Air Conditioning								
Energy Source								
Electricity	90%			2050	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement - Multipurpose Room, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Window/Wall Unit	90%			2033	$71,800	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

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
Ventilation								
Exhaust Fans								
Roof	90%			2034	$36,800	2	$600	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$270,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	30%			2032	$14,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Storage Room B4c								
Explanation : 1 Unit, 40 Gallons								
Gas Fired	70%			2032	$24,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$4,200	4	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 1 Duplex Set								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 50%								
Location : Various Locations								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 188 GYMNASIUM - BK THE SANDRA FELDMAN GYMNASIUM**
Address : **2815 WEST 35TH STREET**
Borough : **BROOKLYN**
Program / Asset # : **BOE1137.000 / 14883**
Area Sq Ft : **6,913**
Date of Survey : **20-Jan-2022**
Areas Surveyed : **Roof, Floors 1**
Block : **7006** **Lot** : **70**

Agency's Number : **K684**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$40,000	$300	
Interior Architecture	$1,100		$800	
Electrical	$600	$2,300	$900	$600
Mechanical	$600	$600	$1,100	$600
Site Enclosure	$17,000			
Total	**$19,300**	**$42,900**	**$3,100**	**$1,200**
Importance Code A	$300	$40,400	$700	$300
Importance Code B	$18,100	$2,600	$1,700	$900
Importance Code C	$800		$800	
Total	**$19,300**	**$42,900**	**$3,100**	**$1,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYMNASIUM - BK THE SANDRA FELDMAN GYMNASIUM

Asset # : 14883

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$15,600	
Exposed Struc: Steel	2%			LIFE	* *	5	$1,900	
Glass Block	13%			LIFE	* *	5	$2,500	
Masonry: Brick	50%			LIFE	* *	5	$15,600	
Metal Panel	25%			2053	* *	5-10	$53,500	
Windows								
Aluminum	100%			2049	* *	5	$600	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$3,600	
Metal Panel	5%			2053	* *	5	$700	
Roof								
IRMA/Protected Membrane	95%			2038	* *	10	$19,500	
Modified Bitumen	5%			2038	* *	10	$1,000	
Soffits								
Metal Panel	100%			2053	* *	5-10	$16,700	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$500	
Ceramic Tile	5%			2042	* *	5	$500	
Quarry Tile	1%			2046	* *	5	$200	
Steel Grating	2%			2053	* *	1		
Vinyl Tile	2%			2038	* *	3	$100	
Wood	88%			2061	* *	5	$17,100	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,600	
Concrete Masonry Unit	91%			LIFE	* *	5	$11,600	
Folding Partition	2%			2049	* *	5	$1,600	
Gypsum Board	2%			LIFE	* *	5	$400	
Ceilings								
Exposed Struc: Steel	95%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2046	* *	5-10	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Roof Railing								
Retaining Walls								
Cast in Place Concrete	100%	Now	$17,000	2077	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Concrete Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYMNASIUM - BK THE SANDRA FELDMAN GYMNASIUM

Asset # : 14883

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
Under 600 Volts								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2038	* *	10	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office Area								
Explanation : T-8 Lamps								
HID	90%			2038	* *	10	$200	
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$800	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System. Motion Sensors, Alarm Bells								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYMNASIUM - BK THE SANDRA FELDMAN GYMNASIUM

Asset # : 14883

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
Heating								
Conversion Equipment								
Furnace	100%			2041	* *	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Rooms								
Explanation : Two 20 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 188- M / P.S. 196 M**			
Address	:	**442 EAST HOUSTON STREET BTWN: AVE. D, FDR DRIVE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M188**
Program / Asset #	:	**BOE0111.000 / 2632**	**Yr Built/Renovated**	:	**1904 / 2012**
Area Sq Ft	:	**135,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**11-Aug-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**356** **Lot** : **100**	**BIN**	:	**1004349**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$325,300
Interior Architecture	$428,500	$373,600
Electrical	$416,400	$186,500
Mechanical	$1,061,300	$3,229,400
Site Enclosure		$68,900
Total	**$1,906,300**	**$4,183,600**
Importance Code A		$325,300
Importance Code B	$1,906,300	$3,583,100
Importance Code C		$275,200
Total	**$1,906,300**	**$4,183,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,800		$67,200	
Interior Architecture	$76,600		$9,500	$18,900
Electrical	$15,600	$12,900	$59,400	$16,600
Mechanical	$60,600	$18,300	$42,800	$19,700
Site Pavements	$12,200			
Total	**$208,800**	**$31,100**	**$178,900**	**$55,300**
Importance Code A	$56,800	$13,000	$80,600	$13,000
Importance Code B	$99,900	$18,100	$98,300	$42,200
Importance Code C	$52,000			
Total	**$208,800**	**$31,100**	**$178,900**	**$55,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	12%			LIFE	* *	5	$170,600	
Copper/Terne	3%			2054	* *	10	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Bulkhead Facades								
Explanation : Metal Panels								
Masonry: Brick	85%			LIFE	* *	5	$154,700	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	85%	4+	$23,000	2050	* *	5	$11,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Wood	15%			2042	* *	5	$41,600	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$3,200	
Masonry: Brick Cavity	95%			LIFE	* *	5	$12,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,700	
Roof								
Copper/Terne	5%			2049	* *	10	$8,200	
Modified Bitumen	65%			2039	* *	10	$42,600	
Single Ply Membrane	25%			2039	* *	10	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof Area								
Explanation : This Is Actually A Fluid Applied Membrane								
Skylight, Metal/Glass	5%			2044	* *	10	$10,900	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$66,300	
Ceramic Tile	5%			2037	* *	5	$10,100	
Vinyl Tile	50%			2039	* *	3	$50,500	
Vinyl Tile	25%	Now	$428,500	2044	* *	3	$18,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Corridors, 1st Floor Cafeteria								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Wood	5%			2049	* *	5	$18,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$48,800	2037	* *	5	$8,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stair 1								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,900	
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Vestibules On Each Floor								
Explanation : This Is Actually A Plastic Panel								
Masonry: Brick	10%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$67,600	
Wood	10%			LIFE	* *	5	$138,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$20,200	
Exposed Struc: Steel	5%			LIFE	* *			
Exposed Struc: Wood	5%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$101,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2034	$68,900			
Free Standing Walls								
Masonry: Brick	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Handicap Ramp								
Explanation : Cheek Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,000	2039	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Baruch Drive Sidewalk								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$1,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs At East Entry, Side Walkways								
Pavers/Stone	25%	Now	$1,800	2037	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Steps At Various Entrances								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	80%			2054	* *	1		
Conduit	20%			2034	$59,200	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Fused Disc Sw	5%			2033	$15,300	5	$200	
Molded Case Bkrs	80%			2050	* *	5	$2,800	
Molded Case Bkrs	10%			2033	$30,700	5	$400	
Wiring								
Braided Cloth	40%	2-4	$163,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2054	* *	1		
Thermoplastic	10%			2034	$40,900	1		
Motor Controllers								
Locally Mounted	70%			2047	* *	5	$600	
Locally Mounted	30%			2032	$55,700	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$111,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2039	* *			
Egress Lighting								
Emergency, Battery	45%			2039	* *	10	$14,700	
Emergency, Battery	5%			2029	$11,600	10	$1,600	
Exit, Service	50%			2029	$29,800	1		
Exterior Lighting								
HID	20%			2039	* *	10	$100	
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Alarm								
Security System								
Generic	50%			2029	$129,700	1	$25,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2039	* *	1	$25,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$85,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	5%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Serves Heat, Cool Package Units								
Interruptible Gas/Dual Fuel	95%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Furnace	5%			2039	* *	1	$3,300	
Steam Boiler	95%			2047	* *	1	$127,000	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : No Chemical Feed Tank For Boiler								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Heating								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Serves Package Unit On Lower Roof								
Steam Piping/Pump	20%	0-2	$22,100	2054	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. One Condensate Pump Is Not Working								
Steam Piping/Pump	75%	4+	$249,100	2044	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
Terminal Devices								
Convector/Radiator	100%			2032	$1,130,400	1	$43,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2039	* *	2	$400	
Window/Wall Unit	80%	0-2	$41,900	2032	$418,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations.								
No Component	15%							
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Serves Package Units								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$121,400	LIFE	* *	2-5	$75,300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Exhaust Ducts On Roof								
Exhaust Fans								
Roof	100%			2034	$268,200	2	$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%			2032	$1,411,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

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
Plumbing								
Water Heater With Tanks								
Electric	50%	0-2	$1,200	2029	$12,100	4		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. One Electric Water Heater Is Not Working								
Gas Fired	50%			2032	$8,700	2		
Sanitary Piping								
Cast Iron	100%	2-4	$522,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Clogged Slop Sink								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Sewage Backups In Basement When It Rains								
Storm Drain Piping								
Cast Iron	100%	4+	$146,200	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$27,700	4	$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit								
Explanation : 1st To 5th Floor. Elevator Is Not Working								
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2054	* *	1-2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Storage Room								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 189 - BK**			
Address	:	**1100 EAST NEW YORK AVENUE @ E. 96 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K189**
Program / Asset #	:	**BOE0484.000 / 1317**	**Yr Built/Renovated**	:	**1923 / 2008**
Area Sq Ft	:	**78,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**05-Mar-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**4599** **Lot** : **1**	**BIN**	:	**3099537**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,021,700	$184,900
Interior Architecture	$508,300	$2,440,200
Electrical		$1,527,500
Mechanical	$284,600	$3,701,100
Site Pavements	$69,500	
Total	**$1,884,200**	**$7,853,700**
Importance Code A	$1,021,700	$184,900
Importance Code B	$562,000	$7,553,500
Importance Code C	$300,500	$115,300
Total	**$1,884,200**	**$7,853,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,000		$4,400	
Interior Architecture	$167,800		$12,400	$10,800
Electrical	$29,400	$7,300	$9,000	$7,300
Mechanical	$153,400	$11,600	$17,100	$10,800
Site Pavements	$52,300			
Total	**$408,900**	**$18,900**	**$42,900**	**$28,800**
Importance Code A	$40,800	$7,700	$12,100	$7,700
Importance Code B	$320,100	$11,200	$22,700	$21,100
Importance Code C	$48,000		$8,000	
Total	**$408,900**	**$18,900**	**$42,900**	**$28,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$109,400	
Masonry: Brick	93%	Now	$549,100	LIFE	* *	5	$130,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Gasoline Meter Room								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Granite Panels	2%			LIFE	* *	5	$4,200	
Windows								
Aluminum	98%	Now	$349,900	2052	* *	5	$17,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Classrooms								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : South And West Facade								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Dance Studio								
Metal Louvers	2%			2045	* *	10	$4,600	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$79,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$7,700	
Roof								
Metal Panel	5%			2049	* *	10	$4,400	
Modified Bitumen	95%			2044	* *	10	$45,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$54,600	
Ceramic Tile	5%			2039	* *	5	$6,200	
Marble Panels	3%			LIFE	* *	5	$5,600	
Quarry Tile	3%			2041	* *	5	$5,600	
Terrazzo	5%			LIFE	* *	5	$9,800	
Vinyl Tile	64%	Now	$45,200	2036	$2,260,900	3	$30,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$25,600	2046	* *	3	$2,300	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Rooms 201, 203, 301, 302, 404								
Wood	5%			2051	* *	5	$11,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$103,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Steam Tunnel Chamber								
Ceramic Tile	3%			2039	* *	5	$16,000	
Masonry: Brick	10%			LIFE	* *	10	$16,000	
Metal: Cage/Fence	5%			LIFE	* *	10	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cage Partitions Located In Stairwells								
Plaster	67%			LIFE	* *	5-10	$303,900	
Plaster	5%	Now	$13,300	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	5%			LIFE	* *	10	$13,300	
Ceilings								
AcousTileSusp.Lay-In	2%			2049	* *	5	$2,500	
Exposed Struc: Concrete	10%	Now	$95,800	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Gasoline Meter Room								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Basement Boiler, Oil Tank And Gasoline Meter Room								
Explanation : Lolly Columns Installed To Support Ceiling								
Exposed Struc: Steel	5%			LIFE	* *	10	$12,500	
Metal Panel	1%			LIFE	* *	5	$3,100	
Plaster	82%			LIFE	* *	5-10	$176,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Site Pavements								
Activity Yard								
Asphalt	55%	Now	$69,500	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Cast in Place Concrete	15%	Now	$29,900	2049	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Rear Yard								
Explanation : Gasoline Meter Room								
Rubber Matting	15%	0-2	$22,400	2041	* *			
Open Seams, Extent : Light, Area Affected : 20%								
Location : Playground								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Molded Case Bkrs	90%			2052	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$1,071,500	10	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$67,000	10	$9,400	
Exit, Battery	50%			2036	$56,600	10	$2,600	
Exterior Lighting								
HID	20%			2031	$74,500	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%	2-4	$22,500	2036	$75,000	1	$13,100	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$48,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 5,000 Gallons Each No. 2 Oil								

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$34,800	2041	* *	1	$69,500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Boiler No. 2 Safety Valve Is Leaking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$32,000	2036	$639,600			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler No. 1 Leaking Equalizer Piping Leaking								
Terminal Devices								
Air Handler	20%	0-2	$60,100	2036	$300,600	1	$8,700	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Units Are Inoperable And Remain In Basement For Many Years.								
Broken, Extent : Moderate, Area Affected : 100%								
Location : Unit Feeding The Auditorium								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Units Are On Extended Life And Have Not Been In Service For Many Years, Basement								
Convector/Radiator	80%			2034	$522,500	1	$20,200	
Controls								
Pneumatic	100%	0-2	$154,400	2034	$1,543,600			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. Compressor Not Hilding Enough Pressure								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$21,200	2034	$211,800	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Of Unit Are Not Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	4+	$70,200	LIFE	* *	2-5	$17,400	
Needs Cleaning, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$41,300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

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
Ventilation								
Exhaust Fans								
Interior	50%	Now	$17,700	2031	$177,100	2	$1,000	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : The Unit Has Not Been Working For Many Years, Penthouse								
Roof	10%	0-2	$1,600	2036	$15,500	2	$200	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Roof. East Side Bathroom								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$305,900	1		
Water Heater With Tanks								
Gas Fired	100%	2-4	$8,700	2031	$17,500	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boiler Used For Hot Water								
Sanitary Piping								
Cast Iron	100%	Now	$20,100	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Kitchen. Cafeteria Sink Is Leaking								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$16,000	4	$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$33,100	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 189 - BK MINISCHOOL**				
Address	: **1100 EAST NEW YORK AVENUE @ E. 96 ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K889**
Program / Asset #	: **BOE0484.010 / 1318**			**Yr Built/Renovated**	: **1969 /**
Area Sq Ft	: **7,500**			**Project Type**	: **EDUCATION**
Date of Survey	: **05-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **4599**	**Lot**	: **1**	**BIN**	: **3099537**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$599,900
Electrical		$114,500
Total		**$714,400**
Importance Code B		$714,400
Total		**$714,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,400			
Interior Architecture	$20,000		$500	$900
Electrical	$2,700	$700	$800	$800
Mechanical	$2,900	$400	$1,100	$400
Site Pavements	$8,000			
Total	**$76,000**	**$1,100**	**$2,400**	**$2,100**
Importance Code A	$42,800	$400	$400	$400
Importance Code B	$16,700	$700	$2,000	$1,700
Importance Code C	$16,600			
Total	**$76,000**	**$1,100**	**$2,400**	**$2,100**

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$900	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along 96 Street								
Metal Panel	95%	2-4	$19,900	2056	* *	5	$27,400	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Adjacent Exit No.2								
Windows								
Aluminum	100%	Now	$3,100	2052	* *	5	$600	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Room 804								
Roof								
Metal Panel	100%	Now	$18,400	2041	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : Leaders Missing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 804								
Soffits								
Metal Panel	100%			2056	* *	5-10	$12,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,700	
Mosaic Tile	5%	Now	$2,900	2041	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Vestibules								
Vinyl Tile	30%			2041	* *	3	$1,400	
Vinyl Tile 9" X 9"	60%			2031	$599,900	3	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Classrooms								
Explanation : 9x9 Tiles								
Interior Walls								
Concrete Masonry Unit	8%			LIFE	* *	5	$1,200	
Metal Panel	92%			LIFE	* *	10	$8,000	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$3,700	2041	* *	5	$5,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 804								
Exposed Struc: Steel	10%			LIFE	* *	10	$2,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

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
Site Pavements								
On-Site Walkways								
Asphalt	90%	Now	$8,000	2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Along 96 Street								
Cast in Place Concrete	10%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,500	5		
Molded Case Bkrs	95%			2035	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$114,500	10	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2036	$6,400	10	$900	
Exit, Service	50%			2036	$1,700	1		
Exterior Lighting								
HID	15%			2031	$5,400	10		
No Component	85%							
Alarm								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	50%	2-4	$2,200	2036	$7,200	1	$1,300	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$4,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	100%			2041	* *	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : 1 Unit								
Controls								
Electrical	100%			2034	$42,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2037	* *	2	$500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Interior	90%			2041	* *	2	$200	
Roof	10%			2036	$1,500	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK MINISCHOOL

Asset # : 1318

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Unit 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 189 - M**				
Address	: **2580 AMSTERDAM AVENUE @W. 188 STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M189**
Program / Asset #	: **BOE0112.000 / 1635**			**Yr Built/Renovated**	: **1923 / 2012**
Area Sq Ft	: **111,885**			**Project Type**	: **EDUCATION**
Date of Survey	: **31-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **2159**	**Lot**	: **51**	**BIN**	: **1076750**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$403,200
Interior Architecture	$619,500	$6,714,600
Electrical	$503,900	$346,400
Mechanical	$450,100	$3,697,000
Site Pavements	$426,100	
Total	**$1,999,600**	**$11,161,200**
Importance Code A		$772,600
Importance Code B	$1,508,900	$9,742,700
Importance Code C	$490,700	$645,900
Total	**$1,999,600**	**$11,161,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,100		$21,700	
Interior Architecture	$196,900	$8,600		$18,400
Electrical	$35,600	$43,500	$20,300	$18,200
Mechanical	$32,400	$67,400	$30,100	$19,400
Site Enclosure	$16,500			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$351,900**	**$126,900**	**$79,500**	**$63,500**
Importance Code A	$77,400	$8,500	$31,000	$8,300
Importance Code B	$164,100	$118,400	$48,500	$55,200
Importance Code C	$110,400			
Total	**$351,900**	**$126,900**	**$79,500**	**$63,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$50,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$151,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Pre-Cast Concrete	2%	Now	$24,200	LIFE	* *	5	$10,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : South Facade								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Stucco Cement	1%			2046	* *	5	$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Fifth Floor Roof								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Windows								
Aluminum	8%	Now	$38,900	2049	* *	5	$2,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairwell								
Aluminum	87%			2049	* *	5	$43,400	
Metal Louvers	5%			2042	* *	10	$15,600	
Parapets								
Under Construction	100%							
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Paver: Asphalt	20%			2036	$200,600	10	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Repairs In Progress								
Under Construction	75%							
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$13,200	
Ceramic Tile	3%	Now	$34,900	2036	$349,000	5	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 1st Floor Bathrooms								
Quarry Tile	2%	0-2	$6,100	2046	* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%			2038	* *	5	$6,000	
Traffic Topping	15%	Now	$147,700	2033	$1,476,900	5	$18,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Corridors								
Vinyl Tile	8%	0-2	$45,600	2033	$456,000	3	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	65%			2033	$3,705,100	3	$65,500	
Vinyl Tile 9" X 9"	2%			2028	$330,000	3	$1,500	
Interior Walls								
Cast in Place Concrete	5%	Now	$44,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Tank Room								
Ceramic Tile	5%	Now	$64,600	2036	$645,900	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Bathrooms								
Gypsum Board	30%	Now	$49,300	LIFE	* *	5	$41,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors								
Masonry: Brick	10%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$34,400	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%			2038	* *	5	$10,100	
AcousTileSusp.Lay-In	25%			2046	* *	5	$50,300	
Exposed Struc: Concrete	5%	Now	$77,200	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Plaster	65%			LIFE	* *	5	$81,700	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%	Now	$16,500	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Asphalt	100%	Now	$426,100	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways								
Explanation : Sidewalk Shed Installed								
Activity Yard								
Asphalt	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$500	
Raceway								
Conduit	30%			2043	* *	1		
Conduit	70%			2033	$174,700	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2041	* *	5	$100	
Fused Disc Sw	6%			2032	$14,700	5	$200	
Molded Case Bkrs	70%			2032	$171,700	5	$2,100	
Molded Case Bkrs	20%			2041	* *	5	$600	
Wiring								
Braided Cloth	70%	2-4	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Wing Of The Building								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$34,400	
Generators								
Diesel	100%			2046	* *	1	$43,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,100	
Fuel Storage								
Day Tank	20%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2068	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$98,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2038	* *	10	$100	
LED	2%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	40%			2028	$19,800	1		
Exit, Battery	10%	Now	$16,200	2043	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exterior Lighting								
HID	15%			2028	$80,200	10	$100	
HID	15%	Now	$80,200	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$41,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$68,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	10%			2053	* *	1		
Fuel Oil No 2	60%			2043	* *	5	$20,800	
Natural Gas	30%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Heating								
Conversion Equipment								
Furnace	20%			2033	$71,300	1	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 6 Package Units								
Furnace	10%			2038	* *	1	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : 1 Unit								
Radiant Heater	10%	0-2	$6,000	2033	$298,200	2	$4,200	
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Wing Hallways And Staircases								
Explanation : 26 Electrical Units								
Steam Boiler	60%			2038	* *	1	$66,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	60%			2033	$550,500			
No Component	40%							
Terminal Devices								
Air Handler	15%			2033	$323,400	1	$10,400	
Convector/Radiator	45%			2031	$421,600	1	$16,300	
No Component	40%							
Controls								
Electrical	40%			2028	$254,800			
Pneumatic	60%			2031	$1,328,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2033	$577,500	2	$2,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Package Units On New Wing Roof								
Split Unit	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Cafeteria Roof								
Explanation : R-410a								
Window/Wall Unit	45%			2028	$195,300	1		
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2038	* *	1	$5,400	
No Component	85%							

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Air Conditioning								
Heat Rejection								
Evaporative Condenser	15%			2038	* *	2	$11,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$59,300	
Ductwork/Diffusers	5%	0-2	$5,000	LIFE	* *	2-5	$3,100	
Unbalanced System, Extent : Moderate, Area Affected : 20%								
Location : New Wing 2nd And 3rd Floors								
Exhaust Fans								
Interior	50%			2041	* *	2	$1,700	
Roof	30%			2033	$66,700	2	$1,000	
Roof	20%			2041	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	10%	0-2	$2,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$22,900	4	$2,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 250 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

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
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	* *	1-5	$16,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : New Wing Only								
Sprinkler								
No Component	70%							
Generic	30%			2053	* *	1-2	$9,400	
Fire Pump								
No Component	70%							
Generic	30%			2036	$32,800	1	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : Fire Pump For New Wing								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 30 Square Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 19 - BX**		
Address	: **4318 KATONAH AVENUE @E. 237-238 STS.**		
Borough	: **BRONX**	**Agency's Number**	: **X019**
Program / Asset #	: **BOE0168.000 / 499**	**Yr Built/Renovated**	: **1925 / 2020**
Area Sq Ft	: **86,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3386** **Lot** : **1**	**BIN**	: **2019463**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$190,800	$868,900
Interior Architecture	$932,900	$1,271,400
Electrical	$211,100	$424,200
Mechanical	$1,141,800	$2,223,800
Total	**$2,476,600**	**$4,788,300**
Importance Code A	$190,800	$868,900
Importance Code B	$2,285,800	$3,681,800
Importance Code C		$237,600
Total	**$2,476,600**	**$4,788,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,400	$7,400		
Interior Architecture	$76,100	$5,700	$4,000	$2,600
Electrical	$60,800	$2,100	$2,100	$41,100
Mechanical	$88,200	$28,300	$21,200	$28,300
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$246,900**	**$57,800**	**$41,700**	**$86,300**
Importance Code A	$15,100	$14,900	$7,500	$7,500
Importance Code B	$186,900	$42,900	$34,100	$78,800
Importance Code C	$44,900			
Total	**$246,900**	**$57,800**	**$41,700**	**$86,300**

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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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$54,700	
Masonry: Brick	40%			LIFE	* *	5	$56,000	
Masonry: Brick Cavity	40%			LIFE	* *	5	$56,000	
Recent Construction, Extent : N/A, Area Affected : 50%								
Location : New Addition In 2019								
Masonry: Granite	5%			LIFE	* *	5	$5,300	
Masonry: Marble	3%	Now	$120,600	LIFE	* *	5	$3,200	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Pre-Cast Concrete	7%			LIFE	* *	5	$31,900	
Recent Construction, Extent : N/A, Area Affected : 7%								
Location : Exterior Wall								
Windows								
Aluminum	50%			2048	* *	5	$14,800	
Aluminum	50%			2057	* *	5	$14,800	
Recent Construction, Extent : N/A, Area Affected : 50%								
Location : New Addition 2019								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$2,000	
Concrete Masonry Unit	25%			LIFE	* *	5	$3,700	
Recent Construction, Extent : N/A, Area Affected : 20%								
Location : New Addition 2019								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Roof Side Of New Parapet Wall								
Explanation : Covered With Roofing								
Masonry: Brick	40%			LIFE	* *	5	$5,200	
Masonry: Brick	25%			LIFE	* *	5	$3,200	
Recent Construction, Extent : N/A, Area Affected : 25%								
Location : New Addition 2019								
Pre-Cast Concrete	3%			LIFE	* *	5	$2,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,100	
Recent Construction, Extent : N/A, Area Affected : 5%								
Location : New Addition 2019								
Roof								
IRMA/Protected Membrane	48%	Now	$70,200	2032	$702,100			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Plaza Roof: Stone Panels	50%			2062	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Addition 2019								
Explanation : New Roof								
Skylight, Metal/Glass	2%			2052	* *	10	$4,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,900	
Ceramic Tile	2%			2035	$131,500	5	$2,300	
Ceramic Tile	3%			2047	* *	5	$3,400	
Recent Installation, Extent : N/A, Area Affected : 3%								
Location : Toilets In New Addition 2019								
Marble Panels	2%			LIFE	* *	5	$1,700	
Vinyl Tile	28%			2032	$902,300	3	$12,000	
Vinyl Tile	40%			2040	* *	3	$17,100	
Recent Construction, Extent : N/A, Area Affected : 40%								
Location : New Addition 2019								
Vinyl Tile 9" X 9"	10%			2027	$932,900	3	$5,700	
Wood	5%			2072	* *	5	$10,700	
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : New Addition Gymnasium								
Interior Walls								
Ceramic Tile	2%	Now	$23,800	2035	$237,600	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Boys Restrooms And Mens Room 3rd Floor								
Ceramic Tile	20%			2047	* *	5	$42,200	
Recent Construction, Extent : N/A, Area Affected : 10%								
Location : New Addition 2019								
Gypsum Board	10%			LIFE	* *	5	$12,700	
Recent Construction, Extent : N/A, Area Affected : 15%								
Location : New Addition 2019								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,800	
Ceilings								
AcousTileSusp.Lay-In	40%			2052	* *	5	$45,600	
Recent Construction, Extent : N/A, Area Affected : 40%								
Location : New Addition 2019								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	5%			LIFE	* *			
Recent Construction, Extent : N/A, Area Affected : 5%								
Location : New Construction 2019								
Gypsum Board	10%			LIFE	* *	5	$14,200	
Recent Construction, Extent : N/A, Area Affected : 10%								
Location : New Addition 2019								
Plaster	35%			LIFE	* *	5	$24,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2058	* *			
Iron Picket	50%			2076	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2045	* *			
Masonry: Marble	5%			LIFE	* *	5		
Activity Yard								
Asphalt	95%			2045	* *			
Rubber Matting	5%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2032	$25,500	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1200 Ampere Main Disconnect Switch For The Old Wing								
Fused Disc Sw	45%			2062	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1600 Ampere Main Disconnect Switch For New Wing								
Switchgear / Switchboard								
Fused Disc Sw	55%			2032	$128,200	5	$200	
Fused Disc Sw	45%			2062	* *	5	$200	
Raceway								
Conduit	55%			2032	$113,600	1		
Conduit	45%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$12,300	5	$100	
Fused Disc Sw	4%			2057	* *	5	$100	
Fused Knife Sw	1%	2-4	$2,500	2057	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Old Wing								
Molded Case Bkrs	50%			2031	$122,600	5	$1,100	
Molded Case Bkrs	40%			2057	* *	5	$900	
Wiring								
Braided Cloth	35%	2-4	$104,600	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building Old Wing								
Thermoplastic	20%			2032	$59,700	1		
Thermoplastic	45%			2062	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	55%			2030	$67,300	5	$300	
Variable Frequency Drive	45%			2052	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$600	
Generic	50%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	55%			2040	* *	10	$38,400	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Old Wing Explanation : T-8 Lamps								
LED	45%			2042	* *			
Egress Lighting								
Emergency, Battery	30%			2027	$39,200	10	$5,500	
Emergency, Battery	20%			2042	* *	10	$3,700	
Exit, LED	20%			2072	* *	1		
Exit, Service	30%			2032	$10,100	1		
Exterior Lighting								
HID	10%			2027	$41,100	10		
No Component	80%							
Under Construction	10%							
Alarm								
Security System								
No Component	80%							
Generic	5%			2032	$8,300	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Old Wing Explanation : CCTV Surveillance System								
Generic	5%			2042	* *	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside New Wing Explanation : CCTV Surveillance Cameras								
Generic	5%			2027	$8,300	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors Old Wing Explanation : Intrusion Alarm And Motion Sensor								
Generic	5%			2042	* *	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors New Wing Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2042	* *	1-3	$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Alarm Bell, Horns, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	50%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Penthouse, New Building								
Interruptible Gas/Dual Fuel	50%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Building. Basement								
Explanation : 1 Tank 7500 Gallons								
Conversion Equipment								
Steam Boiler	50%			2037	* *	1	$37,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	50%			2052	* *	1	$37,700	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Penthouse. New Building								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$43,800	2032	$2,191,500	4	$3,800	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement, Old Building. Leaking Vacuum Pump								
Terminal Devices								
Air Handler	40%			2042	* *	1	$18,800	
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : Roof.								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Roof. New Building								
Explanation : Rooftop Package Units								
Convector/Radiator	40%			2030	$254,900	1	$9,800	
Fan Coil Unit/Heat	20%			2027	$386,500	1	$4,900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2047	* *	1	$24,700	
Recent Installation, Extent : N/A, Area Affected : 30%								
Location : Roof. New Building								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Roof. New Building								
Explanation : 2 Air Cooled Chillers, R-134a Units								
Split Unit	5%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : Roof. New Building								
Window/Wall Unit	45%			2027	$132,900	1		
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2042	* *	2	$53,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof. New Building								
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$21,200	
Ductwork Stainless Steel	50%			LIFE	* *			
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Exhaust Fans								
Interior	20%			2027	$69,100	2	$500	
Roof	40%			2042	* *	2	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof. New Building								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2042	* *	1		
Brass/Copper	40%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : Throughout. New Building								
Galvanized Steel	30%			2030	$298,500	1		
Water Heater With Tanks								
Gas Fired	50%			2031	$8,700	2		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Install 3 Years Ago In The Basement								
Gas Fired	50%			2032	$8,700	2		
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Penthouse New Building								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

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
Plumbing								
Sanitary Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Sump Pump(s)								
Non-Submersible	100%	Now	$17,600	2042	* *	4	$1,800	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Boiler Room. Old Building								
Explanation : On Extended Life, And Extensive Leaking								
Backflow Preventer								
Generic	100%			2042	* *	1	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2062	* *	1-5	$38,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Sprinkler								
No Component	47%							
Generic	3%			2032	$32,300	1-2	$600	
Other Observation, Extent : N/A, Area Affected : 3%								
Location : Old Building.								
Explanation : Basement And Storage Area								
Generic	50%			2062	* *	1-2	$10,700	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Building								
Fire Pump								
No Component	50%							
Generic	50%			2047	* *	1	$7,100	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : New Building								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 190 - BK**				
Address	: **590 SHEFFIELD AVENUE (NEAR RIVERDALE AVE.)**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K190**	
Program / Asset #	: **BOE0485.000 / 1319**		**Yr Built/Renovated**	: **1924 / 2011**	
Area Sq Ft	: **78,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **22-Jan-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **3838**	**Lot** : **18**	**BIN**	: **3085491**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$195,000	$138,600
Interior Architecture	$374,600	
Mechanical	$69,600	$1,943,500
Total	**$639,200**	**$2,082,200**
Importance Code A	$264,600	$138,600
Importance Code B	$295,400	$1,943,500
Importance Code C	$79,200	
Total	**$639,200**	**$2,082,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$134,000			
Interior Architecture	$177,100		$22,500	$3,000
Electrical	$23,000	$12,700	$15,300	$12,700
Mechanical	$101,800	$20,400	$22,100	$16,600
Site Enclosure	$22,400			
Site Pavements	$26,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$499,500**	**$48,000**	**$74,800**	**$47,100**
Importance Code A	$134,200	$7,700	$7,700	$7,700
Importance Code B	$216,200	$40,200	$63,900	$39,400
Importance Code C	$149,100		$3,200	
Total	**$499,500**	**$48,000**	**$74,800**	**$47,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$51,500	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$80,400	
Masonry: Brick	80%			LIFE	* *	5	$164,700	
Masonry: Limestone	5%			LIFE	* *	5	$7,700	
Metal Panel	5%			2056	* *	5-10	$35,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : At Bulkheads								
Windows								
Wood	75%			2044	* *	5	$112,600	
Wood	25%	Now	$22,400	2052	* *	5	$18,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Security Screen At Ground And 2nd Floor								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Ground Level								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$16,100	
Masonry: Brick	85%			LIFE	* *	5-10	$66,000	
Metal: Cage/Fence	2%			2041	* *	5-10	$1,800	
Weathering Steel	8%			LIFE	* *	1		
Roof								
Modified Bitumen	95%	Now	$30,100	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 501, 502 And 518								
Plaza Roof: Stone Panels	5%			2056	* *			
Interior								
Floors								
Carpet	5%			2032	$107,000	3	$11,800	
Cast in Place Concrete	7%			LIFE	* *	5	$36,200	
Ceramic Tile	3%			2039	* *	5	$3,500	
Quarry Tile	5%			2049	* *	5	$8,900	
Terrazzo	5%			LIFE	* *	5	$9,200	
Vinyl Tile	70%			2041	* *	3	$31,000	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	0-2	$36,100	2064	* *	5	$5,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$41,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement, C17 And Elevator Machine Room								
Ceramic Tile	3%			2039	* *	5	$6,400	
Concrete Masonry Unit	2%	Now	$20,400	LIFE	* *	5	$1,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement, C17 And Elevator Machine Room								
Gypsum Board	20%			LIFE	* *	5-10	$72,000	
Marble Panels	2%			LIFE	* *	10	$1,700	
Plaster	68%			LIFE	* *	5-10	$122,400	
Ceilings								
AcousTileConcealSpLn	15%	Now	$5,600	2041	* *	5	$10,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Corridors And Cafeteria								
AcousTileSusp.Lay-In	5%			2049	* *	5	$5,600	
Exposed Struc: Concrete	10%	Now	$172,700	LIFE	* *	5	$1,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 2%								
Location : Elevator Room Rusting Structure								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Kitchen Room Stroage, Basement Workshop, South Side Air Shaft								
Plaster	70%	Now	$122,700	LIFE	* *	5	$49,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$22,400	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Iron Picket	20%			2071	* *			
Repairs in Progress, Extent : Light, Area Affected : 25%								
Location : By New Gymnasium								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$6,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Sheffield Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$1,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Americans With Disabilities Act Ramps At Main Entrance								
Parking/Driveway								
Asphalt	100%	2-4	$15,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Parking Area And By Dumpsters								

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DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Site Pavements								
Activity Yard								
Asphalt	60%			2049	* *			
Cast in Place Concrete	20%			2053	* *			
Rubber Matting	20%	0-2	$3,300	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Play Set At Rear Yard								
Explanation : Sinking								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$300	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$24,000	
Generators								
Diesel	100%			2039	* *	1	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 188 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$17,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2044	* *	1		
Exit/Emergency Light Combo	10%			2044	* *			
Exit, Service	40%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$48,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$69,600	2041	* *	1	$69,500	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. No 2 Boiler Low Water Cut Off Malfunctioning								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	$38,400	2046	* *			
Corroded, Extent : Light, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Vacuum Pump								
Obsolete Equipment, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pumps, Basement								
Steam Piping/Pump	90%			2046	* *			
Terminal Devices								
Air Handler	75%			2036	$1,127,300	1	$36,200	
Convector/Radiator	25%	0-2	$8,200	2041	* *	1	$5,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2031	$43,800	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units								
Window/Wall Unit	60%	0-2	$18,200	2031	$181,500	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,900	
Exhaust Fans								
Interior	90%			2036	$318,800	2	$2,200	
Roof	10%			2036	$15,500	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$203,900	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 200 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$16,000	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2036	$41,800	4	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : One Unit								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$39,300	
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,100	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Kitchen Hood 5 Feet X 15 Feet Which Equals 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 191 - BK**				
Address	: **1600 PARK PLACE BTWN BUFFALO AVE - RALPH AVE**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K191**	
Program / Asset #	: **BOE0486.000 / 2**		**Yr Built/Renovated**	: **1938 / 2000**	
Area Sq Ft	: **88,485**		**Project Type**	: **EDUCATION**	
Date of Survey	: **04-Feb-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**				
Block	: **1375**	**Lot** : **12**	**BIN**	: **3036635**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$709,200	$110,100
Interior Architecture	$888,700	$3,614,900
Electrical	$752,200	$729,500
Mechanical	$1,398,100	$2,608,600
Total	**$3,748,200**	**$7,063,100**
Importance Code A	$709,200	$899,800
Importance Code B	$2,371,800	$6,163,300
Importance Code C	$667,200	
Total	**$3,748,200**	**$7,063,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,700			$21,600
Interior Architecture	$4,600	$12,400		$12,400
Electrical	$27,200	$19,400	$8,400	$9,900
Mechanical	$149,500	$21,000	$22,800	$12,700
Site Pavements	$21,800			
Total	**$230,900**	**$52,800**	**$31,200**	**$56,600**
Importance Code A	$58,900	$9,000	$8,800	$30,300
Importance Code B	$168,200	$43,900	$22,400	$26,300
Importance Code C	$3,800			
Total	**$230,900**	**$52,800**	**$31,200**	**$56,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	$490,900	LIFE	* *	5	$110,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 427, 421a, 401, 210								
Masonry: Granite	5%	0-2	$27,700	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	15%	0-2	$166,400	LIFE	* *	5	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%			2055	* *	5	$43,100	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$16,200	
Masonry: Limestone	10%			LIFE	* *	5	$2,300	
Roof								
Modified Bitumen	100%			2038	* *	10	$51,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,500	
Ceramic Tile	5%			2036	$382,300	5	$6,600	
Terrazzo	5%			LIFE	* *	5	$5,200	
Vinyl Tile	70%	Now	$52,400	2033	$2,622,500	3	$34,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%			2033	$542,300	3	$3,300	
Wood	10%			2048	* *	5	$24,800	
Interior Walls								
Cast in Place Concrete	7%	Now	$136,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Custodial Help Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electric Room								
Ceramic Tile	3%			2042	* *	5	$7,500	
Masonry: Brick	10%	Now	$244,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads And Penthouse								
Plaster	55%	Now	$171,500	LIFE	* *	5	$41,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms And Stairwells								
SGFT/Glazed Masonry	25%	Now	$115,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,000	
Plaster	85%	Now	$169,100	LIFE	* *	5	$67,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 427, 421a And 401								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	55%			2042	* *			
Cast in Place Concrete	35%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	60%			2042	* *			
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Rubber Matting	20%			2038	* *			
Traffic Topping	80%	0-2	$21,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings Capacity. Sign Of Water Penetration Through The Walls								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Knife Sw	5%	2-4	$12,300	2058	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	5%			2049	* *	5	$100	
Molded Case Bkrs	85%			2032	$208,500	5	$2,000	
Wiring								
Braided Cloth	90%	2-4	$268,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	75%			2031	$91,700	5	$400	
Locally Mounted	25%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$79,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	1%			2038	* *	10		
LED	1%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$170,100	1	$33,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$233,700	2043	* *	1-3	$49,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations Only.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Heating								
Energy Source								
Fuel Oil No 4	40%	0-2	$1,700	2033	$84,300	5	$5,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Leaky Fuel Oil Pump								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underground Vault In School Yard								
Explanation : One 100,000 Gallon Oil Tank								
Fuel Oil No 4	60%			2033	$126,400	5	$16,400	
Conversion Equipment								
Steam Boiler	15%	0-2	$23,700	2031	$118,500	1	$11,800	
Corroded, Extent : Severe, Area Affected : 60%								
Location : Unit No.3								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : No. 3 Burner Leaks Oil								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boilers Are Beyond Their Useful Life Cycle Rating								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Steam Boilers								
Steam Boiler	85%			2031	$671,300	1	$74,500	
Distribution								
Steam Piping/Pump	30%	0-2	$43,500	2033	$217,700			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Lines								
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Vacuum Pump Next To Auditorium Blower In Basement.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Steam Piping/Pump	70%			2033	$507,900			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Steam And Condensate Piping Are Beyond Their Useful Life Cycle Rating								
Terminal Devices								
Air Handler	20%			2028	$341,000	1	$10,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Air Handlers In Basement Are Beyond Their Useful Life Cycle Rating								
Convector/Radiator	60%			2031	$444,500	1	$17,200	
Fan Coil Unit/Heat	20%			2028	$449,300	1	$5,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms. Unit Ventilators Are Beyond Their Useful Life Cycle Rating								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$205,900	1		
No Component	40%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,300	
Exhaust Fans								
Interior	100%			2028	$401,800	2	$2,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$23,100	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Causing Low Water Pressure On 3rd Floor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Piping Is Beyond Its Useful Life Cycle Rating								
HW Heat Exchanger								
Steam Fired	15%	0-2	$13,100	2033	$65,700	4	$1,300	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Hot Water Heat Exchanger Is Beyond Its Useful Life Cycle Rating								
Steam Fired	85%			2033	$372,400	4	$7,400	
Sanitary Piping								
Cast Iron	6%	0-2	$13,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Cross Bay Area								
Cracked, Extent : Severe, Area Affected : 5%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Is Beyond Useful Life Cycle Rating								
Cast Iron	94%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$16,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Rooms 405, 305								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Piping Is Beyond Useful Life Cycle Rating								
Sump Pump(s)								
Submersible	100%			2027	$2,800	4	$2,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Bathrooms, Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

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
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$37,600	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 191 - Q**				
Address	: **85-15 258 STREET**				
Borough	: **QUEENS**			**Agency's Number**	: **Q191**
Program / Asset #	: **BOE0832.000 / 1521**			**Yr Built/Renovated**	: **1954 / 2000**
Area Sq Ft	: **68,800**			**Project Type**	: **EDUCATION**
Date of Survey	: **05-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2**				
Block	: **8801**	**Lot**	: **14**	**BIN**	: **4180083**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$284,400
Interior Architecture		$432,400
Electrical	$278,500	$349,600
Mechanical	$213,500	$1,175,600
Site Enclosure	$56,300	
Site Pavements	$835,300	
Total	**$1,383,600**	**$2,241,900**
Importance Code A		$898,400
Importance Code B	$963,100	$1,343,500
Importance Code C	$420,500	
Total	**$1,383,600**	**$2,241,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,200		$8,300	
Interior Architecture	$11,100	$9,600	$7,000	$1,900
Electrical	$6,600	$10,800	$7,700	$6,400
Mechanical	$15,200	$52,300	$15,400	$12,600
Site Enclosure	$46,000			
Site Pavements				
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$112,300**	**$79,900**	**$45,700**	**$28,200**
Importance Code A	$33,000	$7,000	$15,100	$6,800
Importance Code B	$33,300	$72,900	$30,500	$21,400
Importance Code C	$46,000			
Total	**$112,300**	**$79,900**	**$45,700**	**$28,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$108,200	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Repoint Facades								
Masonry: Limestone	5%			LIFE	* *	5	$4,300	
Windows								
Aluminum	98%			2049	* *	5	$16,600	
Steel	2%	Now	$26,200	2058	* *	5	$2,100	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Bulkhead Windows								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Stair Bulkhead Windows								
Parapets								
Masonry: Brick	87%			LIFE	* *	5	$9,200	
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : Repoint And Replace Masonry Units								
Metal Security Bars	3%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Install New Security Bars								
Pre-Cast Concrete	10%			LIFE	* *	5	$6,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Parapet Copings								
Roof								
Modified Bitumen	100%			2043	* *	10	$176,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roof Areas								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$1,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,300	
Ceramic Tile	5%			2042	* *	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$4,000	
Vinyl Tile	15%			2033	$432,400	3	$7,600	
Vinyl Tile	55%			2038	* *	3	$21,000	
Wood	10%			2048	* *	5	$19,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,800	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$48,500	
SGFT/Glazed Masonry	25%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$6,700	2046	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
AcousTileConcealSpLn	20%			2046	* *	5	$25,400	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,900	
Plaster	20%			LIFE	* *	5	$12,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$56,300	2063	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Small Play Yard								
Iron Picket	60%	4+	$46,000	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 80%								
Location : Various								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$64,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$364,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	95%	Now	$406,700	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2033	$25,300			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2063	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$300	
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2063	* *	1		
Panelboards								
Fused Disc Sw	2%			2058	* *	5		
Fused Disc Sw	8%			2032	$14,700	5	$100	
Molded Case Bkrs	80%			2058	* *	5	$1,500	
Molded Case Bkrs	10%			2032	$18,400	5	$200	
Wiring								
Braided Cloth	60%	2-4	$122,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$40,900	1		
Thermoplastic	20%			2063	* *	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$400	
Locally Mounted	10%			2050	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2041	* *	10	$61,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	30%			2041	* *	10	$5,000	
Emergency, Battery	20%			2028	$23,700	10	$3,300	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$132,200	1	$25,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$42,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Strobe Lights, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$163,800	5	$21,300	
Conversion Equipment								
Steam Boiler	100%			2031	$614,000	1	$68,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$5,100	
Terminal Devices								
Air Handler	30%			2033	$397,700	1	$12,800	
Convector/Radiator	70%			2038	* *	1	$15,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$213,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,400	
Exhaust Fans								
Interior	90%			2038	* *	2	$1,900	
Roof	10%			2028	$13,700	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$10,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Basement To 1st Floor							
	Explanation : 1 Freight Unit							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$400	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 192 - BK**				
Address	: **4715 18 AVENUE BTWN: 47 ST., 48 ST.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K192**	
Program / Asset #	: **BOE0487.000 / 1320**		**Yr Built/Renovated**	: **1924 / 2011**	
Area Sq Ft	: **76,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **27-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **5445**	**Lot** : **1**	**BIN**	: **3128909**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$353,500	$460,800
Interior Architecture	$5,867,900	$1,613,200
Electrical	$66,200	$268,100
Mechanical	$410,800	$623,200
Total	**$6,698,400**	**$2,965,300**
Importance Code A	$353,500	$460,800
Importance Code B	$3,421,900	$2,504,500
Importance Code C	$2,923,000	
Total	**$6,698,400**	**$2,965,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,200		$8,600	$26,200
Interior Architecture	$177,200			$9,700
Electrical	$41,700	$7,500	$27,400	$8,500
Mechanical	$46,800	$10,500	$16,800	$11,300
Site Pavements	$36,500			
Total	**$321,400**	**$18,000**	**$52,800**	**$55,800**
Importance Code A	$26,700	$7,500	$16,300	$33,700
Importance Code B	$292,400	$10,500	$36,500	$22,000
Importance Code C	$2,300			
Total	**$321,400**	**$18,000**	**$52,800**	**$55,800**

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

DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$26,200	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	85%			LIFE	* *	5	$89,100	
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Throughout								
Explanation : Repointing Done Recently								
Metal Panel	5%			2060	* *	5-10	$36,000	
Windows								
Aluminum	100%	0-2	$353,500	2050	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Masonry: Brick	73%			LIFE	* *	5	$8,500	
Metal Panel	5%			2054	* *	5	$2,300	
Metal Rail	2%			2047	* *	5-10	$4,200	
Metal: Cage/Fence	10%			2039	* *	5-10	$9,000	
Roof								
Built-Up (BUR)	70%			2034	$371,700	10	$31,100	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	5%			2039	* *	10	$2,200	
Paver: Asphalt	25%			2037	* *	10	$16,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$49,900	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : Leaks During Heavy Rain.								
Ceramic Tile	3%	2-4	$59,500	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Toilets, Kitchen								
Quarry Tile	2%			2047	* *	5	$3,400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Explanation : Vegetation Growing								
Steel Plate	10%	Now	$481,000	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Roof Terrace Lounge Area								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Metal Stairs								
Explanation : Rusting And Delapidated Condition								
Terrazzo	2%	0-2	$43,900	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Lobby Hallways								
Vinyl Tile	48%	2-4	$31,100	2034	$1,555,900	3	$20,600	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	Now	$37,500	2029	$1,876,800	3	$8,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Various Classrooms								
Wood	10%			2037	* *	5	$21,500	

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

DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	$175,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gasoline Meter Room, Basement								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Basement								
Explanation : Water Leaks During Heavy Rain								
Ceramic Tile	3%			2037	* *	5	$4,500	
Masonry: Brick	10%	Now	$1,173,400	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : 5th Floor								
Marble Panels	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Hallways								
Explanation : Minor Crackings								
Plaster	70%	Now	$1,574,000	LIFE	* *	5	$31,600	
Cracking/Crumbling, Extent : Light, Area Affected : 50%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	15%	Now	$527,500	LIFE	* *	5	$2,700	
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Principals Office And Room 254								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Principals Office And Room 254								
Explanation : Leaks During Heavy Rain								
Gypsum Board	5%			LIFE	* *	5	$7,200	
Plaster	80%			LIFE	* *	5	$57,300	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2044	* *			
Iron Picket	35%			2069	* *			
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$36,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Site Pavements								
Activity Yard								
Asphalt	55%			2037	* *			
Pavers/Stone	5%			2043	* *			
Rubber Matting	20%			2039	* *			
No Component	20%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Estimated At 1,200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$2,000	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	50%			2042	* *	5	$1,000	
Molded Case Bkrs	40%			2033	$73,600	5	$800	
Wiring								
Braided Cloth	30%			2033	$61,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Thermoplastic	50%			2044	* *	1		
Motor Controllers								
Locally Mounted	60%			2047	* *	5	$300	
Variable Frequency Drive	40%			2047	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$62,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$3,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Penthouse, Mechanical Rooms								
HID	1%			2029	$9,200	10		
Incandescent	1%	Now	$21,600	2044	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof Garden								
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2039	* *	10	$7,300	
Exit, Battery	50%			2039	* *	10	$2,600	
Exterior Lighting								
HID	10%	Now	$10,900	2034	$36,300			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$48,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Using No. 2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$12,500	2034	$623,200			
Corroded, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump								
Terminal Devices								
Air Handler	20%			2029	$292,900	1	$9,400	
Convector/Radiator	80%			2039	* *	1	$19,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Computer Room								
Explanation : New Unit								
Window/Wall Unit	40%	0-2	$5,900	2027	$117,900	1		
Broken, Extent : Moderate, Area Affected : 30%								
Location : Classrooms								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	100%			2039	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,600	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$32,300	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 192 - M**
Address : **500 WEST 138 STREET @ HAMILTON PL.**
Borough : **MANHATTAN**
Program / Asset # : **BOE0115.000 / 1637**
Area Sq Ft : **100,000**
Date of Survey : **15-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,3,Ph**
Block : **1988** **Lot** : **200**
Agency's Number : **M192**
Yr Built/Renovated : **1952 / 1997**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1059815**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$320,600	$1,694,400
Interior Architecture	$1,518,000	$7,836,400
Electrical	$465,200	$796,300
Mechanical	$2,692,700	$1,078,300
Site Enclosure	$162,900	
Site Pavements	$503,600	$825,700
Total	**$5,662,800**	**$12,231,200**
Importance Code A	$320,600	$1,694,400
Importance Code B	$4,360,800	$9,368,200
Importance Code C	$981,500	$1,168,600
Total	**$5,662,800**	**$12,231,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,200			
Interior Architecture	$59,900			$15,100
Electrical	$10,900	$31,000	$9,500	$9,900
Mechanical	$46,600	$13,800	$22,200	$13,800
Site Enclosure	$17,400			
Site Pavements	$43,500			
Total	**$252,600**	**$44,800**	**$31,700**	**$38,700**
Importance Code A	$92,100	$10,100	$9,900	$9,900
Importance Code B	$115,600	$34,600	$21,800	$28,800
Importance Code C	$44,900			
Total	**$252,600**	**$44,800**	**$31,700**	**$38,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%	2-4	$6,800	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium Window Detail								
Masonry: Brick	95%	2-4	$131,100	LIFE	* *	5	$77,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Chimney								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	3%	0-2	$19,800	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$189,500	2041	* *	5	$9,700	
Glazing Clouded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	88%			LIFE	* *	5	$10,400	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Above Auditorium And Throughout								
Masonry: Limestone	2%			LIFE	* *	5	$300	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Above Auditorium								
Metal Rail	10%			2031	$81,400	5-10	$21,400	
Roof								
Built-Up (BUR)	10%	2-4	$47,600	2033	$158,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Auditorium								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Above Auditorium								
Metal Panel	5%			2046	* *	10	$12,200	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Above Gymnasium								
Modified Bitumen	85%			2033	$1,263,600	10	$112,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$70,000	LIFE	* *	5	$35,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gymnasium Spectator Seating Stair								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	3%	Now	$27,800	2036	$278,400	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Poured Epoxy/Resin	2%			2032	$184,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Room								
Explanation : Location Observed								
Terrazzo	2%	2-4	$6,200	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Vinyl Tile	35%	0-2	$159,100	2033	$1,591,300	3	$21,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	40%	Now	$263,200	2033	$5,264,800	3	$24,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	8%			2061	* *	5	$24,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Library								
Explanation : Location Observed								

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

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout Basement								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$25,900	2036	$517,500	5	$4,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,700	
Masonry: Brick	5%	Now	$89,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement, Paint Room								
Plaster	55%	4+	$251,800	LIFE	* *	5	$30,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Auditorium, Exit And Throughout								
SGFT/Glazed Masonry	25%	4+	$84,500	LIFE	* *			
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : First Floor Corridor								
Ceilings								
AcousTile,Adhered	25%	0-2	$66,200	2038	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%	0-2	$308,300	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	45%	2-4	$225,200	LIFE	* *	5	$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Auditorium								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	$52,100	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	23%	2-4	$17,400	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Fieldstone	2%			2043	* *			
Retaining Walls								
Cast in Place Concrete	30%	Now	$110,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout West Side								
Masonry: Fieldstone	70%			2059	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Repairs Evident								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$33,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	10%	Now	$500	2036	$1,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	90%	Now	$1,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North And South Stairs, South Walkway								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$325,500	2036	$651,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$178,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	75%			2038	* *			
Rubber Matting	25%	0-2	$8,700	2033	$174,700			
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch For Main Building								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches For Mini Building								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Fused Knife Sw	5%			2032	$12,300	5	$100	
Fused Toggle Switch	5%			2032	$12,300	5	$100	
Molded Case Bkrs	70%			2032	$171,700	5	$1,800	
Molded Case Bkrs	10%			2049	* *	5	$300	
Wiring								
Braided Cloth	60%			2032	$179,200	1		
Thermoplastic	40%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$88,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2033	$15,300	10	$900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
Fluorescent	1%			2033	$15,300	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$68,800	10	$9,700	
Exit, Service	45%			2028	$19,900	1		
Exit, Battery	5%			2033	$7,300	10	$300	
Exterior Lighting								
HID	10%			2038	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$192,200	1	$37,400	
Fire/Smoke Detection								
Generic, Analog	70%			2028	$184,900	1-3	$43,100	
Generic, Digital	30%			2033	$79,200	1-3	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection System								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	4+	$17,900	2046	* *	1	$89,100	
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Boiler Cannot Run On Gas								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2033	$385,400	1	$12,400	
Convector/Radiator	80%			2038	* *	1	$25,800	
Controls								
Digital	50%			2028	$1,470,400			
Pneumatic	50%			2027	$989,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
Window/Wall Unit	60%			2028	$232,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	
Exhaust Fans								
Interior	95%			2033	$431,400	2	$2,900	
Roof	5%			2033	$9,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$261,400	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

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
Plumbing								
Water Heater With Tanks								
Electric	50%	0-2	$24,200	2033	$24,200	4		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bottom Of The Unit In The Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Gallon Unit. Quantity 1								
Electric	50%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 50 Gallon Unit. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 192 - M MINISCHOOL**				
Address	: **500 WEST 138 STREET @ HAMILTON PL**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M848**	
Program / Asset #	: **BOE0115.010 / 453**		**Yr Built/Renovated**	: **1986 /**	
Area Sq Ft	: **10,500**		**Project Type**	: **EDUCATION**	
Date of Survey	: **15-Dec-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **1988**	**Lot** : **200**	**BIN**	: **1059815**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$256,500	
Interior Architecture	$203,500	
Mechanical	$59,800	$173,000
Site Pavements	$53,900	
Total	**$573,700**	**$173,000**
Importance Code A	$256,500	
Importance Code B	$263,300	$173,000
Importance Code C	$53,900	
Total	**$573,700**	**$173,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$600			
Interior Architecture	$7,700			$9,100
Electrical	$1,100	$29,000	$1,000	$1,000
Mechanical	$700	$18,000	$1,600	$500
Total	**$10,200**	**$47,000**	**$2,500**	**$10,700**
Importance Code A	$1,100	$600	$500	$500
Importance Code B	$5,000	$46,400	$2,000	$10,100
Importance Code C	$4,000			
Total	**$10,200**	**$47,000**	**$2,500**	**$10,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M MINISCHOOL

Asset # : 453

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
Exterior									
Exterior Walls									
Cast in Place Concrete	3%	Now	$600	LIFE		* *	5	$2,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Foundation									
Metal Panel	97%	0-2	$54,200	2043		* *	5	$29,900	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Northeast Corner And Throughout									
Windows									
Aluminum	100%			2041		* *	5	$2,500	
Roof									
Metal Panel	100%	2-4	$146,200	2038		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Throughout									
Soffits									
Metal Panel	100%	0-2	$56,100	2043		* *	5	$6,500	
Corrosion/Rusting, Extent : Light, Area Affected : 75%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	5%	4+	$1,400	LIFE		* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Mechanical Room									
Ceramic Tile	5%	0-2	$2,300	2036	$46,100		5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Vestibule									
Vinyl Tile	90%	2-4	$203,500	2038		* *	3	$5,400	
Worn/Erode, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Interior Walls									
Gypsum Board	100%	Now	$4,000	LIFE		* *	5	$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Ceilings									
AcousTileSusp.Lay-In	95%			2050		* *	5	$14,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Metal Panel	5%			LIFE		* *	5	$1,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Mechanical Room									
Site Pavements									

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M MINISCHOOL

Asset # : 453

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$53,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch Served From Main Asset M192								
Raceway								
Conduit	100%			2033	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2032	$2,000	5		
Molded Case Bkrs	95%			2032	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2033	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$9,200	10	$1,300	
Exit, Battery	50%			2033	$7,700	10	$400	
Exterior Lighting								
HID	10%			2038	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$20,200	1	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Connected To Main Asset M196								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$27,700	1-3	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Connected To Main Asset M196								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M MINISCHOOL

Asset # : 453

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$34,000	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : 2 Units								
Controls								
Electrical	100%			2028	$59,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	$173,000	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Room								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,000	
Exhaust Fans								
Interior	90%			2033	$43,700	2	$300	
Roof	10%			2033	$2,100	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 100 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 193 - BK**		
Address	: **2515 AVENUE L @ BEDFORD AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K193**
Program / Asset #	: **BOE0488.000 / 3**	**Yr Built/Renovated**	: **1924 / 2006**
Area Sq Ft	: **96,767**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **7625** **Lot** : **1**	**BIN**	: **3208461**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$538,000	$166,100
Interior Architecture	$244,700	$545,500
Electrical	$918,500	$796,200
Mechanical	$674,300	$1,735,200
Total	**$2,375,500**	**$3,243,000**
Importance Code A	$538,000	$166,100
Importance Code B	$1,725,500	$3,020,800
Importance Code C	$112,000	$56,100
Total	**$2,375,500**	**$3,243,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,000	$19,000		
Interior Architecture	$144,600	$5,400	$6,700	$500
Electrical	$4,800	$9,600	$9,000	$10,800
Mechanical	$13,200	$13,400	$16,500	$13,400
Site Enclosure	$4,700			
Site Pavements	$1,900			
Total	**$213,000**	**$47,400**	**$32,200**	**$24,700**
Importance Code A	$53,600	$28,700	$9,600	$9,600
Importance Code B	$154,800	$18,600	$22,600	$15,200
Importance Code C	$4,700			
Total	**$213,000**	**$47,400**	**$32,200**	**$24,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$900	
Masonry: Brick	80%	Now	$487,100	LIFE	* *	5	$115,600	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : North Side								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Side Above Windows								
Masonry: Granite	6%			LIFE	* *	5	$6,500	
Masonry: Limestone	6%			LIFE	* *	5	$6,500	
Metal Panel	7%			2053	* *	5-10	$69,500	
Windows								
Aluminum	100%	Now	$44,000	2049	* *	5	$22,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Staircase								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$2,100	
Masonry: Brick	93%			LIFE	* *	5	$12,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Liquid Applied Waterproofing Painted On								
Pre-Cast Concrete	5%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Liqiud Applied Waterproofing Painted On								
Roof								
Built-Up (BUR)	100%			2038	* *	10	$50,900	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$31,700	
Ceramic Tile	5%	2-4	$41,800	2036	$418,100	5	$3,600	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Marble Panels	5%	4+	$32,500	LIFE	* *	5	$5,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Quarry Tile	5%			2038	* *	5	$10,900	
Terrazzo	5%	0-2	$34,700	LIFE	* *	5	$5,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And 2nd Floor								
Vinyl Tile	37%			2038	* *	3	$20,100	
Vinyl Tile 9" X 9"	3%	Now	$35,600	2043	* *	3	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations On 3rd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations On 3rd Floor								
Wood	30%	4+	$132,700	2048	* *	5	$40,700	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%	Now	$112,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Masonry: Brick	20%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$56,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Classrooms								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,100	
Plaster	51%			LIFE	* *	5	$42,800	
Plaster	34%			LIFE	* *	5	$28,500	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$4,700	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : East Side Of Yard								
Iron Picket	20%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	75%	2-4	$1,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Yard								
Rubber Matting	25%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	85%			2032	$208,500	5	$2,200	
Molded Case Bkrs	10%			2041	* *	5	$300	
Wiring								
Braided Cloth	85%	2-4	$253,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$85,600	5	$500	
Locally Mounted	30%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

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
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$84,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$83,200	10	$11,700	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$138,700	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$186,000	1	$36,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors Only.								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$255,600	2043	* *	1-3	$54,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$95,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$793,500			
Terminal Devices								
Air Handler	15%			2028	$279,700	1	$9,000	
Convector/Radiator	85%			2031	$688,700	1	$26,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%			2028	$262,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$16,200	
No Component	70%							
Exhaust Fans								
Interior	30%			2028	$131,800	2	$900	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$253,000	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Temporary 120 Gallon Electrical Water Heater Being Used.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$19,800	4	$2,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : 3rd And 5th Floor								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 193 - Q**
Address : **152-20 11 AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0834.000 / 1494**
Area Sq Ft : **66,000**
Date of Survey : **01-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **4538** **Lot** : **1**

Agency's Number : **Q193**
Yr Built/Renovated : **1953 / 2006**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4103056**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$198,600	$943,800
Interior Architecture	$2,367,100	$2,048,000
Electrical	$400,400	$350,400
Mechanical	$95,000	$1,138,800
Total	**$3,061,100**	**$4,481,000**
Importance Code A	$198,600	$943,800
Importance Code B	$2,706,000	$3,217,900
Importance Code C	$156,500	$319,300
Total	**$3,061,100**	**$4,481,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$62,100			
Interior Architecture	$28,700	$21,100		$11,200
Electrical	$6,400	$6,600	$7,400	$6,200
Mechanical	$3,000	$33,200	$10,100	$2,600
Site Pavements	$6,000			
Total	**$106,100**	**$60,900**	**$17,500**	**$20,000**
Importance Code A	$62,100	$100		
Importance Code B	$16,200	$60,800	$17,500	$20,000
Importance Code C	$27,800			
Total	**$106,100**	**$60,900**	**$17,500**	**$20,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$800	
Masonry: Brick Cavity	93%			LIFE	* *	5	$60,200	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$2,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Window Header Throughout								
Windows								
Aluminum	95%	Now	$134,400	2049	* *	5	$6,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steel	5%	Now	$64,100	2058	* *	5	$4,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Parapets								
Masonry: Brick Cavity	40%	4+	$17,900	LIFE	* *	5	$3,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Rail	50%			2046	* *	5-10	$78,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$5,500	
Roof								
Built-Up (BUR)	95%	4+	$44,200	2033	$883,600			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Lower Roof Level								
Metal Panel	5%			2046	* *	10	$7,100	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$10,900	
Ceramic Tile	3%			2036	$173,200	5	$3,000	
Terrazzo	5%			LIFE	* *	5	$3,900	
Vinyl Tile	55%			2033	$1,555,500	3	$27,500	
Vinyl Tile 9" X 9"	27%	Now	$2,210,600	2043	* *	3	$10,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Corridors, Classrooms								
Wood	5%			2048	* *	5	$9,400	
Interior Walls								
Ceramic Tile	5%			2036	$319,300	5	$5,700	
Concrete Masonry Unit	10%	4+	$21,800	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead Stair								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$17,000	
SGFT/Glazed Masonry	30%	4+	$156,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Ceilings								
AcousTile,Adhered	2%			2050	* *	5	$2,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
AcousTile,Adhered	33%			2038	* *	5	$32,900	
Exposed Struc: Concrete	50%			LIFE	* *	5	$7,800	
Plaster	15%			LIFE	* *	5	$9,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 11th Avenue								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Masonry: Granite	10%	0-2	$6,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	50%			2042	* *			
Rubber Matting	50%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2063	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$300	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2063	* *	1		
Panelboards								
Fused Disc Sw	8%			2032	$14,700	5	$100	
Fused Disc Sw	2%			2058	* *	5		
Fused Toggle Switch	60%	2-4	$110,400	2058	* *	5	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	20%			2032	$36,800	5	$300	
Molded Case Bkrs	10%			2058	* *	5	$200	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2063	* *	1		
Thermoplastic	10%			2033	$20,400	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2041	* *	10	$58,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$8,000	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	20%			2028	$63,100	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$800	
Alarm								
Security System								
Generic	50%			2028	$63,400	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Offices, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2038	* *	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$40,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Smoke Detectors, Pull Boxe And Fire Alarm Panel								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Temporary Boiler Being Used								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$95,000	2043	* *	4	$3,300	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Hot Water Piping Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Vacuum Pump								
Explanation : Leak Evident								

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

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
Heating								
Terminal Devices								
Air Handler	20%			2033	$254,400	1	$8,200	
Convector/Radiator	80%			2031	$442,100	1	$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2032	$25,600	1		
Recent Installation, Extent : N/A, Area Affected : 100% Location : Various								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,800	
Exhaust Fans								
Interior	90%			2033	$269,800	2	$1,800	
Roof	10%			2028	$13,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$172,600	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$13,500	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2033	$35,400	4	$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 194 - BK**		
Address	: **3117 AVENUE W BTWN: BRIGHAM ST., KNAPP ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K194**
Program / Asset #	: **BOE0489.000 / 1321**	**Yr Built/Renovated**	: **1929 / 2001**
Area Sq Ft	: **70,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8825** **Lot** : **1**	**BIN**	: **3248309**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,117,300	$102,000
Interior Architecture	$4,611,500	
Electrical	$62,900	$791,300
Mechanical	$2,184,000	$2,304,500
Site Pavements	$746,900	
Total	**$8,722,800**	**$3,197,900**
Importance Code A	$1,239,800	$714,300
Importance Code B	$7,002,000	$2,483,600
Importance Code C	$481,000	
Total	**$8,722,800**	**$3,197,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,500		$8,800	
Interior Architecture	$127,000		$2,600	$8,900
Electrical	$38,600	$7,300	$17,100	$7,900
Mechanical	$171,600	$10,100	$71,300	$10,100
Site Enclosure	$4,600			
Site Pavements	$8,800			
Total	**$363,000**	**$17,400**	**$99,700**	**$26,900**
Importance Code A	$31,100	$6,800	$15,900	$6,800
Importance Code B	$296,300	$10,600	$83,800	$20,100
Importance Code C	$35,600			
Total	**$363,000**	**$17,400**	**$99,700**	**$26,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$85,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : South And East Facades								
Masonry: Brick	15%			LIFE	* *	5	$16,100	
Recent Construction, Extent : N/A, Area Affected : 20%								
Location : Along Brigham Street								
Masonry: Limestone	5%	Now	$64,900	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$380,400	2050	* *	5	$13,000	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	70%	Now	$620,000	LIFE	* *	5	$15,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Main Roof								
Metal Panel	20%			2064	* *	5	$17,600	
Metal Rail	5%			2047	* *	5-10	$20,600	
Roof								
Copper/Terne	5%			2062	* *	10	$6,800	
Modified Bitumen	95%			2039	* *	10	$52,000	
Interior								
Floors								
Cast in Place Concrete	20%	4+	$35,900	LIFE	* *	5	$45,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%			2037	* *	5	$3,100	
Terrazzo	3%	4+	$29,600	LIFE	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout First Floor								
Vinyl Tile	39%	Now	$22,700	2039	* *	3	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Auditorium								
Vinyl Tile 9" X 9"	30%	Now	$50,600	2029	$2,530,900	3	$11,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Classrooms								
Wood	5%			2062	* *	5	$9,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	4+	$147,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Ceramic Tile	3%			2037	* *	5	$2,800	
Concrete Masonry Unit	2%	4+	$3,700	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium Back Stage								
Masonry: Brick	18%	Now	$333,200	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement Near Stair C And D								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Near Stair C And D								
Marble Panels	2%	Now	$17,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	50%			LIFE	* *	5	$14,200	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	0-2	$10,200	2047	* *	5	$7,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2054	* *	5	$5,200	
Exposed Struc: Concrete	6%			LIFE	* *	5	$1,000	
Exposed Struc: Concrete	49%	Now	$1,549,100	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Storage Areas								
Plaster	25%			LIFE	* *	5	$16,100	
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : Roof Bulkheads								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	4+	$800	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Play Yard Entry Walls								
Chain Link	45%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Iron Picket	45%			2069	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$3,700	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$493,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Knapp Street Side								
Explanation : Areas Removed And Patched With Asphalt								
On-Site Walkways								
Cast in Place Concrete	60%	4+	$3,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North And South Sides								
Masonry: Granite	5%	2-4	$5,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Avenue W And Knapp Street								
Pavers/Stone	35%			2043	* *			
Activity Yard								
Asphalt	8%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Play Yard								
Explanation : Location Noted								
Asphalt	52%	0-2	$253,600	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout North Play Yard								
Rubber Matting	40%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Under 600 Volts								
Raceway								
Conduit	70%			2034	$103,600	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Fused Knife Sw	15%			2033	$27,600	5	$200	
Fused Toggle Switch	35%			2033	$64,400	5	$600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100% *Location : Throughout The Building*								
Molded Case Bkrs	10%			2050	* *	5	$200	
Molded Case Bkrs	35%			2033	$64,400	5	$600	
Wiring								
Braided Cloth	80%			2033	$163,500	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%	Now	$30,600	2051	* *	5	$100	
Not Functioning, Extent : Moderate, Area Affected : 50% *Location : Vacuum Pumps In Boiler Room Area*								
Locally Mounted	50%			2032	$61,100	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$57,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	8%			2039	* *	10	$5,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : First Floor Corridor, Basement Storage Area*								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	5%			2034	$2,200	1		
Emergency, Battery	45%			2039	* *	10	$7,600	
Exit, Service	1%			2029	$300	1		
Exit, Battery	49%			2039	* *	10	$2,300	
Exterior Lighting								
LED	7%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Courtyard*								
LED	3%			2039	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Alarm								
Security System								
Generic	100%			2034	$134,600	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$44,400	

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One No. 2 Oil 8,000 Gallons Tank								
Conversion Equipment								
Radiant Heater	2%	Now	$18,700	2034	$37,300	2	$500	
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room -1 Unit Defective								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%	Now	$122,500	2032	$612,300	1	$61,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room - Damaged Blowdown Valves At Level Controls, Boiler Stay Bolts								
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room - Rusted Boilers Casing At Base								
Cracked, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - Refractory Firebox Floor								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room - Defective Smoke Opacity Monitoring								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units- 150 Bhp Each								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$114,800	2034	$574,000			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Area At Cafeteria Blower - Missing Insulation								
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Vacuum Pumps Leaking								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps Replaced								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Defective Feedwater Pump And Chemical Treatment System								
Terminal Devices								
Air Handler	30%			2029	$404,700	1	$13,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Areas, Gymnasium Fan Room								
Convector/Radiator	60%	Now	$7,000	2032	$351,700	1	$12,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 5%								
Location : Exit E / F - Missing Heating Element								
Fan Coil Unit/Heat	10%	Now	$35,500	2029	$177,700	1	$2,000	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
Explanation : Unit Ventilators								
Controls								
Pneumatic	70%	Now	$969,700	2039	* *			
Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Pneumatic	30%			2038	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Areas, Gymnasium Fan Room: Fan Temperature Controllers And Field Devices								
Air Conditioning								
Energy Source								
Electricity	70%			2042	* *	1		
Electricity	30%			2056	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Air Conditioning								
Conversion Equipment								
Split Unit	35%	Now	$29,800	2042	* *			
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, Gymnasium								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Auditorium - 3 Condensing Units Defective								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Gymnasium, Auditorium, Telecom Room								
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : Cafeteria, Gymnasium, Auditorium								
Window/Wall Unit	20%	Now	$54,300	2034	$54,300	1		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	25%			2033	$67,900	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	20%			2027	$54,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,000	
Exhaust Fans								
Interior	90%			2029	$286,100	2	$1,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Gymnasium Fan Room, Basement Fan Areas								
Roof	10%			2042	* *	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	$644,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Brass/Copper	30%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit, 25 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$45,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement By Stair C / D								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$14,400	4	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Duplex Set								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 264 Mbh Output								
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 175 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 194 - M**		
Address	: **244 WEST 144 STREET BTWN: 7 AVE., 8 AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M194**
Program / Asset #	: **BOE0116.000 / 1638**	**Yr Built/Renovated**	: **1940 / 2011**
Area Sq Ft	: **75,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **2029** **Lot** : **11**	**BIN**	: **1060432**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$287,100	$801,100
Interior Architecture	$254,700	$1,901,400
Electrical		$317,000
Mechanical	$390,700	$1,487,100
Total	**$932,500**	**$4,506,500**
Importance Code A	$554,800	$801,100
Importance Code B	$175,700	$3,705,400
Importance Code C	$201,900	
Total	**$932,500**	**$4,506,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,600			
Interior Architecture	$145,600		$5,700	$8,200
Electrical	$17,800	$8,400	$7,600	$8,000
Mechanical	$78,100	$10,700	$16,900	$10,700
Site Enclosure	$17,700			
Total	**$269,800**	**$19,100**	**$30,100**	**$26,800**
Importance Code A	$10,600	$7,400	$7,600	$7,400
Importance Code B	$199,200	$11,600	$22,600	$19,400
Importance Code C	$60,000			
Total	**$269,800**	**$19,100**	**$30,100**	**$26,800**

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

DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$106,000	LIFE	* *	5	$62,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Foundation Wall In Basement Boiler Room And Fan Room								
Masonry: Brick	25%			LIFE	* *	5	$26,200	
Masonry: Granite	3%			LIFE	* *	5	$2,400	
Masonry: Limestone	12%			LIFE	* *	5	$9,400	
Windows								
Wood	100%			2050	* *	5	$362,100	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$9,900	
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Security Bars	10%			2062	* *			
Roof								
Built-Up (BUR)	100%	Now	$10,600	2034	$531,000			
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Along Parapet Wall								
Interior								
Floors								
Ceramic Tile	3%	Now	$4,000	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Terrazzo	5%	0-2	$11,000	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	57%	2-4	$37,000	2034	$1,847,600	3	$24,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Wood	35%	4+	$49,000	2049	* *	5	$37,600	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Stage And Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$58,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fan Room, Boiler Room								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fan Room, Boiler Room, Kitchen								
Ceramic Tile	5%	Now	$8,500	2037	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	5%	Now	$36,200	LIFE	* *	5	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Near Fan Room Entrance In Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Near Fan Room Entrance In Basement								
Masonry: Brick	15%	Now	$88,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	50%			LIFE	* *	5	$22,600	
SGFT/Glazed Masonry	20%	0-2	$55,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Ceilings								
AcousTile,Adhered	10%			2039	* *	5	$11,500	
Exposed Struc: Concrete	15%	Now	$52,700	LIFE	* *	5	$2,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Office								
Plaster	75%			LIFE	* *	5	$53,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%	4+	$15,300	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$2,400	2054	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Areaway Off Kichen Area When It Rains								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	50%			2037	* *			
Cast in Place Concrete	50%			2039	* *			
Activity Yard								
Cast in Place Concrete	50%			2039	* *			
Rubber Matting	50%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Variable Frequency Drive	50%			2051	* *			
Ground								
Grounding Devices								
Generic	100%	4+	$10,600	LIFE	* *	5	$1,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$64,500	10	$9,100	
Exit, Battery	50%			2034	$54,400	10	$2,500	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$500	
Alarm								
Security System								
Generic	100%			2042	* *	1	$28,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$198,100	1-3	$46,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$267,800	2047	* *	1	$66,800	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 1 Of 2 Units Failed								
Distribution								
Steam Piping/Pump	100%	2-4	$123,000	2044	* *			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement. Corroded Vacuum, Condensate Pump								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Condensate Return Pump. Room 321 And Auditorium Steam Piping								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Terminal Devices								
Air Handler	30%			2034	$433,600	1	$13,900	
Convector/Radiator	70%	0-2	$22,000	2039	* *	1	$15,300	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Faulty Radiator Traps								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2034	$36,500			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Fourth Floor Computer Room								
Explanation : 3 Ton Unit								
Window/Wall Unit	50%	Now	$2,900	2034	$145,500	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Room 311 And Library								
No Component	48%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,800	
Exhaust Fans								
Interior	100%	Now	$6,800	2034	$340,600	2	$1,800	
Broken, Extent : Severe, Area Affected : 5%								
Location : Bearing Housing Of House Exhaust Fan In Penthouse								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	0-2	$3,900	2032	$196,100	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valves, Basement								
HW Heat Exchanger								
Steam Fired	100%	0-2	$18,600	2034	$371,400	4	$7,400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Coil Connection, Basement								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leak Apparent Through Hot Water Tank Insulation								
Sanitary Piping								
Cast Iron	100%	Now	$19,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : House Trap, Underground Of Cafeteria In Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$3,100	2034	$15,400	4	$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Starter And Float Valves								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 30%								
Location : First And Fourth Floor Flush Valves And Third Floor Urinal Drains								
Explanation : Faulty Flushometers And Clogged Urinal Drains								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Storage Areas								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 195 - BK**
Address : **131 IRWIN STREET BTWN: HAMPTON AVE, ORIENTAL BLVD**
Borough : **BROOKLYN**
Agency's Number : **K195**
Program / Asset # : **BOE0490.000 / 4**
Yr Built/Renovated : **1949 / 2015**
Area Sq Ft : **56,928**
Project Type : **EDUCATION**
Date of Survey : **10-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **8752** **Lot** : **35** **BIN** : **3246519**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,328,900	$77,400
Interior Architecture	$211,500	$1,562,800
Electrical		$834,300
Mechanical	$236,200	$1,634,100
Site Pavements	$116,900	
Total	**$1,893,400**	**$4,108,600**
Importance Code A	$1,328,900	$77,400
Importance Code B	$421,700	$4,031,200
Importance Code C	$142,800	
Total	**$1,893,400**	**$4,108,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,300			$21,200
Interior Architecture	$8,700	$3,100		$20,200
Electrical	$50,200	$10,100	$10,400	$77,900
Mechanical	$16,400	$12,000	$16,000	$48,600
Site Enclosure	$25,900			
Site Pavements	$55,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$195,500**	**$32,500**	**$33,600**	**$175,100**
Importance Code A	$37,000	$5,600	$5,600	$27,000
Importance Code B	$81,600	$26,800	$27,900	$148,100
Importance Code C	$76,900			
Total	**$195,500**	**$32,500**	**$33,600**	**$175,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	$51,500	LIFE	* *	5	$30,500	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Both Sides Of Main Entrance And North Side Of The Building								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Along Irwin Street And South Side Of The Building								
Explanation : Sidewalk Bridge Installed								
Masonry: Brick Cavity	35%			LIFE	* *	5	$19,400	
Masonry: Granite	5%	Now	$22,400	LIFE	* *	5	$2,100	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Both Sides Of Main Entrance And Other Areas Along Irwin Street								
Masonry: Limestone	5%	0-2	$6,700	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Adjacent To Main Entrance								
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Throughout								
Windows								
Wood	60%	0-2	$382,000	2060	* *	5	$46,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : South Addition Portion								
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 50%								
Location : South Addition								
Wood	40%	Now	$369,300	2060	* *	5	$31,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%								
Location : Throughout Lower Floors								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Floors								
Parapets								
Masonry: Brick	25%	Now	$2,200	LIFE	* *	5	$900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Outside Surface At Northwest Corner Of The Building								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Masonry: Brick Cavity	45%			LIFE	* *	5	$1,600	
Masonry: Limestone	30%			LIFE	* *	5	$1,300	
Roof								
Built-Up (BUR)	35%			2030	$253,800	10	$21,200	
Modified Bitumen	2%			2035	$13,600	10	$1,200	
Slate	63%	Now	$272,300	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 10%								
Location : Gutter Leaking Into Attic								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Exterior								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,200	
Ceramic Tile	2%			2038	* *	5	$1,300	
Mosaic Tile	3%			2033	$189,200	5	$4,900	
Quarry Tile	5%			2040	* *	5	$4,900	
Sheet Vinyl/Rubber	1%			2040	* *	5	$1,000	
Terrazzo	5%			LIFE	* *	5	$2,600	
Vinyl Tile	74%	Now	$68,700	2035	$1,373,700	3	$18,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%			2050	* *	5	$6,200	
Interior Walls								
Ceramic Tile	5%	Now	$8,700	2038	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,200	
Masonry: Brick	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$27,900	
SGFT/Glazed Masonry	20%	2-4	$142,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	$12,700	
AcousTileSusp.Lay-In	5%			2040	* *	5	$3,400	
Exposed Struc: Concrete	25%			LIFE	* *	5	$2,700	
Fiber Board	4%			2035	$43,400			
Gypsum Board	1%			LIFE	* *	5	$800	
Metal Panel	5%			LIFE	* *	5	$4,200	
Plaster	45%			LIFE	* *	5	$19,100	
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	$11,100	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	10%	0-2	$1,300	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2045	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$13,500	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$116,900	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Exit 9								
On-Site Walkways								
Cast in Place Concrete	85%	Now	$6,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building And South Ramp								
Masonry: Granite	15%	Now	$27,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exit Steps Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$21,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Dumpster Location								
Activity Yard								
Asphalt	80%			2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cracks Throughout Schoolyard								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Throughout Schoolyard								
Explanation : Athletic Marking								
Rubber Matting	20%			2035				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$200	
Raceway								
Conduit	100%			2035	$148,100	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$14,300	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$1,300	
Wiring								
Braided Cloth	20%	2-4	$40,900	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	75%			2035	$153,300	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$17,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 131								
Explanation : 600 Ampere								
Generators								
Natural Gas	100%			2044	* *	1	$22,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Nameplate Inaccessible								
Batteries								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2035	$43,400	10	$2,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Stairwells								
LED	95%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$48,900	10	$6,900	
Exit, Service	50%			2030	$12,600	1		
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$109,400	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion Alarm And Motion Sensors Only								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$150,400	1-3	$35,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$56,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	30%			2035	$329,100	1	$10,600	
Convector/Radiator	70%			2048	* *	1	$12,900	
Controls								
Pneumatic	100%			2033	$1,126,600			
Air Conditioning								
Energy Source								
Electricity	90%			2051	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	80%			2030	$176,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,700	
Exhaust Fans								
Interior	1%	Now	$2,600	2045	* *	2		
Damaged, Extent : Light, Area Affected : 1%								
Location : Attic Mechanical Room, Deteriorated Flexible Connection								
Interior	69%			2035	$178,400	2	$1,200	
Roof	30%			2035	$33,900	2	$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$1,800	
Backflow Preventer								
Generic	100%	Now	$2,600	2035	$26,000	1	$3,100	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Exterior Box								
Explanation : 1 Of 3 Has A Leak								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$800	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 195 - BX AND P. S. 196/197**		
Address	: **1260 WARD AVENUE @E. 172 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X077**
Program / Asset #	: **BOE0218.000 / 447**	**Yr Built/Renovated**	: **1925 / 2024**
Area Sq Ft	: **106,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,PH**		
Block	: **3775** **Lot** : **25**	**BIN**	: **2817012**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,854,400	$270,700
Interior Architecture	$1,432,700	$3,585,100
Electrical		$1,229,800
Mechanical	$2,097,700	$2,077,200
Site Pavements	$85,800	$50,700
Total	**$7,470,700**	**$7,213,600**
Importance Code A	$3,854,400	$323,400
Importance Code B	$3,032,400	$6,819,900
Importance Code C	$583,800	$70,300
Total	**$7,470,700**	**$7,213,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,900			
Interior Architecture	$139,900		$5,000	$12,100
Electrical	$23,500	$7,900	$10,300	$8,900
Mechanical	$143,300	$13,900	$22,900	$13,900
Site Enclosure	$39,400			
Site Pavements	$62,400			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$447,700**	**$44,100**	**$60,500**	**$57,200**
Importance Code A	$27,400	$10,500	$10,500	$10,500
Importance Code B	$325,400	$33,600	$45,000	$46,700
Importance Code C	$94,900		$5,000	
Total	**$447,700**	**$44,100**	**$60,500**	**$57,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$136,700	
Masonry: Brick	80%	Now	$2,360,400	LIFE	* *	5	$140,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Repointing Failure, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : 5th Floor Along Ward Avenue And Manor Avenue, Staircase G And E								
Granite Panels	5%			LIFE	* *	5	$13,100	
Stucco Cement	10%			2041	* *	5	$43,700	
Windows								
Aluminum	65%	Now	$708,200	2044	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	35%	Now	$513,000	2044	* *	5	$9,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	* *	5-10	$172,700	
Masonry: Brick	35%	Now	$78,900	LIFE	* *	5	$6,100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Above Rooms 507, 508, 510, 512, 514, And Throughout Fifth Floor								
Metal Panel	30%			2062	* *	5	$20,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Building Roof								
Roof								
Modified Bitumen	100%			2041	* *	10	$62,400	
Soffits								
Masonry: Marble	100%			LIFE	* *	5	$500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$68,300	
Ceramic Tile	5%	Now	$90,100	2039	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Bathrooms								
Marble Panels	3%	0-2	$21,000	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
Sheet Vinyl/Rubber	5%	Now	$209,000	2036	$522,600	5	$5,900	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Throughout Auditorium								
Seams Open/Split, Extent : Severe, Area Affected : 10%								
Location : Throughout Auditorium								
Vinyl Tile	60%	Now	$132,400	2036	$2,648,000	3	$35,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Room 515								
Vinyl Tile 9" X 9"	2%			2031	$255,500	3	$1,600	
Wood	13%			2051	* *	5	$38,000	
Not Accessible	2%							
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$10,000	
Concrete Masonry Unit	2%			LIFE	* *	5	$5,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Basement								
Gypsum Board	10%	Now	$9,600	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Throughout 5th Floor								
Masonry: Brick	15%			LIFE	* *	10	$15,100	
Plaster	70%	Now	$583,800	LIFE	* *	5	$70,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout 5th Floor								
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Stair E And G								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor And Stairwell G At Stair Bulkhead In 1925 Building								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	$48,400	LIFE	* *	5	$2,500	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement Under Auditorium								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout Basement								
Plaster	5%			LIFE	* *	5-10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Ceiling								
Explanation : Location Noted								
Plaster	85%	Now	$417,400	LIFE	* *	5	$83,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Corridors And Classrooms Throughout 3rd, 4th And 5th Floors								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Throughout 5th Floor And Stairwell G And E								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$19,500	2046	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Ward And Manor Avenues								
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Manor Avenue								
Iron Picket	25%	0-2	$2,800	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$17,100	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Manor Avenue And South Activity Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Ward Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$85,800	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Ward Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Ward Avenue								
On-Site Walkways								
Asphalt	60%	Now	$29,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	40%	Now	$15,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout And Manor Avenue Stairs To Mini School								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Site Pavements								
Activity Yard								
Asphalt	85%	Now	$12,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	15%	Now	$5,100	2036	$50,700			
Open Seams, Extent : Moderate, Area Affected : 25%								
Location : South Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Basement Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$266,300	5	$2,800	
Raceway								
Conduit	70%			2036	$174,700	1		
Conduit	25%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	3%			2052	* *	5	$100	
Fused Disc Sw	3%			2035	$7,400	5	$100	
Fused Knife Sw	25%			2035	$61,300	5	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Fused Toggle Switch	3%			2035	$7,400	5	$100	
Molded Case Bkrs	20%			2052	* *	5	$600	
Molded Case Bkrs	46%			2035	$112,800	5	$1,300	
Wiring								
Braided Cloth	70%			2035	$245,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Thermoplastic	20%			2056	* *	1		
Thermoplastic	5%			2036	$17,500	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	35%			2049	* *	5	$300	
Locally Mounted	65%			2034	$120,800	5	$500	
Ground								

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DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	50%			2044	* *	10	$48,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
LED	50%			2044	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%	Now	$13,700	2036	$45,500			
Not Functioning, Extent : Light, Area Affected : 30%								
Location : Throughout Original Building								
Exit, Battery	50%			2036	$76,900	10	$3,600	
Exterior Lighting								
HID	5%			2031	$25,300	10		
LED	5%			2044	* *			
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Generic	50%			2031	$101,900	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$65,300	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$32,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks Of 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$105,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040
P. S. 195 - BX AND P. S. 196/197
Asset # : 447

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$17,400	2046	* *			
Broken, Extent : Light, Area Affected : 2%								
Location : Chemical Feed Tank Flow Switch								
Terminal Devices								
Air Handler	5%			2036	$102,100	1	$3,300	
Convector/Radiator	75%			2034	$665,700	1	$25,700	
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2030	$2,097,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Window/Wall Unit	90%	Now	$18,500	2031	$370,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$93,600	
Exhaust Fans								
Interior	80%	Now	$38,500	2036	$385,100	2	$2,100	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Defective Switch								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Unit Inoperable, Extent : Severe, Area Affected : 70%								
Location : Basement								
Roof	20%			2041	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2046	* *	1		
Galvanized Steel	40%			2034	$554,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$19,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : Water Backup With Heavy Rain, 1st Floor Bathrooms, 2nd Floor, Basement								
Sump Pump(s)								
Non-Submersible	100%			2031	$21,700	4	$3,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Two 200 Gallon Tanks*							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 195 - Q**		
Address	: **253-50 149 AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q195**
Program / Asset #	: **BOE0836.000 / 1496**	**Yr Built/Renovated**	: **1964 / 2014**
Area Sq Ft	: **110,242**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **13655** **Lot** : **1**	**BIN**	: **4290116**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,261,200	$390,000
Interior Architecture	$8,348,700	$642,100
Electrical	$465,700	$583,300
Mechanical	$66,600	$2,659,400
Total	**$10,142,200**	**$4,274,800**
Importance Code A	$1,261,200	$390,000
Importance Code B	$8,751,700	$3,506,300
Importance Code C	$129,300	$378,500
Total	**$10,142,200**	**$4,274,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,100	$33,800	$7,000	
Interior Architecture	$77,900	$25,800	$9,200	$12,400
Electrical	$18,700	$33,300	$20,700	$18,000
Mechanical	$34,900	$40,100	$47,400	$35,500
Site Pavements	$36,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$238,800**	**$140,200**	**$91,400**	**$73,100**
Importance Code A	$75,000	$44,900	$17,900	$10,900
Importance Code B	$163,800	$95,200	$68,400	$62,200
Importance Code C			$5,000	
Total	**$238,800**	**$140,200**	**$91,400**	**$73,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$65,000	
Masonry: Brick Cavity	55%			LIFE	* *	5	$76,300	
Masonry: Brick Cavity	20%			LIFE	* *	5	$27,700	
Masonry: Limestone	2%	Now	$44,700	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Window Sills, Panels Under Windows								
Metal Panel	8%			2043	* *	5-10	$76,300	
Window Wall	5%			2053	* *	5	$26,000	
Windows								
Aluminum	95%			2049	* *	5	$14,000	
Metal Louvers	5%			2042	* *	10	$4,600	
Parapets								
Masonry: Brick Cavity	10%			LIFE	* *	5	$1,400	
Metal Rail	65%			2046	* *	5-10	$165,500	
Metal Rail	20%	Now	$19,400	2046	* *	5	$20,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : 2001 Wing								
Pre-Cast Concrete	5%			LIFE	* *	5	$4,400	
Roof								
Copper/Terne	5%			2061	* *	10	$13,800	
IRMA/Protected Membrane	45%	Now	$1,205,900	2043	* *			1
Insul Deter/Miss, Extent : Severe, Area Affected : 20%								
Location : 1964 Wing								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : 1964 Wing								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Bulkhead, 2001 Wing At 2nd Floor								
Modified Bitumen	50%			2038	* *	10	$55,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,100	
Ceramic Tile	5%	Now	$47,600	2042	* *	5	$4,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$2,600	
Vinyl Tile	20%			2038	* *	3	$12,400	
Vinyl Tile 9" X 9"	60%	Now	$8,107,400	2043	* *	3	$37,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium, Cafeteria, 1st Floor, 2nd Floor								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor								
Wood	3%	4+	$30,200	2061	* *	5	$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Stage								
Interior Walls								
Ceramic Tile	5%			2036	$378,500	5	$6,700	
Concrete Masonry Unit	20%	Now	$129,300	LIFE	* *	5	$10,800	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall Near Room 005 And 009								
Folding Partition	3%			2049	* *	5	$10,100	
Plaster	47%			LIFE	* *	5	$18,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$51,600	
AcousTileSusp.Lay-In	20%			2046	* *	5	$33,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Near Elevator In 2001 Wing								
Exposed Struc: Concrete	40%			LIFE	* *	5	$10,300	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	10%			2033	$263,500			
Metal Panel	2%	Now	$111,900	LIFE	* *	5	$4,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2043	* *			
Iron Picket	10%			2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various Locations								
Explanation : Recent Repairs								
On-Site Walkways								
Asphalt	80%			2042	* *			
Cast in Place Concrete	18%			2046	* *			
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Asphalt	98%	0-2	$36,000	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Replacement								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$133,200	5	$200	
Fused Disc Sw	50%			2053	* *	5	$200	
Raceway								
Conduit	80%			2033	$199,600	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	40%			2049	* *	5	$1,200	
Molded Case Bkrs	50%			2032	$122,600	5	$1,500	
Wiring								
Braided Cloth	60%	2-4	$210,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$35,000	1		
Thermoplastic	30%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2031	$92,900	5	$400	
Locally Mounted	40%			2046	* *	5	$300	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$33,900	
Generators								
Diesel	100%			2042	* *	1	$42,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 200 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$24,600	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 75 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 275 Gallons Rated								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$91,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	6%			2038	* *	10	$6,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	10%			2061	* *	1		
Exit, Service	40%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$52,700	10		
LED	10%			2038	* *			
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Alarm								
Security System								
Generic	50%			2028	$106,000	1	$20,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement And Exit Doors Old Wings								
Explanation : Intrusion Alarm Only. Motion Sensors								
Generic	50%			2038	* *	1	$20,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors And Basement New Wings								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$67,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$109,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2049	* *	4	$1,600	
Steam Piping/Pump	10%			2043	* *			
Steam Piping/Pump	60%			2033	$542,400			
Terminal Devices								
Air Handler	30%			2033	$637,300	1	$20,500	
Air Handler	40%			2038	* *	1	$27,300	
Fan Coil Unit/Heat	30%			2038	* *	1	$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	0-2	$66,600	2038	* *	1	$18,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets, New Wing Penthouse								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor. One Unit Is Not Working, Blown Fuse Of The Chilled Water Pump								
Reciprocating Compr/Chiller	30%			2033	$499,600	1	$15,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Split Unit	15%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Explanation : 10 Units. R-410a								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2053	* *	4	$2,200	
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$2,400	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2038	* *	1	$27,300	
Air Handler/Cool/Ht	30%			2033	$558,500	1	$20,500	
Fan Coil - 2 Pipe	15%			2038	* *	1	$5,300	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2038	* *	2	$30,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 2 Units								
Air Cooled Condenser Unit	30%			2033	$83,300	2	$23,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Explanation : 1 Unit								
Dry Cooler	15%			2033	$66,000	2	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Explanation : 10 Units								
No Component	15%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$36,900	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$24,600	
Exhaust Fans								
Interior	50%			2033	$250,300	2	$1,700	
Interior	25%			2038	* *	2	$800	
Roof	10%			2033	$21,900	2	$300	
Roof	15%			2038	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,300	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To Penthouse								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2053	* *	1-5	$22,200	
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$12,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 196 - BK**		
Address	: **207 BUSHWICK AVENUE @ MESEROLE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K196**
Program / Asset #	: **BOE0491.000 / 1322**	**Yr Built/Renovated**	: **1924 / 2013**
Area Sq Ft	: **107,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5**		
Block	: **3046** **Lot** : **1**	**BIN**	: **3071024**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$151,600
Interior Architecture	$3,628,600	$2,424,400
Electrical	$600,100	$1,238,400
Mechanical	$649,500	$2,872,100
Total	**$4,878,200**	**$6,686,600**
Importance Code A	$191,000	$204,200
Importance Code B	$4,154,400	$5,784,900
Importance Code C	$532,800	$697,400
Total	**$4,878,200**	**$6,686,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$6,100	$24,900	
Interior Architecture	$66,800			$12,600
Electrical	$17,600	$47,000	$10,000	$12,000
Mechanical	$49,800	$40,200	$26,100	$17,100
Site Pavements	$44,300			
Total	**$178,500**	**$93,300**	**$61,000**	**$41,700**
Importance Code A		$16,900	$35,500	$10,600
Importance Code B	$132,800	$76,400	$25,400	$31,100
Importance Code C	$45,700			
Total	**$178,500**	**$93,300**	**$61,000**	**$41,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$151,600	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Side								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Around Entire Building								
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Side								
Metal Panel	2%			2053	* *	5-10	$22,400	
Windows								
Aluminum	100%			2049	* *	5	$49,800	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$13,700	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Side								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$19,900	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Throughout								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Around Entire Building								
Pre-Cast Concrete	2%			LIFE	* *	5	$2,800	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Side								
Roof								
Metal Panel	5%			2046	* *	10	$6,500	
Under Construction	95%							
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Interior								
Floors								
Ceramic Tile	3%	Now	$17,500	2042	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Toilets And Kitchen								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Toilets And Kitchen								
Marble Panels	2%	0-2	$90,500	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Steps								
Terrazzo	2%	0-2	$77,200	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Lobby								
Traffic Topping	16%	Now	$157,500	2033	$1,575,400	5	$20,200	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Stair Landings								
Vinyl Tile	38%	0-2	$108,300	2038	* *	3	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria, Multipurpose Room And Computer Room								
Vinyl Tile 9" X 9"	12%	Now	$396,000	2028	$1,980,200	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	27%			2048	* *	5	$102,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 50%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$32,300	2036	$645,900	5	$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Toilets								
Masonry: Brick	10%	Now	$447,200	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Wall Basement								
Marble Panels	5%			LIFE	* *			
Plaster	75%	Now	$85,700	LIFE	* *	5	$51,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 532, 515								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 532, 515								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,700	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Basement								
Metal Panel	5%	4+	$17,100	LIFE	* *	5	$12,600	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	75%	Now	$234,900	LIFE	* *	5	$94,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 532, 515								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 532, 515								
Plaster	5%			LIFE	* *	5	$6,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Around Fire Hydrant								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Site Pavements								
On-Site Walkways								
Asphalt	20%			2042	* *			
Cast in Place Concrete	80%	2-4	$13,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance And Throughout								
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	5%	2-4	$12,300	2058	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	85%			2032	$208,500	5	$2,400	
Wiring								
Braided Cloth	80%	2-4	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$70,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$92,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2041	* *	10	$2,000	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$92,000	10	$12,900	
Exit, Service	50%			2028	$23,600	1		
Exterior Lighting								
HID	10%			2028	$51,100	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$205,700	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Cafeteria, Offices And Exit Doors								
Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$84,800	2043	* *	1-3	$59,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fire Alarm Is Obsolete With Frequent Malfunctioning.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$191,000	2046	* *	1	$95,400	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Number 2 Is Not Operating Due To Leak								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$87,700	2033	$877,400			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats In Various Classrooms								
Terminal Devices								
Air Handler	15%			2033	$309,300	1	$9,900	
Convector/Radiator	85%			2031	$761,500	1	$29,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$130,100			
Window/Wall Unit	75%			2028	$311,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,700	
Exhaust Fans								
Interior	95%	Now	$23,100	2033	$461,600	2	$2,500	
Broken, Extent : Severe, Area Affected : 20%								
Location : Unit Serving The Gymnasium								
Roof	5%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	Now	$14,000	2031	$279,700	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : At Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 115 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$21,900	4	$3,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%	0-2	$2,300	2033	$45,500	1-2	$800	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Low Flow Alarm Trips Often								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

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
Fire Suppression								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Hood							
	Explanation : Hood Is 15 Feet Long, 60 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 196 - Q**		
Address	: **71-25 113 STREET @ 71ST RD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q196**
Program / Asset #	: **BOE0837.000 / 1497**	**Yr Built/Renovated**	: **1953 / 2010**
Area Sq Ft	: **140,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,Ph**		
Block	: **2248** **Lot** : **100**	**BIN**	: **4052713**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$53,800	$70,300
Interior Architecture	$3,546,800	$65,600
Electrical	$267,800	$658,400
Mechanical	$2,671,300	$6,645,200
Total	**$6,539,600**	**$7,439,500**
Importance Code A	$53,800	$820,000
Importance Code B	$6,485,900	$6,553,900
Importance Code C		$65,600
Total	**$6,539,600**	**$7,439,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,200	$15,400	$7,300	
Interior Architecture	$40,100	$9,800	$123,300	$14,700
Electrical	$22,500	$30,600	$27,200	$22,800
Mechanical	$94,300	$43,100	$63,600	$23,800
Site Pavements	$12,600			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$242,300**	**$120,500**	**$243,000**	**$82,900**
Importance Code A	$62,100	$26,900	$18,200	$11,200
Importance Code B	$147,400	$93,600	$224,800	$71,700
Importance Code C	$32,800			
Total	**$242,300**	**$120,500**	**$243,000**	**$82,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$10,000	
Glass Block	2%			LIFE	* *	5	$1,300	
Masonry: Brick Cavity	40%			LIFE	* *	5	$40,200	
Masonry: Brick Cavity	30%	4+	$53,800	LIFE	* *	5	$30,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Back Wall Of Stage In Auditorium								
Panel: Limestone	3%			LIFE	* *	5	$2,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$9,800	
Under Construction	20%							
Windows								
Aluminum	80%			2049	* *	5	$14,500	
Under Construction	20%							
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$12,800	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,800	
Masonry: Brick Cavity	30%			LIFE	* *	5	$3,700	
Masonry: Brick Cavity	20%			LIFE	* *	5	$2,500	
Masonry: Limestone	5%			LIFE	* *	5	$800	
Metal Panel	2%			2053	* *	5	$1,000	
Metal Rail	10%			2046	* *	5-10	$22,400	
Under Construction	18%							
Roof								
IRMA/Protected Membrane	20%			2038	* *	10	$14,900	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof Of New 2010 Wing								
Explanation : Gravel With Concrete Pavers								
Modified Bitumen	60%	2-4	$49,900	2038	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : 1953 Roof								
Ponding, Extent : Light, Area Affected : 2%								
Location : Roof								
Under Construction	20%							
Soffits								
Cast in Place Concrete	50%			LIFE	* *	5	$15,800	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Exit 1								
Cement - Fiber Panel	50%	4+	$1,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Interior								
Floors								
Carpet	2%			2029	$76,100	3	$6,300	
Ceramic Tile	5%			2042	* *	5	$10,500	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Toilets In 1953 Building								
Ceramic Tile	2%			2042	* *	5	$4,200	
Panel/Paver: Cer/Brk	18%			2049	* *	5	$85,100	
Terrazzo	2%			LIFE	* *	5	$3,300	
Vinyl Tile	10%			2038	* *	3	$7,900	
Vinyl Tile	36%	4+	$106,900	2038	* *	3	$28,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Uneven Surface, Extent : Light, Area Affected : 2%								
Location : Room 17								
Vinyl Tile 9" X 9"	20%	Now	$3,439,800	2043	* *	3	$15,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 1953 Wing Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1953 Wing Corridors								
Wood	5%			2048	* *	5	$19,700	
Interior Walls								
Ceramic Tile	18%			2042	* *	5	$65,600	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : 1953 Wing								
Concrete Masonry Unit	5%			LIFE	* *	5	$7,300	
Glazed Ceramic Panel	3%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$65,600	
Masonry: Brick	2%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$21,900	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2046	* *	5	$26,300	
AcousTileSusp.Lay-In	40%			2046	* *	5	$84,000	
Exposed Struc: Concrete	30%			LIFE	* *	5	$9,800	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$19,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	75%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$12,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 113th Street								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Pavers/Stone	5%			2042	* *			
Activity Yard								
Pavers/Stone	90%			2042	* *			
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$600	
Raceway								
Conduit	60%			2033	$177,500	1		
Conduit	40%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$600	
Molded Case Bkrs	80%			2049	* *	5	$2,900	
Wiring								
Braided Cloth	20%			2032	$81,800	1		
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2031	$130,100	5	$700	
Locally Mounted	20%			2046	* *	5	$200	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$43,100	
Generators								
Diesel	100%	Now	$142,000	2048	* *	1	$48,800	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Outdoor Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,200	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	88%			2038	* *	10	$113,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$12,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby, Hallways								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2038	* *	10	$3,400	
Exit, Service	10%			2033	$6,200	1		
Exit, Battery	40%			2038	* *	10	$3,800	
Exterior Lighting								
Fluorescent	2%			2033	$11,400	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
LED	8%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$269,100	1	$52,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$86,300	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Heating								
Energy Source								
Electricity	2%			2053	* *	1		
Fuel Oil No 4	60%			2033	$200,000	5	$26,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior - Vaulted								
Explanation : 2 Tanks, 10,000 Gallons Each, Underground / Vaulted								
Natural Gas	38%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	38%			2046	* *	1	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Penthouse Mechanical Room								
Explanation : 2 Units, 1,000 Mbh Each - Building Addition Perimeter Heating								
Radiant Heater	2%			2038	* *	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Penthouse Mechanical Room, Gas Meter Room, Exit 9/10, Other Locations								
Explanation : Electric Unit / Cabinet Heaters								
Steam Boiler	60%			2031	$749,700	1	$83,200	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : 2 Units, 50 Gph Each								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : Location Observed								
Hot Wtr Piping/Pump	40%			2049	* *	4	$2,800	
Steam Piping/Pump	50%	Now	$57,400	2033	$574,000			
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room At Feedwater Tank								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Heating								
Terminal Devices								
Air Handler	15%			2028	$404,700	1	$13,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Fan Rooms								
Convector/Radiator	45%			2031	$527,500	1	$20,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	38%			2046	* *	1	$17,200	
Unit Heater - Hot Water	2%			2033	$17,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Rooms 31c, 31f								
Explanation : Location Observed								
Controls								
Digital	40%			2033	$1,646,900			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Pneumatic	60%	Now	$33,200	2027	$1,662,300			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium, Original Building Roof Fan Room								
Explanation : Air Leak Tubing By Auditorium Entrance And Defective Gymnasium Blower Controls								
Air Conditioning								
Energy Source								
Electricity	50%			2058	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Classrooms Window A/C, Gymnasium And Library								
Electricity	40%			2049	* *	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2033	$843,000	2	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition Roof								
Explanation : 3 Package Units, 100 Tons Total Approximately. R-407 Refrigerant, Gas Heat								
Split Unit	5%			2033	$170,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : 2 Units								
Split Unit	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Library - 12 Units								
Window/Wall Unit	10%			2027	$54,300	1		
Window/Wall Unit	30%			2033	$162,900	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Original Building - Classrooms								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium								
Explanation : Location Observed								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	$72,900	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$46,800	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$31,200	
Exhaust Fans								
Interior	60%			2028	$381,500	2	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Fan Rooms								
Roof	40%			2033	$111,300	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2033	$1,104,700	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								
Brass/Copper	40%	Now	$14,700	2053	* *	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Building Addition Penthouse Mechanical Room								
Explanation : Leaky Distribution Reduced Pressure Zone Valves								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

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
Plumbing								
HW Heat Exchanger								
Steam Fired	60%			2033	$415,900	4	$8,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
No Component	40%							
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$75,100	4	$5,600	
Backflow Preventer								
Generic	100%			2033	$64,000	1	$8,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	40%			2027	$13,300	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Penthouse Mechanical Room								
Explanation : 1 Unit, 360 Mbh Input								
No Component	60%							
Hot Water Storage Tank								
No Component	60%							
Generic	40%			2028	$6,300	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Penthouse Mechanical Room								
Explanation : 1 Unit, 250 Gallons.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original And Addition Buildings								
Explanation : Two Units From Basement To 3rd Floor. One Unit From Basement To 2nd Floor, One Unit From Basement To 1st Floor (Freight)								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$15,700	
Chemical System								
Wet	100%			2027	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 24 x 5 Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 197 - BK**				
Address	: **1599 EAST 22 STREET @ KINGS HIGHWAY**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K197**
Program / Asset #	: **BOE0492.000 / 682**			**Yr Built/Renovated**	: **1925 / 2000**
Area Sq Ft	: **107,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **19-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**				
Block	: **6769**	**Lot**	: **18**	**BIN**	: **3182169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$69,000	$210,400
Interior Architecture	$457,600	$3,175,900
Electrical	$653,700	$853,000
Mechanical	$2,276,500	$2,795,400
Site Pavements		$67,100
Total	**$3,456,700**	**$7,101,800**
Importance Code A	$69,000	$263,000
Importance Code B	$3,320,400	$6,838,800
Importance Code C	$67,400	
Total	**$3,456,700**	**$7,101,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,700			$1,800
Interior Architecture	$138,700		$10,600	$10,100
Electrical	$12,000	$10,000	$10,100	$12,800
Mechanical	$88,200	$14,900	$23,900	$14,900
Site Enclosure	$39,800			$2,900
Site Pavements	$26,100			
Total	**$353,500**	**$24,900**	**$44,600**	**$42,500**
Importance Code A	$59,300	$10,600	$10,600	$12,700
Importance Code B	$142,700	$14,300	$34,000	$26,900
Importance Code C	$151,500			$2,900
Total	**$353,500**	**$24,900**	**$44,600**	**$42,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	90%			LIFE	* *	5	$146,700	
Masonry: Granite	5%			LIFE	* *	5	$6,100	
Windows								
Aluminum	100%	Now	$48,700	2051	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick	55%			LIFE	* *	5	$12,100	
Metal Panel	35%			2061	* *	5	$29,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Interior Parapet								
Explanation : Metal Panel Installed On Interior Parapet								
Roof								
Copper/Terne	2%			2063	* *	10	$3,500	
Modified Bitumen	98%			2040	* *	10	$69,000	
Soffits								
Stucco Cement	100%			2040	* *	5	$3,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	5%	Now	$29,100	2038	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Boys Fifth Floor Bathrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Boys Fifth Floor Bathrooms								
Sheet Vinyl/Rubber	5%			2035	$675,000	5	$15,100	
Terrazzo	3%	0-2	$11,600	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Lobby								
Vinyl Tile	42%			2035	$2,394,100	3	$31,700	
Vinyl Tile 9" X 9"	10%	Now	$82,500	2045	* *	3	$7,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairwell Behind Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Various Stairwells And Various Classrooms								
Wood	25%	Now	$307,700	2050	* *	5	$47,200	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : Room 303								
Misaligned/Bulging, Extent : Severe, Area Affected : 35%								
Location : Throughout Classrooms And Upper Gymnasium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Classrooms And Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%	Now	$32,300	2038	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Old Bathrooms								
Glass: Single Pane	3%	Now	$8,500	LIFE	* *	5	$5,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stariwells								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stiarwell								
Explanation : Metal Panel And Safety Glass Enclosure								
Masonry: Brick	18%			LIFE	* *			
Masonry: Brick	2%	Now	$44,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Electrical Room In Basement								
Marble Panels	3%			LIFE	* *			
Plaster	59%	Now	$67,400	LIFE	* *	5	$40,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair 8, 9 Gymnasium Exit And Auditorium Exit								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room, Boiler Room Corridor								
Ceilings								
Exposed Struc: Concrete	1%	Now	$6,200	LIFE	* *	5	$300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Basement Hatch								
Exposed Struc: Concrete	14%			LIFE	* *	5	$4,400	
Plaster	5%	Now	$6,300	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Auditorium Stage Exit								
Plaster	80%			LIFE	* *	5	$100,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$4,800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : Roof Rail Guard								
Chain Link	50%	0-2	$39,800	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot And Activity Yard								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Parking Lot								
Explanation : Vegetation Growth								
Iron Picket	45%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Asphalt	60%			2038	* *			
Cast in Place Concrete	20%			2040	* *			
Masonry: Granite	20%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$26,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Activity Yard								
Asphalt	95%			2038	* *			
Rubber Matting	5%			2035	$67,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service, Main Service Protector Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$213,100	5	$400	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	85%			2035	$212,100	1		
Conduit	15%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	10%			2051	* *	5	$300	
Molded Case Bkrs	75%	4+	$73,600	2043	* *	5	$1,100	
Mech. Misoperation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wiring								
Braided Cloth	85%	2-4	$297,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$700	
Ground								

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

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Connected To Painted Water Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$92,000	10	$12,900	
Exit, Battery	50%			2035	$77,600	10	$3,600	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$205,700	1	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion Alarm Only, No Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$282,600	1-3	$67,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$106,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	85%			2035	$745,800			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Beyond The Boiler Room								
Steam Piping/Pump	15%			2045	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Heating								
Terminal Devices								
Air Handler	20%	0-2	$82,500	2030	$412,400	1	$11,900	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Basement Unit Bearings Need Replacing								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	45%			2033	$403,200	1	$15,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	35%			2030	$950,800	1	$12,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Most Classrooms								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Most Classrooms								
Explanation : Unit Ventilators Observed								
Controls								
Electrical	100%			2030	$609,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit For Computer Room								
Window/Wall Unit	20%			2030	$83,000	1		
Window/Wall Unit	10%	2-4	$24,900	2035	$41,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,700	
Exhaust Fans								
Interior	100%	Now	$48,600	2035	$485,900	2	$2,600	
Broken, Extent : Severe, Area Affected : 20%								
Location : Auditorium Fan								
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

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
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2045	* *	1		
Galvanized Steel	80%			2033	$1,119,000	1		
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Galvanized Steel	10%	2-4	$55,900	2055	* *	1		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement Water Tank And Pumps								
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement, Defective Booster Pumping System								
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 160 Gallons								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	Now	$82,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Near Water Main								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	$21,900	4	$3,400	
Backflow Preventer								
No Component	80%							
Generic	20%			2040	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement Boiler Room								
Explanation : Unit Serves Boiler Only								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 197 - BX TEMP. C. R. BLDG. S**		
Address	: **1250 WARD AVENUE SOUTH OF MAIN BLDG.**		
Borough	: **BRONX**	**Agency's Number**	: **X982**
Program / Asset #	: **BOE0218.020 / 13410**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **10,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3775** **Lot** : **25**	**BIN**	: **2088553**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$61,500	$687,100
Interior Architecture		$427,600
Electrical		$292,600
Mechanical	$166,800	$131,500
Total	**$228,400**	**$1,538,700**
Importance Code A	$61,500	$687,100
Importance Code B	$166,800	$851,700
Total	**$228,400**	**$1,538,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$900	
Interior Architecture	$21,000			$1,900
Electrical	$11,800	$900	$1,000	$1,300
Mechanical	$3,900		$1,000	
Site Pavements	$7,200			
Total	**$44,000**	**$1,000**	**$2,900**	**$3,200**
Importance Code A			$900	
Importance Code B	$18,500	$1,000	$1,900	$3,200
Importance Code C	$25,500			
Total	**$44,000**	**$1,000**	**$2,900**	**$3,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX TEMP. C. R. BLDG. S
Asset # : 13410

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$61,500	2046	* *	5	$34,000	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum w/ Guards	100%			2044	* *	5	$1,900	
Roof								
Single Ply Membrane	100%			2036	$687,100	10	$32,700	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Vinyl Tile	95%			2036	$427,600	3	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Not Accessible	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Building Is No Longer In Use. Bathrooms Locked Unable To Access Condition Of Space.								
Interior Walls								
Fiberglass Panel	95%	Now	$18,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Delaminating Strip At Hallway Wall								
Not Accessible	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : All Toilet Rooms								
Explanation : Ceramic Tile								
Ceilings								
AcousTileSusp.Lay-In	95%			2041	* *	5	$14,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	5%			LIFE	* *	5-10	$1,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$7,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Ramp								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX TEMP. C. R. BLDG. S
Asset # : 13410

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$66,600	5	$300	
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2035	$30,700	5	$300	
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	$152,600	10	$9,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2031	$8,600	10	$1,200	
Exit, Battery	50%			2031	$7,300	10	$300	
Exterior Lighting								
HID	10%			2031	$4,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$19,200	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$26,400	1-3	$6,300	

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
Heating								
Energy Source								
Electricity	100%			2036		1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX TEMP. C. R. BLDG. S
Asset # : 13410

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	10%	Now	$500	2031	$25,400	1	$300	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Passageway. Electric Heater Is Not Working								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Passageway								
Explanation : Electric Heater								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	$28,100	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2030	$166,800	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : 11 Individual Units Are Providing Cooling And Heating								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,800	
Exhaust Fans								
Interior	80%			2031	$36,300	2	$200	
Roof	20%			2036	$4,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$131,500	1		
Not in Service, Extent : Light, Area Affected : 90%								
Location : Water Turned Off By Building - Bathrooms								
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : Water Heater Is Not In Use, Water Turned Off Throughout Building								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 197 - M**				
Address	: **2230 5TH AVENUE @ W. 135 ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M197**
Program / Asset #	: **BOE0118.000 / 1640**			**Yr Built/Renovated**	: **1956 / 2012**
Area Sq Ft	: **84,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **18-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**				
Block	: **1733**	**Lot**	: **17**	**BIN**	: **1076433**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$58,700	$1,077,500
Interior Architecture	$2,346,100	$5,407,000
Electrical		$538,500
Mechanical		$5,783,500
Site Pavements	$69,800	
Total	**$2,474,600**	**$12,806,600**
Importance Code A	$58,700	$1,827,300
Importance Code B	$1,345,800	$10,979,300
Importance Code C	$1,070,100	
Total	**$2,474,600**	**$12,806,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$107,300			
Interior Architecture	$100,300		$3,400	$12,700
Electrical	$39,400	$7,500	$8,000	$6,300
Mechanical	$139,300	$12,600	$19,200	$12,600
Site Enclosure	$11,800			
Site Pavements	$2,700			
Total	**$400,800**	**$20,100**	**$30,500**	**$31,500**
Importance Code A	$115,800	$8,300	$8,300	$8,300
Importance Code B	$229,100	$11,800	$22,200	$23,200
Importance Code C	$55,900			
Total	**$400,800**	**$20,100**	**$30,500**	**$31,500**

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$95,500	
Masonry: Limestone	3%	Now	$2,400	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Rear Facade								
Granite Panels	2%			LIFE	* *	5	$1,500	
Windows								
Aluminum	100%	Now	$58,700	2044	* *	5	$12,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Interior 2nd Floor Classrooms								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$38,800	
Masonry: Limestone	10%			LIFE	* *	5-10	$7,700	
Roof								
Built-Up (BUR)	50%			2036	$548,100	10	$45,900	
Copper/Terne	5%			2051	* *	10	$11,500	
Modified Bitumen	45%			2036	$461,900	10	$41,300	
Soffits								
Cast in Place Concrete	100%	0-2	$16,300	LIFE	* *	5	$67,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$29,600	
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Teacher's Lounge								
Ceramic Tile	5%			2039	* *	5	$6,800	
Quarry Tile	4%			2041	* *	5	$8,100	
Sheet Vinyl/Rubber	5%			2041	* *	5	$10,100	
Terrazzo	5%	2-4	$64,700	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Front Stair Basement								
Vinyl Tile	40%	Now	$30,600	2036	$1,530,400	3	$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium And Throughout								
Vinyl Tile 9" X 9"	35%	Now	$387,700	2031	$3,876,600	3	$17,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st And 2nd Floors Throughout								
Wood	1%	Now	$8,300	2051	* *	5	$1,300	
Deteriorated Finish, Extent : Severe, Area Affected : 40%								
Location : Stage								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$25,800	
Ceramic Tile	5%	4+	$11,600	2039	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Basement Women's Restroom								
Concrete Masonry Unit	60%	Now	$595,600	LIFE	* *	5	$49,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, B3, And B35								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room B3								
Glazed Ceramic Panel	5%			LIFE	* *	10	$9,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Basement Lobby								
SGFT/Glazed Masonry	25%	Now	$474,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : First And Second Floors								
Ceilings								
AcousTileConcealSpLn	15%	Now	$130,900	2041	* *	5	$12,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Gymnasium, Second Floor, And Basement Lobby								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Throught								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Exposed Struc: Concrete	60%	0-2	$243,700	LIFE	* *	5	$12,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Stage, Teacher's Lounge And Basement Restroom								
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Auditorium Stage, Teacher's Lounge And Basement Restroom								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Auditorium Stage, Teacher's Lounge And Basement Restroom								
Metal Panel	25%	Now	$448,900	LIFE	* *	5	$41,400	
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : Basement And 1st Floor Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement And 1st Floor Throughout								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$5,300	2046	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Activity Yard								
Explanation : Spalled Concrete At Base								
Iron Picket	10%	Now	$1,300	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Spalling Concrete At Base								
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,200	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exit 5								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Exit 5								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Exit 5								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$69,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : 135th Street								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$2,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard And Stairs								
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	10%			2041	* *			
Rubber Matting	90%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Sections								
Raceway								
Conduit	55%			2036	$113,600	1		
Conduit	40%			2062	* *	1		
Under Construction	5%							
Panelboards								
Molded Case Bkrs	100%			2058	* *	5	$2,200	
Wiring								
Thermoplastic	55%			2036	$164,300	1		
Thermoplastic	40%			2062	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	40%			2053	* *	5	$200	
Locally Mounted	40%			2034	$48,900	5	$200	
Variable Frequency Drive	20%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B1								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	95%			2044	* *	10	$73,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2044	* *			
Egress Lighting								
Emergency, Service	10%			2044	* *	1		
Emergency, Battery	40%			2031	$57,800	10	$8,100	
Exit, Service	45%	Now	$3,300	2036	$16,700	1		
Not Functioning, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Exit, Service	5%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Lighting								
Exterior Lighting								
HID	5%			2031	$20,100	10		
Outdr Lights On During Daytime, Extent : Light, Area Affected : 10%								
Location : Building Perimeter								
HID	5%	Now	$20,100	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : CCTV System								
Generic	50%			2031	$80,700	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$51,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 4,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2034	$749,700	1	$83,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$34,400	2036	$688,800			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement - Crawlspaces, Boiler Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Heating								
Terminal Devices								
Air Handler	30%			2031	$485,600	1	$15,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	70%			2034	$492,300	1	$19,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2034	$1,662,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	1%			2031	$12,700	1	$400	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Room B1 - Chiller Room								
Split Unit	5%			2036	$102,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	64%			2031	$208,500	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Heat Rejection								
Air Cooled Condenser Unit	1%			2031	$1,700	2	$600	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Room B1 - Chiller Room								
No Component	99%							
Ventilation								
Distribution								
Ductwork/Diffusers	6%	Now	$22,700	LIFE	* *	2-5	$2,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms, Room B39								
Ductwork/Diffusers	94%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	30%			2031	$114,400	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	70%			2036	$116,800	2	$1,800	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$883,800	1		
Galvanized Steel	20%	0-2	$4,400	2034	$219,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Meter Rooms								
Sanitary Piping								
Cast Iron	10%	Now	$32,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement, Auditorium, Kitchen Locker Room, Kitchen Locker Room - Toilet Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$6,100	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2031	$17,200	4	$2,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 750mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 119 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$59,500	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 197 - Q**		
Address	: **825 HICKSVILLE ROAD @ BEACH 9TH ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q197**
Program / Asset #	: **BOE0838.000 / 1498**	**Yr Built/Renovated**	: **1963 / 2001**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jul-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **15597** **Lot** : **1**	**BIN**	: **4298856**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$66,100	$169,300
Interior Architecture	$631,400	$96,200
Electrical	$366,900	$564,100
Mechanical	$1,719,300	$3,094,000
Site Pavements		$80,600
Total	**$2,783,700**	**$4,004,200**
Importance Code A	$66,100	$856,500
Importance Code B	$2,717,600	$3,147,700
Total	**$2,783,700**	**$4,004,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,200			
Interior Architecture	$89,400		$3,000	$9,600
Electrical	$35,900	$4,600	$4,400	$5,900
Mechanical	$31,700	$39,100	$20,900	$10,600
Site Enclosure	$24,100			
Site Pavements	$54,300			
Total	**$261,600**	**$43,700**	**$28,300**	**$26,200**
Importance Code A	$33,800	$7,800	$7,700	$7,600
Importance Code B	$162,800	$36,000	$20,600	$18,600
Importance Code C	$64,900			
Total	**$261,600**	**$43,700**	**$28,300**	**$26,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	* *	5	$6,800	
Masonry: Brick	78%			LIFE	* *	5	$56,200	
Pre-Cast Concrete	20%			LIFE	* *	5	$46,800	
Windows								
Aluminum	100%	Now	$66,100	2049	* *	5	$6,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2041	* *	10	$113,100	
Soffits								
Cast in Place Concrete	100%	Now	$26,200	LIFE	* *	5	$21,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%	4+	$21,000	LIFE	* *	5	$26,400	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	3%	Now	$10,400	2042	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Toilets And Kitchen								
Terrazzo	2%	0-2	$4,600	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	20%			2038	* *	3	$9,000	
Vinyl Tile 9" X 9"	64%	Now	$631,400	2043	* *	3	$28,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	1%			2061	* *	5	$2,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	$8,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Throughout								
Ceramic Tile	5%	Now	$15,500	2042	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets And Kitchen								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$13,200	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	0-2	$19,900	2046	* *	5	$15,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2046	* *	5	$42,200	
Exposed Struc: Concrete	27%			LIFE	* *	5	$5,100	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$96,200			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	3%			LIFE	* *	5	$4,500	
Plaster	5%	0-2	$9,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$3,600	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	50%	0-2	$16,600	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$4,000	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Area Stucco Mural								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Play Area								
Explanation : Stucco Mural								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Beach 9th Street								
On-Site Walkways								
Cast in Place Concrete	85%	4+	$15,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	15%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$5,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Dumpster Location								
Activity Yard								
Cast in Place Concrete	50%	2-4	$2,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Upper Playground								
Rubber Matting	50%			2033	$80,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$37,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Fused Disc Sw	20%			2059	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$159,800	5	$300	
Fused Disc Sw	20%			2059	* *	5	$100	
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2059	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$27,600	5	$300	
Fused Disc Sw	10%			2055	* *	5	$200	
Molded Case Bkrs	10%			2055	* *	5	$200	
Molded Case Bkrs	65%			2032	$119,600	5	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2059	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%	2-4	$24,500	2053	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$63,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	7%			2041	* *	10	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
LED	3%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,300	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$203,400	2043	* *	1-3	$43,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$183,300	5	$23,900	
Conversion Equipment								
Steam Boiler	100%			2031	$687,200	1	$76,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	10%	0-2	$3,200	2033	$63,100			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Several Locations As Noted								
Explanation : Clogged Return Line At Rooms 315, 308, 208, 107. No Temperature Control For Auditorium And Gymnasium.								
Steam Piping/Pump	90%			2033	$568,200			
Terminal Devices								
Air Handler	20%			2033	$296,700	1	$9,500	
Convector/Radiator	70%			2038	* *	1	$17,400	
Fan Coil Unit/Heat	10%			2028	$195,500	1	$2,500	
Controls								
Pneumatic	100%			2027	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$179,200	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	3%	0-2	$2,100	LIFE	* *	2-5	$1,300	
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Louvers, Gymnasium And Auditorium								
Ductwork/Diffusers	97%			LIFE	* *	2-5	$41,600	
Exhaust Fans								
Interior	5%	Now	$900	2033	$17,500	2	$100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Motor Of House Exhaust Fan, 3rd Floor Fan Room.								
Interior	90%			2033	$314,700	2	$2,100	
Roof	5%			2033	$7,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2043	* *	1		
Galvanized Steel	40%	0-2	$8,100	2031	$402,600	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Cross Bay Area.								
Explanation : Water Main Valve Does Not Hold.								

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DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	Now	$3,500	2033	$17,500	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
HW Heat Exchanger								
Steam Fired	100%			2033	$381,300	4	$7,600	
Sanitary Piping								
Cast Iron	15%	Now	$3,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Bathroom Leaks To Kindergarten Storage Room.								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$15,800	4	$2,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Basement Girls Room And 2nd Floor Boys Room								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$32,700	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 198 - BK**
Address : **4105 FARRAGUT ROAD BTWN: ALBANY AVE., EAST 42 ST.**
Borough : **BROOKLYN**
Agency's Number : **K198**
Program / Asset # : **BOE0493.000 / 1311**
Yr Built/Renovated : **1931 / 1996**
Area Sq Ft : **64,000**
Project Type : **EDUCATION**
Date of Survey : **09-Feb-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **4988** **Lot** : **66** **BIN** : **3113388**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$127,400	$75,500
Interior Architecture	$139,400	$2,172,100
Electrical	$1,178,200	$687,600
Mechanical	$672,800	$2,374,500
Total	**$2,117,900**	**$5,309,800**
Importance Code A	$127,400	$75,500
Importance Code B	$1,917,900	$5,234,300
Importance Code C	$72,600	
Total	**$2,117,900**	**$5,309,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,300		$49,700	$10,300
Interior Architecture	$167,600		$22,800	$14,000
Electrical	$47,100	$6,800	$70,400	$7,200
Mechanical	$97,500	$13,700	$60,800	$13,900
Site Enclosure	$11,900			
Site Pavements	$13,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$359,000**	**$27,700**	**$210,800**	**$52,400**
Importance Code A	$20,700	$6,300	$56,100	$16,600
Importance Code B	$287,400	$21,400	$154,700	$31,500
Importance Code C	$51,000			$4,400
Total	**$359,000**	**$27,700**	**$210,800**	**$52,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$127,400	LIFE	* *	5	$75,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Chimney Interior								
Masonry: Granite	2%			LIFE	* *	5	$1,300	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Metal: Cage/Fence	5%			2047	* *	5	$19,400	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : At Courtyard								
Pre-Cast Concrete	3%			LIFE	* *	5	$8,700	
Windows								
Aluminum	95%			2050	* *	5	$20,500	
Metal Louvers	5%			2043	* *	10	$6,700	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$7,100	
Masonry: Limestone	10%			LIFE	* *	5	$1,200	
Metal Panel	10%			2054	* *	5	$3,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,000	
Roof								
Metal Panel	5%			2047	* *	10	$4,600	
Modified Bitumen	95%			2039	* *	10	$47,800	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$8,700	LIFE	* *	5	$10,900	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement Mechanical Areas								
Mosaic Tile	5%	Now	$47,900	2039	* *	5	$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st And 3rd Floor Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st And 3rd Floor Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1st And 3rd Floor Bathrooms								
Quarry Tile	2%	Now	$7,500	2039	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Sheet Vinyl/Rubber	5%	Now	$66,800	2044	* *	5	$3,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout Auditorium								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Throughout Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Auditorium								
Terrazzo	5%			LIFE	* *	5	$3,900	
Vinyl Tile	77%	Now	$43,400	2034	$2,172,100	3	$28,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	1%			2049	* *	5	$1,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$9,900	2037	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 1st And 3rd Floor Bathrooms								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And 1st And 3rd Floor Bathrooms								
Concrete Masonry Unit	5%	Now	$28,100	LIFE	* *	5	$2,300	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Electrical Room And Boiler Room								
Folding Partition	3%			2050	* *	5	$8,700	
Gypsum Board	5%			LIFE	* *	5	$3,500	
Masonry: Brick	7%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	$72,600	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Classrooms Throughout								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2039	* *	5	$18,700	
AcousTileSusp.Lay-In	25%			2039	* *	5	$24,900	
Exposed Struc: Concrete	5%	Now	$15,300	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement At Ash Hoist								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *	5	$6,200	
Plaster	29%			LIFE	* *	5	$18,100	
Plaster	11%	4+	$6,800	LIFE	* *	5	$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$1,300	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : At Dumpsters								
Iron Picket	75%	Now	$10,600	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,400	2047	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building East 42nd Street								
On-Site Walkways								
Cast in Place Concrete	75%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	25%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$1,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Dumpsters								
Activity Yard								
Rubber Matting	30%			2039	* *			
Traffic Topping	60%	Now	$3,800	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	5%			2033	$9,200	5	$100	
Molded Case Bkrs	95%			2033	$174,700	5	$1,600	
Wiring								
Braided Cloth	50%	2-4	$102,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2044	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$400	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	98%			2029	$957,400	10	$57,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	2%			2029	$15,500	10		
Egress Lighting								
Emergency, Battery	50%	Now	$27,500	2034	$55,000			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Battery Failure Throughout								
Exit, Battery	50%			2029	$46,400	10	$2,200	
Exterior Lighting								
HID	20%	Now	$12,200	2029	$61,200			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Courtyard Lighting Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$23,900	
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$40,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$63,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	0-2	$1,300	2034	$26,200			
Broken, Extent : Moderate, Area Affected : 5%								
Location : 2 Motors Of Vacuum Pump, Basement								
Steam Piping/Pump	95%			2034	$498,500			
Terminal Devices								
Air Handler	25%	0-2	$6,200	2034	$308,300	1	$8,900	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : The Unit For Cafeteria								
Convector/Radiator	50%			2039	* *	1	$10,300	
Fan Coil Unit/Heat	25%			2029	$406,200	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
Explanation : Unit Ventilators In Old Wing								
Controls								
Pneumatic	90%			2032	$1,139,900			
Pneumatic	10%	Now	$25,300	2032	$126,700			
Broken, Extent : Severe, Area Affected : 75%								
Location : Thermostats, Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	0-2	$1,900	2039	* *	1	$2,700	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : The Unit Never Work Since Installed Many Years Ago According To Custodian.								
Split Unit	5%			2034	$77,800			
Window/Wall Unit	60%	0-2	$44,700	2029	$149,000	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2054	* *	4	$300	
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	$95,400	1	$4,000	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2039	* *	2	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Low Roof								
Explanation : Serves Cafeteria.								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,700	
Exhaust Fans								
Interior	20%			2029	$58,100	2	$400	
Roof	80%			2034	$101,700	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	20%	Now	$1,900	2034	$9,700	4		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : One 40 Gallon Unit, Kitchen								
Gas Fired	80%			2029	$28,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	15%	Now	$2,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up In Basement And 1st Floor Restrooms When It Rains.								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : The Sinks, Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

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
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$32,300	
Sprinkler								
No Component	95%							
Generic	5%			2034	$45,300	1-2	$900	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : It Covers 10 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 198 - BX**
Address : **1180 TINTON AVENUE BTWN: HOME ST., EAST 168 ST.**
Borough : **BRONX** | **Agency's Number** : **X198**
Program / Asset # : **BOE0312.000 / 1100** | **Yr Built/Renovated** : **1974 /**
Area Sq Ft : **102,000** | **Project Type** : **EDUCATION**
Date of Survey : **23-May-2023** | **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors G,1,2,3,4,Ph**
Block : **2672** **Lot** : **1** | **BIN** : **2004869**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$243,400
Interior Architecture	$788,700	$1,639,200
Electrical	$287,700	$1,396,200
Mechanical	$2,303,300	$5,794,700
Site Pavements	$82,700	
Total	**$3,462,500**	**$9,073,500**
Importance Code A		$296,000
Importance Code B	$3,371,500	$8,777,500
Importance Code C	$91,000	
Total	**$3,462,500**	**$9,073,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$32,200	
Interior Architecture	$27,300	$2,000	$21,600	$28,300
Electrical	$12,800	$10,600	$39,100	$11,400
Mechanical	$31,000	$20,300	$87,200	$20,200
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$78,200**	**$40,100**	**$187,300**	**$67,200**
Importance Code A	$17,600	$9,800	$69,500	$9,800
Importance Code B	$60,600	$30,300	$117,800	$46,000
Importance Code C				$11,400
Total	**$78,200**	**$40,100**	**$187,300**	**$67,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	* *	5	$166,900	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Walls Covered By Sidewalk Shed, Scaffolding And Netting								
Metal Panel	2%			2054	* *	5-10	$24,700	
Metal: Cage/Fence	5%			2051	* *	5	$39,300	
Windows								
Aluminum	80%			2059	* *	5	$29,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2059	* *	5	$7,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floor Windows								
Explanation : Exterior Window Guards								
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$10,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$800	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Security Bars	15%			2062	* *			
Roof								
Metal Panel	5%			2039	* *	10	$7,400	
Modified Bitumen	95%			2044	* *	10	$76,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$21,800	
Ceramic Tile	3%			2037	* *	5	$6,000	
Ceramic Tile	2%			2043	* *	5	$4,000	
Poured Epoxy/Resin	3%			2029	$342,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Quarry Tile	2%			2039	* *	5	$6,000	
Sheet Vinyl/Rubber	10%			2039	* *	5	$29,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Classroom								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	68%	0-2	$191,400	2039	* *	3	$50,700	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	2%			2049	* *	5	$7,500	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,300	
Folding Partition	5%			2050	* *	5	$22,800	
Gypsum Board	10%			LIFE	* *	5	$11,000	
Metal Panel	10%			LIFE	* *			
Plaster	40%	0-2	$91,000	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Room 401a								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$163,900	2032	$1,639,200	5	$24,900	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Cafeteria								
AcousTileSusp.Lay-In	2%			2047	* *	5	$4,000	
Exposed Struc: Concrete	50%			LIFE	* *	5	$15,500	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	18%	Now	$22,300	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Room 401A								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2060	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recently Painted								
Iron Picket	55%			2054	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			
Activity Yard								
Asphalt	95%	Now	$82,700	2049	* *			
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Schoolyard								
Explanation : Recent Installation								
Rubber Matting	5%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : New Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches One Rated At 3,000 Amperes And One Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$400	
Raceway								
Conduit	95%			2034	$237,100	1		
Conduit	5%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	70%			2033	$171,700	5	$1,900	
Molded Case Bkrs	20%			2042	* *	5	$500	
Wiring								
Thermoplastic	90%			2034	$315,000	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	30%			2032	$55,700	5	$200	
Locally Mounted	25%			2039	* *	5	$200	
Motor Control Center	40%			2032	$297,800	5	$1,100	
Variable Frequency Drive	5%			2051	* *			
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	92%			2039	* *	10	$86,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2039	* *	10	$3,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Mechanical Rooms								
Fluorescent	2%			2039	* *	10	$1,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2029	$16,100	1		
Emergency, Battery	25%			2034	$43,800	10	$6,200	
Exit, Service	25%			2029	$11,300	1		
Exit, Battery	25%			2039	* *	10	$1,700	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$800	
Alarm								
Security System								
Generic	100%			2029	$196,100	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$64,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Heating								
Energy Source								
Electricity	5%			2034		1		
Fuel Oil No 2	95%			2044	* *	5	$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons Each								
Conversion Equipment								
Hot Water Boiler	4%			2032	$44,400	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Booster Boiler For Dual Temperature System Loop								
Radiant Heater	1%			2029	$27,200	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$17,300	2039	* *	1	$86,400	
Controller Not Working, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room - Defective Low Water Cutoffs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$836,400			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Air Handler	10%			2029	$196,500	1	$6,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	65%			2032	$555,100	1	$21,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Inner Core, Auditorium								
Explanation : Heating And Cooling Provided By Air Handlers With Chilled And Steam Coils, Reported Under Air Conditioning								
Controls								
Digital	2%			2032	$60,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Medical Clinic								
Explanation : Location Noted								
Pneumatic	98%			2032	$1,978,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2029	$462,300	1	$14,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor And Main Roof Penthouse Mechanical Rooms - 3 Units								
Split Unit	5%			2034	$124,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Medical Clinic, 4th Floor Charter School Corridors								
Window/Wall Unit	45%			2027	$178,100	1		
Window/Wall Unit	20%			2033	$79,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2034	$50,700	4	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various - Dual Temperature Loop								
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	2%			2039	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 309e								
Explanation : Air Handler With Steam And Direct Expansion Coils For Medical Clinic								
Air Handler/Cool/Ht	25%			2029	$506,700	1	$15,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Air Handlers With Steam And Chilled Water Coils, Serving Auditorium, Cafeteria, Building Inner Core Rooms								
Fan Coil - 2 Pipe	5%			2029	$159,300	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various								
Explanation : Dual Temperature Unit Ventilators								
No Component	68%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2039	* *	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Air Cooled Condensing Unit For Medical Clinic - R-410 Refrigerant								
Dry Cooler	30%			2029	$143,800	2	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main And Lower Roofs								
Explanation : Three Air Cooled Condensers For Chillers								
No Component	68%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	39%			2029	$180,700	2	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	60%			2029	$121,600	2	$1,900	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Roof								
Wall Unit	1%			2029	$500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,341,400	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	2%			2032	$1,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 309e								
Explanation : 1 Unit, 40 Gallons - For Medical Clinic								
Oil Fired	98%			2029	$354,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 150 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$20,900	4	$2,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 30%								
Location : Various								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2034	$480,900	1-5	$51,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2034	$288,900	1-2	$5,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 198 - M**				
Address	: **1700 3RD AVENUE BTWN: EAST 95 ST., EAST 96 ST.**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M198**	
Program / Asset #	: **BOE0119.000 / 1641**		**Yr Built/Renovated**	: **1960 / 2006**	
Area Sq Ft	: **91,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **06-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Mez**				
Block	: **1524**	**Lot** : **23**	**BIN**	: **1048492**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,854,800
Interior Architecture	$6,887,500	
Electrical	$549,500	$2,146,700
Mechanical	$180,800	$2,176,800
Site Pavements	$347,100	
Total	**$7,964,900**	**$6,178,300**
Importance Code A		$1,854,800
Importance Code B	$7,964,900	$4,323,500
Total	**$7,964,900**	**$6,178,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,200		$21,800	$11,800
Interior Architecture	$16,900		$7,600	$13,200
Electrical	$3,600	$9,600	$10,600	$10,300
Mechanical	$68,100	$17,500	$20,500	$15,200
Site Pavements	$200			
Total	**$130,100**	**$27,100**	**$60,400**	**$50,400**
Importance Code A	$50,200	$9,000	$31,000	$20,800
Importance Code B	$74,500	$18,100	$29,500	$29,700
Importance Code C	$5,400			
Total	**$130,100**	**$27,100**	**$60,400**	**$50,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

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
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	$12,600	
Metal/Glass Curt Wall	60%			LIFE	* *	5	$56,600	
Metal: Cage/Fence	15%			2047	* *	5	$33,000	
Windows								
Aluminum	98%			2050	* *	5	$23,600	
Metal Louvers	2%			2043	* *	10	$3,000	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$3,800	
Metal/Glass Curt Wall	35%			2054	* *	5	$8,500	
Metal Panel	5%			2054	* *	5	$1,200	
Roof								
Copper/Terne	4%			2062	* *	10	$9,200	
Copper/Terne	1%	Now	$24,700	2074	* *			
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Stair A Bulkhead								
IRMA/Protected Membrane	70%			2034	$1,555,500	10	$64,200	
Play Surface	25%			2034	$178,600	10	$22,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard Auditorium Roof								
Explanation : Rubber Membrane								
Soffits								
Stucco Cement	100%			2039	* *	5	$33,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,600	
Ceramic Tile	5%			2037	* *	5	$6,800	
Sheet Vinyl/Rubber	5%			2039	* *	5	$10,100	
Vinyl Tile	18%			2039	* *	3	$12,200	
Vinyl Tile 9" X 9"	60%	Now	$132,900	2029	$6,645,600	3	$30,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor, Mezzanine								
Wood	2%			2049	* *	5	$5,100	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$10,300	
Concrete Masonry Unit	13%			LIFE	* *	5	$10,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$30,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	2%			LIFE	* *	5	$16,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$109,100	2039	* *	5	$20,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Main Lobby								
AcousTileSusp.Lay-In	8%			2047	* *	5	$10,600	
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,100	
Metal Panel	2%			LIFE	* *	5	$3,300	
Plaster	50%			LIFE	* *	5	$41,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2047	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof Perimeter								
Explanation : Metal Guard Railing								
Free Standing Walls								
Not Accessible	100%							
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$347,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East 96th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : East 96th Street								
On-Site Walkways								
Cast in Place Concrete	90%			2039	* *			
Masonry: Granite	10%	Now	$200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Steps On 3rd Avenue								
Activity Yard								
Cast in Place Concrete	50%			2047	* *			
Rubber Matting	50%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Service Switches Rated At 1,200 Amperes Each								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$233,000	5	$2,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

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
Under 600 Volts								
Raceway								
Conduit	95%			2034	$196,300	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Molded Case Bkrs	90%			2033	$220,700	5	$2,200	
Molded Case Bkrs	5%			2050	* *	5	$100	
Wiring								
Braided Cloth	85%	2-4	$253,900	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2044	* *	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Locally Mounted	20%			2054	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,250,100	10	$75,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	$69,500	10	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Compact Fluorescent Lamps								
HID	5%			2029	$55,200	10	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Halogen Lamps								
Egress Lighting								
Emergency, Battery	25%			2034	$39,100	10	$5,500	
Exit, Service	75%			2034	$30,100	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$1,000	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

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
Alarm								
Security System								
Generic	100%			2042	* *	1	$34,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$240,400	2044	* *	1-3	$51,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Obsolete Fire Alarm System Having Frequent Problems.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$90,100	
Distribution								
Central Plant Steam Piping/Pmp	100%			2054	* *	4	$4,500	
Terminal Devices								
Air Handler	20%			2034	$350,700	1	$11,300	
Convector/Radiator	70%			2039	* *	1	$20,600	
Fan Coil Unit/Heat	10%			2034	$231,000	1	$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	100%	0-2	$35,300	2032	$353,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 10 Percent Of The Window Wall Units Are Not Working								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Roof	100%	Now	$18,100	2029	$180,800	2	$2,200	
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,189,600	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2060	* *	4	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : New								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,900	2034	$18,700	4	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Pump Is Not Working								
Backflow Preventer								
No Component	90%							
Generic	10%			2042	* *	1	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : For Boiler Feed Only								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 199 - BK**		
Address	: **1100 ELM AVE. BTWN: CONEY ISLAND AVE, EAST 1**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K199**
Program / Asset #	: **BOE0494.000 / 5**	**Yr Built/Renovated**	: **1930 / 1997**
Area Sq Ft	: **69,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6740** **Lot** : **25**	**BIN**	: **3180761**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$955,200	$109,600
Interior Architecture	$275,100	$52,600
Electrical	$194,000	$396,900
Mechanical	$274,700	$1,091,200
Total	**$1,699,000**	**$1,650,300**
Importance Code A	$955,200	$109,600
Importance Code B	$743,700	$1,540,700
Total	**$1,699,000**	**$1,650,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,500			
Interior Architecture	$81,300			$3,800
Electrical	$47,600	$6,600	$49,300	$7,200
Mechanical	$9,400	$9,900	$14,700	$10,600
Site Pavements	$6,200			
Total	**$155,900**	**$16,500**	**$64,000**	**$21,600**
Importance Code A	$18,300	$6,700	$6,900	$6,700
Importance Code B	$92,400	$9,800	$57,100	$14,900
Importance Code C	$45,300			
Total	**$155,900**	**$16,500**	**$64,000**	**$21,600**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

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
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	$461,800	LIFE	* *	5	$109,600	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : All Facdes								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$4,400	
Metal Coiling Doors	2%			2047	* *	5	$7,400	
Windows								
Aluminum	95%	0-2	$291,200	2050	* *	5	$14,900	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations 1st, 2nd And 3rd Floors								
Steel	5%	Now	$120,800	2059	* *	5	$9,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$21,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
IRMA/Protected Membrane	95%			2039	* *	10	$81,400	
Metal Panel	5%			2047	* *	10	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bulkhead Roof								
Explanation : This Is Stainless Steel Type								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,200	
Ceramic Tile	5%	Now	$14,700	2037	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilet, 2nd Floor								
Terrazzo	5%	4+	$9,800	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Vinyl Tile	30%			2039	* *	3	$15,300	
Wood	55%	Now	$171,300	2049	* *	5	$52,600	
Dry Rot/Decay, Extent : Light, Area Affected : 2%								
Location : Gymnasium								

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

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

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
Interior								
Interior Walls								
Ceramic Tile	3%			2037	* *	5	$3,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	62%			LIFE	* *	5	$22,000	
SGFT/Glazed Masonry	20%	0-2	$43,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Gymnasium								
Ceilings								
AcousTile,Adhered	15%			2047	* *	5	$15,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,600	
Metal Panel	5%	0-2	$103,800	LIFE	* *	5	$6,400	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Plaster	10%			LIFE	* *	5	$6,400	
Plaster	60%			LIFE	* *	5	$38,300	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2044	* *			
Iron Picket	70%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Coney Island Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	75%	4+	$6,200	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Middle Area								
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2054	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	80%			2050	* *	5	$1,500	
Molded Case Bkrs	10%			2033	$18,400	5	$200	
Wiring								
Braided Cloth	20%	2-4	$40,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	25%			2034	$260,100	10	$15,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	75%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st, 2nd And 3rd Floor								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	10%			2029	$11,700	10	$1,600	
Emergency, Battery	40%			2042	* *	10	$6,600	
Exit, LED	50%			2069	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

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
Lighting								
Exterior Lighting								
HID	12%			2029	$39,600	10		
LED	8%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$25,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$182,200	1-3	$42,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$67,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$262,600	1	$8,400	
Convector/Radiator	50%			2039	* *	1	$11,000	
Fan Coil Unit/Heat	30%			2034	$519,100	1	$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2029	$185,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,000	
Exhaust Fans								
Interior	100%			2034	$309,500	2	$2,100	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$89,600	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Various Areas								
On Extended Life, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 40%								
Location : Basement, 80 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$14,100	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 199 - BX (FORMER P.S. 104 - BX)**		
Address	: **1449 SHAKESPEARE AVENUE @W. 172 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X104**
Program / Asset #	: **BOE0244.000 / 406**	**Yr Built/Renovated**	: **1930 / 2023**
Area Sq Ft	: **104,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **2873** **Lot** : **27**	**BIN**	: **2088263**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,164,100	$2,644,800
Interior Architecture	$1,256,900	$3,341,100
Electrical	$280,000	$2,495,800
Mechanical	$1,303,100	$5,026,100
Site Pavements	$660,300	
Total	**$6,664,400**	**$13,507,800**
Importance Code A	$3,164,100	$2,697,400
Importance Code B	$2,945,500	$10,810,400
Importance Code C	$554,900	
Total	**$6,664,400**	**$13,507,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,600			
Interior Architecture	$114,100		$13,700	
Electrical	$32,800	$12,000	$10,800	$22,700
Mechanical	$54,100	$22,400	$29,700	$54,400
Site Enclosure	$9,000			$3,400
Site Pavements	$5,800			
Total	**$280,400**	**$34,400**	**$54,200**	**$80,500**
Importance Code A	$74,900	$10,300	$10,300	$10,500
Importance Code B	$111,300	$24,100	$43,900	$66,600
Importance Code C	$94,200			$3,400
Total	**$280,400**	**$34,400**	**$54,200**	**$80,500**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE		* *	5	$70,100	
Staining/Discoloring, Extent : Light, Area Affected : 30%									
Location : Band Between First And Second Floor									
Masonry: Brick	90%	Now	$2,724,200	LIFE		* *	5	$161,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 5%									
Location : Various Locations Throughout									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Medical Clinic Room 426 And Library 307/309									
Other Observation, Extent : N/A, Area Affected : 5%									
Location : Chimney									
Explanation : Protective Wrap Currently Installed									
Masonry: Granite	4%			LIFE		* *	5	$5,400	
Stucco Cement	1%	Now	$41,600	2048		* *	5	$2,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : North Roof Vent Shafts									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North Roof Vent Shafts									
Explanation : Protective Wrap Currently Installed									
Windows									
Aluminum	75%	Now	$265,500	2034	$1,327,300		5	$13,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Aluminum	25%	Now	$101,800	2034	$508,800		5	$4,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Window Guards, Extent : Light, Area Affected : 100%									
Location : 1st Floor									

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	2-4	$23,000	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Copings								
Masonry: Brick	85%	0-2	$72,600	LIFE	* *	5	$11,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Northwest Corner Of South Roof								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Leaks Repaired Throughout								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Northwest Corner Of South Roof								
Explanation : Protective Wrap Currently Installed								
Roof								
Built-Up (BUR)	60%			2035	$577,100	10	$48,300	
Copper/Terne	5%			2063	* *	10	$10,100	
Modified Bitumen	35%			2045	* *	10	$28,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Interior								
Floors								
Cast in Place Concrete	35%	4+	$303,300	LIFE	* *	5	$152,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Mosaic Tile	4%	Now	$305,900	2055	* *	5	$9,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Toilet Rooms								
Quarry Tile	1%	0-2	$15,000	2040	* *	5	$1,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hallways								
Vinyl Tile	55%			2035	$3,095,500	3	$41,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$142,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Water Meter And Electrical Rooms								
Ceramic Tile	5%	2-4	$154,400	2038	* *	5	$4,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilet Rooms And Kitchen Area								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout Toilet Rooms And Kitchen Area								
Glass: Single Pane	3%			LIFE	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Glass In Stairwells								
Explanation : Location Noted								
Masonry: Brick	25%	0-2	$258,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor, Gymnasium, Cafeteria And Window Walls In Classrooms								
Explanation : Location Noted								
Metal: Cage/Fence	1%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Location Noted								
Marble Panels	5%	0-2	$33,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridor And Stairwell								
Plaster	51%	0-2	$46,400	LIFE	* *	5	$27,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Medical Clinic Room 426 And Various Locations								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Bulkheads And Throughout 4th Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Medical Clinic Room 426								

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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DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	$19,700	2048	* *	5	$14,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Library 307/309								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,100	
Plaster	75%	Now	$92,900	LIFE	* *	5	$93,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Rooms 427, 429								
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout 4th Floor								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Rooms 427, 429 And Library 307/309								
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$5,600	
Chain Link	50%			2055	* *			
Iron Picket	45%	4+	$9,000	2070	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	10%			2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Vertical Cracks At Play Yard Ramp								
Masonry: Fieldstone	90%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$125,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along Shakespeare Avenue								
Pavers/Stone	10%	Now	$98,200	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Tree Surrounds								
Sinking/Subsiding, Extent : Severe, Area Affected : 50%								
Location : Throughout Tree Surrounds								
On-Site Walkways								
Asphalt	20%	2-4	$300	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Walkway Near Exit 8								
Cast in Place Concrete	80%	0-2	$2,100	2048	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Stair Treads At Exit 8								

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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DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$3,300	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Adjacent To Exit 1								
Activity Yard								
Asphalt	90%	0-2	$328,500	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout Play Yard								
Rubber Matting	10%	Now	$107,800	2045	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Not In Use Due To Matting Failure								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes. 200 Ampere Switch For Emergency Lighting, 400 Ampere Switch For 4th Floor Clinic, 100 Ampere Switch For Fire Alarm								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$400	
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	15%			2051	* *	5	$400	
Molded Case Bkrs	70%			2034	$171,700	5	$1,900	
Wiring								
Braided Cloth	80%	2-4	$280,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	10%			2035	$35,000	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2048	* *	5	$200	
Locally Mounted	70%			2033	$130,100	5	$500	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	$1,524,000	10	$91,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$12,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	5%	Now	$12,400	2035	$24,800			
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Ground Level Perimeter								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof								
Explanation : Roof Perimeter Lighting Is Functioning								
LED	5%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Perimeter Of The Building								
Explanation : Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$64,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights And Horns.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Using No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$103,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Boiler								
Distribution								
Steam Piping/Pump	100%	Now	$85,300	2045	* *			
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement Condensate Return Piping								
Terminal Devices								
Air Handler	20%			2030	$400,800	1	$12,900	
Convector/Radiator	70%			2033	$609,600	1	$23,500	
Fan Coil Unit/Heat	10%			2030	$264,000	1	$3,400	
Controls								
Pneumatic	100%			2033	$2,058,100			
Air Conditioning								
Energy Source								
Electricity	95%			2043	* *	1		
No Component	5%							
Conversion Equipment								
Split Unit	75%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Clinic								
Explanation : Split Unit With Condensers At Rooftop. 4 Of 5 Unit Serving The Clinic								
Window/Wall Unit	20%	Now	$4,000	2030	$80,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Window/ Wall Unit - Various Locations								
Window/Wall Unit	5%			2033	$20,200	1		
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	$2,066,300	1	$64,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,000	
Exhaust Fans								
Interior	100%	Now	$23,600	2030	$472,300	2	$2,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 2 Of 12 Units Have Broken Motors								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	2-4	$5,400	2033	$271,900	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Main, Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 175 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$29,500	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 199 - M**
Address : **270 WEST 70 STREET @ WEST END AVE.**
Borough : **MANHATTAN**
Program / Asset # : **BOE0120.000 / 1642**
Area Sq Ft : **88,000**
Date of Survey : **15-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **1158** **Lot** : **40**
Agency's Number : **M199**
Yr Built/Renovated : **1963 / 2008**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1030351**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$173,300	$1,168,600
Interior Architecture	$453,200	$6,995,600
Electrical	$468,800	$850,100
Mechanical	$2,495,300	$522,400
Total	**$3,590,600**	**$9,536,700**
Importance Code A	$173,300	$1,168,600
Importance Code B	$2,964,200	$7,787,200
Importance Code C	$453,200	$581,000
Total	**$3,590,600**	**$9,536,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,100			
Interior Architecture	$136,200	$6,300		$13,500
Electrical	$39,400	$21,400	$8,200	$8,700
Mechanical	$49,500	$23,300	$15,000	$6,700
Site Enclosure	$106,200			
Site Pavements	$19,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$382,400**	**$58,300**	**$30,400**	**$36,200**
Importance Code A	$26,700	$200		
Importance Code B	$281,300	$58,100	$30,400	$36,200
Importance Code C	$74,400			
Total	**$382,400**	**$58,300**	**$30,400**	**$36,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$50,300	
Windows								
Aluminum	100%	Now	$23,500	2041	* *	5	$12,000	
Weather Strip Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Metal Rail	100%	2-4	$173,300	2038	* *	5	$44,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2033	$1,026,600	10	$91,700	
Soffits								
Pre-Cast Concrete	95%			LIFE	* *	5	$41,700	
Stucco Cement	5%	4+	$600	2038	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Canopies								
Interior								
Floors								
Cast in Place Concrete	5%	4+	$11,800	LIFE	* *	5	$14,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$7,800	2036	$390,400	5	$3,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : First Floor Toilet Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
Terrazzo	5%	2-4	$32,400	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Entry And Throughout								
Vinyl Tile	40%			2033	$1,530,400	3	$27,100	
Vinyl Tile 9" X 9"	40%			2033	$4,430,400	3	$27,100	
Wood	5%			2048	* *	5	$12,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	$11,600	2036	$581,000	5	$5,200	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : First Floor Toilet Room								
Concrete Masonry Unit	10%	Now	$198,500	LIFE	* *	5	$8,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And Throughout								
Marble Panels	5%			LIFE	* *			
Plaster	40%	0-2	$102,800	LIFE	* *	5	$24,700	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Auditorium And Throughout								
SGFT/Glazed Masonry	40%	4+	$151,900	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Third Floor Corridors								
Ceilings								
AcousTile,Adhered	42%	Now	$36,600	2038	* *	5	$27,800	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Library								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,100	
Fiber Board	3%			2033	$63,400			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	10%	4+	$22,400	LIFE	* *	5	$16,500	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Cafeteria								
Explanation : Location Noted.								
Plaster	30%			LIFE	* *	5	$24,800	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2043	* *			
Iron Picket	60%	4+	$30,600	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	20%	Now	$12,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 70th Street Side Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : 70th Street Side Of Building								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : 70th Street Side Of Building								

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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DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%	Now	$24,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : South And West Side Of Building								
Masonry: Brick	50%	2-4	$38,700	2043	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : South Side Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	10%	2-4	$600	2036	$2,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : South Side Of Building								
Cast in Place Concrete	90%	Now	$12,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Exit, Above Front Delivery Entrance, And South Side Of Building								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$6,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	30%			2036				
Rubber Matting	70%			2033				
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	70%			2033	$144,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Under 600 Volts								
Wiring								
Braided Cloth	30%			2032	$89,600	1		
Thermoplastic	60%			2033	$179,200	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2031	$73,400	5	$400	
Locally Mounted	20%			2046	* *	5	$100	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2038	* *	10	$56,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2028	$249,600	2	$200	
LED	20%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$60,500	10	$8,500	
Exit, Service	30%			2028	$11,700	1		
Exit, Battery	20%			2033	$25,500	10	$1,200	
Exterior Lighting								
HID	10%			2033	$42,000	10		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$33,800	2038	* *	1	$29,600	
Control Panel Damaged, Extent : Moderate, Area Affected : 20%								
Location : Intrusion Alarm System In Custodian Office								
Fire/Smoke Detection								
Generic, Analog	70%			2028	$162,700	1-3	$38,000	
Generic, Digital	30%			2033	$69,700	1-3	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes And Smoke Detection System								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Heating								
Energy Source								
Utility Steam	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2042	* *	5	$5,200	
Distribution								
Steam Piping/Pump	100%	4+	$36,100	2043	* *			
Steam Traps Faulty, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	15%			2033	$254,400	1	$8,200	
Convector/Radiator	85%			2038	* *	1	$24,200	
Controls								
Digital	50%			2028	$1,294,000			
Pneumatic	50%			2027	$870,800			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	20%			2038	* *			
Window/Wall Unit	80%			2028	$273,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Interior	15%			2033	$59,900	2	$400	
Roof	85%			2033	$148,600	2	$2,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$57,500	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Mains								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons. Quantity 1								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$13,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2033	$47,200	4	$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 199 - Q**		
Address	: **39-20 48TH AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q199**
Program / Asset #	: **BOE0840.000 / 1500**	**Yr Built/Renovated**	: **1953 / 2008**
Area Sq Ft	: **103,141**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **206** **Lot** : **3**	**BIN**	: **4002915**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$557,900	$1,134,100
Interior Architecture	$430,600	$4,769,700
Electrical	$142,000	$1,646,000
Mechanical	$66,500	$4,168,600
Site Pavements	$380,500	
Total	**$1,577,600**	**$11,718,500**
Importance Code A	$557,900	$1,186,700
Importance Code B	$884,000	$10,531,800
Importance Code C	$135,700	
Total	**$1,577,600**	**$11,718,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$113,800		$4,200	
Interior Architecture	$99,900			$13,500
Electrical	$25,600	$16,800	$17,100	$19,900
Mechanical	$49,900	$18,600	$22,200	$15,000
Site Enclosure	$39,200			
Site Pavements	$44,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$379,900**	**$42,600**	**$50,800**	**$55,600**
Importance Code A	$124,000	$10,200	$14,400	$10,200
Importance Code B	$110,100	$32,400	$36,400	$45,400
Importance Code C	$145,800			
Total	**$379,900**	**$42,600**	**$50,800**	**$55,600**

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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DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$310,400	LIFE	* *	5	$73,600	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Bulkheads And Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Pre-Cast Concrete	5%			LIFE	* *	5	$25,200	
Windows								
Aluminum	75%	0-2	$247,500	2044	* *	5	$12,700	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Explanation : Window Hardware Need Servicing, Cleaning Or Replacement.								
Aluminum w/ Guards	25%			2044	* *	5	$8,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$18,500	
Masonry: Brick	50%			LIFE	* *	5-10	$44,500	
Metal Rail	45%			2041	* *	5-10	$105,800	
Roof								
Built-Up (BUR)	98%	Now	$49,800	2031	$996,300			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Lobby								
Copper/Terne	2%			2051	* *	10	$4,300	
Soffits								
Stucco Cement	100%			2041	* *	5	$4,700	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$67,200	LIFE	* *	5	$33,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Mosaic Tile	5%			2041	* *	5	$19,300	
Terrazzo	5%			LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	50%			2036	$2,183,400	3	$38,600	
Vinyl Tile 9" X 9"	20%	Now	$126,400	2036	$2,528,400	3	$11,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Wood	10%			2051	* *	5	$28,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$12,800	2039	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilet Rooms And Kitchen								
Concrete Masonry Unit	15%			LIFE	* *	5	$27,200	
Glazed Ceramic Panel	2%			LIFE	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Vestibule								
Explanation : Location Noted								
Masonry: Brick	5%			LIFE	* *	10	$3,400	
Plaster	48%	Now	$135,700	LIFE	* *	5	$32,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead And Room 300 A								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Room B11, Stair A								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$28,400	
Ceilings								
AcousTile,Adhered	20%			2041	* *	5	$30,900	
AcousTileConcealSpLn	10%	Now	$5,100	2041	* *	5	$9,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$19,300	
Plaster	60%			LIFE	* *	5-10	$159,200	
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$39,200	2046	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Play Yard Enclosure								
Explanation : Loose Fabric Sections								
Iron Picket	30%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$113,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
On-Site Walkways								
Cast in Place Concrete	98%	4+	$44,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Masonry: Granite	2%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Site Pavements								
Activity Yard								
Asphalt	98%	0-2	$267,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Activity Yards								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	2%			2036	$14,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$266,300	5	$400	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	80%			2036	$199,600	1		
Conduit	10%			2046	* *	1		
Conduit	5%			2066	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Boiler Room								
Under Construction	5%							
Panelboards								
Fused Knife Sw	10%			2035	$24,500	5	$200	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Basement, 3rd Floor Mechanical Room								
Fused Toggle Switch	10%			2035	$24,500	5	$200	
Molded Case Bkrs	70%			2035	$171,700	5	$1,900	
Molded Case Bkrs	10%			2061	* *	5	$300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Under 600 Volts								
Wiring								
Braided Cloth	60%			2035	$210,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$105,000	1		
Thermoplastic	5%			2066	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, Boiler Room								
Under Construction	5%							
Motor Controllers								
Locally Mounted	95%			2034	$176,500	5	$700	
Locally Mounted	5%			2056	* *	5		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	$27,400	1	$31,700	
Generators								
Natural Gas	100%	Now	$142,000	2051	* *	1	$35,900	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 80 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2041	* *	10	$92,700	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	40%			2041	* *	1		
Emergency, Battery	10%			2036	$17,700	10	$2,500	
Emergency, Battery	5%			2046	* *	10	$1,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Exit, Service	25%			2031	$11,400	1		
Exit, Battery	20%			2041	* *	10	$1,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Lighting								
Exterior Lighting								
HID	10%	Now	$4,900	2031	$49,300			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2076	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Installation								
Alarm								
Security System								
Generic	50%			2041	* *	1	$19,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exterior								
Explanation : CCTV System								
Generic	50%			2031	$99,100	1	$19,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	50%			2031	$136,200	1-3	$32,700	
Generic, Digital	50%			2031	$136,200	1-3	$32,700	

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
Heating								
Energy Source								
Natural Gas	100%			2062	* *	1		
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$102,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	* *	4	$7,600	
Terminal Devices								
Air Handler	20%			2036	$397,500	1	$12,800	
Convector/Radiator	80%			2041	* *	1	$26,700	
Controls								
Digital	100%			2035	$3,033,200			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%			2031	$280,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,100	
Exhaust Fans								
Interior	75%			2036	$351,300	2	$2,400	
Roof	25%			2036	$51,200	2	$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$17,500	2		
Sanitary Piping								
Cast Iron	100%	Now	$66,500	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Classrooms 119 And 210								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2044	* *	4	$3,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2031	$55,300	4	$6,200	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2062	* *	1-2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Few Heads At Paint Room								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**		
Address	: **1365 FULTON AVENUE BTWN: E.169 ST. - E.170 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X002**
Program / Asset #	: **BOE0156.000 / 523**	**Yr Built/Renovated**	: **1954 / 2015**
Area Sq Ft	: **76,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2925** **Lot** : **56**	**BIN**	: **2009617**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$559,900	$195,500
Interior Architecture	$394,400	
Electrical	$214,400	$200,100
Mechanical	$684,900	$1,795,400
Total	**$1,853,600**	**$2,191,000**
Importance Code A	$559,900	$195,500
Importance Code B	$1,198,800	$1,995,500
Importance Code C	$94,900	
Total	**$1,853,600**	**$2,191,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,400			
Interior Architecture	$54,600	$14,300		$20,400
Electrical	$48,000	$9,200	$7,200	$36,000
Mechanical	$35,800	$11,400	$17,200	$10,600
Site Pavements	$2,200			
Total	**$169,000**	**$34,900**	**$24,400**	**$67,000**
Importance Code A	$35,900	$7,500	$7,500	$7,700
Importance Code B	$96,400	$22,600	$16,900	$59,300
Importance Code C	$36,700	$4,800		
Total	**$169,000**	**$34,900**	**$24,400**	**$67,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$114,600	
Masonry: Brick	5%	Now	$28,400	LIFE	* *	5	$6,700	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Roof Level Chimney Tower								
Masonry: Granite	2%			LIFE	* *	5	$2,000	
Masonry: Limestone	8%			LIFE	* *	5	$8,100	
Windows								
Aluminum	100%	Now	$559,900	2051	* *	5	$19,100	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15%								
Location : Various Locations All Facades								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Various Locations All Facades								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$17,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,900	
Roof								
Copper/Terne	5%			2063	* *	10	$9,800	
Modified Bitumen	95%			2043	* *	10	$74,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,800	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Areas								
Mosaic Tile	5%			2040	* *	5	$14,700	
Terrazzo	5%			LIFE	* *	5	$4,600	
Vinyl Tile	65%			2040	* *	3	$28,600	
Vinyl Tile 9" X 9"	15%	Now	$144,300	2045	* *	3	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classrooms At Third Floor								
Wood	5%	Now	$17,900	2070	* *	5	$5,500	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

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
Interior								
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$9,500	
Concrete Masonry Unit	10%	Now	$36,700	LIFE	* *	5	$7,600	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Basement								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	40%	Now	$94,900	LIFE	* *	5	$22,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair Bulkheads								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	2%			LIFE	* *	5	$15,200	
Ceilings								
AcousTile,Adhered	20%			2040	* *	5	$21,800	
AcousTile,Adhered	5%	Now	$71,800	2055	* *	5	$2,700	
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Gymnasium								
Worn/Erode, Extent : Severe, Area Affected : 30%								
Location : Gymnasium								
Exposed Struc: Concrete	25%	Now	$83,500	LIFE	* *	5	$4,300	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Under Main Steps, Heavy Water Penetration								
Plaster	50%			LIFE	* *	5	$34,000	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2055	* *			
Iron Picket	20%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048	* *			
Cast in Place Concrete	5%	Now	$2,200	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Of Property								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : Front Of Property, Near Trees								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

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
Site Pavements								
On-Site Walkways								
Asphalt	95%			2044	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2044	* *			
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	$2,000	
Raceway								
Conduit	60%			2035	$88,800	1		
Conduit	40%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	5%			2034	$9,200	5	$100	
Molded Case Bkrs	85%			2051	* *	5	$1,700	
Wiring								
Braided Cloth	20%	2-4	$40,900	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$40,900	1		
Thermoplastic	60%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$61,100	5	$300	
Locally Mounted	50%			2048	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$68,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2030	$18,400	10		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$9,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	20%			2040	* *	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$800	
Alarm								
Security System								
Generic	100%			2030	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$46,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$623,200			
Terminal Devices								
Air Handler	15%	4+	$11,000	2030	$219,700	1	$6,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	85%			2033	$540,900	1	$20,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Electrical	100%			2033	$432,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%			2030	$206,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	75%	4+	$12,900	2030	$258,900	2	$1,400	
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Basement And Third Floor Fan Rooms								
Roof	25%			2035	$37,800	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$198,700	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,400	
Sewage Ejector(s)								
Electric	10%	Now	$200	2035	$4,100	4	$300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Motor, Basement								
Electric	90%			2035	$36,700	4	$4,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$21,500	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 200 - BK**		
Address	: **1940 BENSON AVENUE BTWN: BAY 22 ST. - BAY 23 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K200**
Program / Asset #	: **BOE0495.000 / 1312**	**Yr Built/Renovated**	: **1929 / 1998**
Area Sq Ft	: **102,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6407** **Lot** : **8**	**BIN**	: **3167818**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$82,300	$135,900
Interior Architecture	$1,632,300	$2,299,600
Electrical	$658,100	$2,674,600
Mechanical	$1,149,700	$1,744,500
Total	**$3,522,500**	**$6,854,600**
Importance Code A	$82,300	$188,500
Importance Code B	$3,004,700	$5,943,500
Importance Code C	$435,500	$722,600
Total	**$3,522,500**	**$6,854,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$11,400	$14,700	
Interior Architecture	$49,100	$7,100		$15,100
Electrical	$51,400	$44,900	$9,500	$11,500
Mechanical	$38,300	$14,600	$23,100	$14,600
Total	**$138,900**	**$78,000**	**$47,400**	**$41,300**
Importance Code A	$10,100	$21,800	$24,800	$10,100
Importance Code B	$128,800	$56,300	$22,500	$31,200
Importance Code C				
Total	**$138,900**	**$78,000**	**$47,400**	**$41,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$23,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Scaffolding In Use								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$84,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior								
Windows								
Aluminum	100%			2049	* *	5	$29,400	
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	90%			2038	* *	10	$82,300	
Copper/Terne	5%			2048	* *	10	$11,400	
Modified Bitumen	5%			2033	$51,200	10	$4,600	
Interior								
Floors								
Ceramic Tile	5%	0-2	$21,800	2036	$436,600	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Quarry Tile	5%			2046	* *	5	$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Throughout								
Terrazzo	5%	0-2	$14,500	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	25%	Now	$107,000	2033	$1,069,500	3	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	55%	Now	$681,200	2043	* *	3	$31,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2048	* *	5	$14,200	

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

DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	$722,600	5	$12,800	
Masonry: Brick	10%	Now	$250,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Marble Panels	2%			LIFE	* *			
Plaster	58%	Now	$185,300	LIFE	* *	5	$44,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	20%	Now	$232,100	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Metal Panel	5%	0-2	$12,800	LIFE	* *	5	$9,500	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	75%	0-2	$176,600	LIFE	* *	5	$70,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 4th Floor Classrooms And Bathrooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed In Use								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed In Use								
Masonry: Granite	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed In Use								

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DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$400	
Raceway								
Conduit	95%			2033	$237,100	1		
Conduit	5%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Disc Sw	10%			2055	* *	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$2,100	
Wiring								
Braided Cloth	30%	2-4	$105,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2033	$245,000	1		
Motor Controllers								
Locally Mounted	50%			2031	$92,900	5	$300	
Locally Mounted	25%			2038	* *	5	$200	
Locally Mounted	25%	2-4	$46,400	2053	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$1,494,700	10	$89,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$87,700	10	$12,300	
Exit, Service	50%			2028	$22,500	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2028	$196,100	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$269,400	2043	* *	1-3	$57,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Fire Alarm System Is Obsolete. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 7,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Heating								
Distribution								
Steam Piping/Pump	5%	0-2	$20,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats, Various Locations								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Condensate Pump, Basement Boiler Room								
Steam Piping/Pump	95%			2033	$794,600			
Terminal Devices								
Air Handler	20%			2028	$393,100	1	$12,600	
Convector/Radiator	80%			2031	$683,300	1	$26,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$316,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	95%			2028	$440,100	2	$3,000	
Roof	5%			2033	$10,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$266,700	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One 100 Gallons Unit								
Sanitary Piping								
Cast Iron	5%	0-2	$3,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Basement To Street Sewer								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,900	4	$2,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

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
Plumbing								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 20%								
Location : 1st, 2nd, 4th Floor Lunch Area And Boys Bathrooms								
Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$43,300	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 200 - Q**		
Address	: **70-10 164 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q200**
Program / Asset #	: **BOE0841.000 / 1501**	**Yr Built/Renovated**	: **1953 / 2010**
Area Sq Ft	: **98,598**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6789** **Lot** : **1**	**BIN**	: **4146990**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$65,900	$83,300
Interior Architecture	$4,896,400	$1,511,800
Electrical	$1,019,600	$367,600
Mechanical	$344,200	$1,973,600
Total	**$6,326,100**	**$3,936,400**
Importance Code A	$65,900	$963,300
Importance Code B	$6,260,200	$2,973,100
Total	**$6,326,100**	**$3,936,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$16,200	$17,400
Interior Architecture	$10,100	$15,700		$6,500
Electrical	$9,600	$21,400	$11,200	$9,200
Mechanical	$95,300	$67,600	$23,800	$13,600
Site Enclosure	$18,500			
Total	**$133,500**	**$104,600**	**$51,200**	**$46,700**
Importance Code A	$44,000	$10,000	$26,000	$27,200
Importance Code B	$71,100	$94,700	$25,200	$19,500
Importance Code C	$18,500			
Total	**$133,500**	**$104,600**	**$51,200**	**$46,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$83,300	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%			2049	* *	5	$32,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$13,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Metal Rail	10%			2050	* *	5-10	$28,700	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$65,900	
Copper/Terne	5%			2061	* *	10	$8,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Ceramic Tile	5%			2042	* *	5	$7,400	
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	35%			2033	$1,461,100	3	$25,800	
Vinyl Tile 9" X 9"	35%			2028	$4,229,800	3	$19,400	
Wood	10%	Now	$180,300	2048	* *	5	$13,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,600	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$16,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%	2-4	$486,300	2053	* *	5	$7,400	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Cafeteria								
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : Cafeteria								
AcousTileConcealSpLn	10%			2038	* *	5	$18,400	
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,800	
Plaster	55%			LIFE	* *	5	$50,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$18,500	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 164th Street And 71st Avenue								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 164th Street								
Explanation : Gate Does Not Close								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps On 71st Avenue Side Yard								
Masonry: Granite	10%			LIFE	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$233,000	2063	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Toggle Switch	60%	2-4	$147,100	2058	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Equipment On Extended Life								
Molded Case Bkrs	10%			2049	* *	5	$300	
Molded Case Bkrs	20%			2032	$49,000	5	$500	
Wiring								
Braided Cloth	90%	2-4	$268,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$86,800	
LED	4%			2038	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$11,900	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$94,200	10	$100	
LED	10%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$189,500	1	$36,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$60,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Alarm Bell, Manual Pull Box, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$30,500	
Conversion Equipment								
Steam Boiler	100%	0-2	$44,000	2031	$880,000	1	$87,900	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. 5 Plugged Tubes In Boiler No. 2								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$7,300	
Terminal Devices								
Air Handler	20%			2033	$380,000	1	$12,200	
Convector/Radiator	80%			2038	* *	1	$25,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	90%	0-2	$34,400	2028	$344,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 90%								
Location : 10 Units Are Not Working. Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,000	
Exhaust Fans								
Interior	90%			2033	$403,000	2	$2,700	
Roof	10%			2033	$19,600	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$5,200	2031	$257,800	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main In Basement								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$14,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$20,200	4	$3,100	
Sewage Ejector(s)								
Electric	100%			2033	$52,900	4	$3,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$27,900	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 201 - Q**		
Address	: **65-11 155 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q201**
Program / Asset #	: **BOE0842.000 / 1502**	**Yr Built/Renovated**	: **1954 / 2004**
Area Sq Ft	: **77,182**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **6792** **Lot** : **100**	**BIN**	: **4146992**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$88,000	$99,700
Interior Architecture	$7,076,300	
Electrical	$497,800	$249,100
Mechanical		$201,800
Site Pavements	$156,800	$646,000
Total	**$7,818,900**	**$1,196,600**
Importance Code A	$88,000	$99,700
Importance Code B	$7,666,200	$450,900
Importance Code C	$64,600	$646,000
Total	**$7,818,900**	**$1,196,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$17,200	
Interior Architecture	$16,200	$16,300		$11,300
Electrical	$48,200	$35,900	$8,600	$7,200
Mechanical	$62,400	$26,100	$16,700	$13,500
Total	**$126,800**	**$78,300**	**$42,600**	**$32,000**
Importance Code A	$7,600	$7,800	$24,900	$7,600
Importance Code B	$112,400	$70,500	$17,700	$24,300
Importance Code C	$6,700			
Total	**$126,800**	**$78,300**	**$42,600**	**$32,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$89,200	
Masonry: Brick Cavity	10%			LIFE	* *	5	$10,500	
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	100%			2049	* *	5	$34,400	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$18,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$12,900	
Roof								
Copper/Terne	3%			2061	* *	10	$6,900	
Modified Bitumen	95%			2038	* *	10	$88,000	
Skylight, Metal/Glass	2%			2043	* *	10	$6,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,600	
Ceramic Tile	5%			2042	* *	5	$5,800	
Sheet Vinyl/Rubber	5%			2041	* *	5	$8,700	
Terrazzo	2%			LIFE	* *	5	$1,800	
Vinyl Tile	10%	Now	$6,500	2038	* *	3	$4,300	
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Vinyl Tile 9" X 9"	68%	Now	$643,300	2028	$6,433,000	3	$29,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Classrooms 242, 250								
Wood	5%			2048	* *	5	$10,800	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$13,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,800	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$44,400	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$21,700	
Exposed Struc: Concrete	55%			LIFE	* *	5	$9,300	
Plaster	25%			LIFE	* *	5	$17,000	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2043	* *			
Iron Picket	2%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$92,200	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Near Entrance								
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	4+	$64,600	2036	$646,000			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Area								
Activity Yard								
Rubber Matting	100%			2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2063	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2063	* *	5	$300	
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2063	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Fused Disc Sw	3%			2055	* *	5	$100	
Fused Knife Sw	2%	2-4	$3,700	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	40%	2-4	$73,600	2058	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2032	$73,600	5	$800	
Molded Case Bkrs	10%			2058	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$20,400	1		
Thermoplastic	20%			2063	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	$36,700	5	$200	
Locally Mounted	70%			2053	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$68,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
HID	2%			2028	$18,700	10	$100	
Egress Lighting								
Emergency, Battery	20%			2028	$26,500	10	$3,700	
Emergency, Battery	30%			2038	* *	10	$5,600	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	$36,900	10		
HID	10%	Now	$36,900	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outside Wall								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,000	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

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
Alarm								
Security System								
Generic	100%			2028	$148,400	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors And Hallways								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$47,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Thtoughout The Building								
Explanation : Smoke Detectors, Strobe Lights, Alarm Bell, Horns, Manual Pull Boxes And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$76,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units								
Explanation : Two New Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2059	* *	4	$5,700	
Terminal Devices								
Air Handler	20%			2038	* *	1	$9,600	
Convector/Radiator	80%			2046	* *	1	$19,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2028	$15,000	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,000	
Exhaust Fans								
Interior	95%			2038	* *	2	$2,200	
Roof	5%			2033	$7,700	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2053	* *	1		
Galvanized Steel	20%			2031	$201,800	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$49,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Clogged Classroom Sink In Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : Low Pressure From Sink								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 202 - BK ERNEST S. JENKYNS**		
Address	: **982 HEGEMAN AVE. BTWN: BERRIMAN ST., ATKINS AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K202**
Program / Asset #	: **BOE0497.000 / 2667**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **109,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **4477** **Lot** : **1**	**BIN**	: **3098664**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$203,600	$177,300
Interior Architecture	$566,400	$1,906,400
Electrical	$273,200	$700,400
Mechanical	$1,631,500	$1,419,800
Total	**$2,674,600**	**$4,203,900**
Importance Code A	$203,600	$229,900
Importance Code B	$2,342,900	$3,974,000
Importance Code C	$128,100	
Total	**$2,674,600**	**$4,203,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$122,800		$54,800	$10,400
Interior Architecture	$186,900	$8,100		$2,000
Electrical	$12,600	$10,700	$23,700	$13,100
Mechanical	$102,400	$16,600	$31,800	$16,600
Site Enclosure	$9,500			
Site Pavements	$11,900			
Total	**$446,100**	**$35,400**	**$110,300**	**$42,100**
Importance Code A	$133,600	$10,800	$65,800	$21,200
Importance Code B	$220,400	$24,700	$44,500	$20,900
Importance Code C	$92,100			
Total	**$446,100**	**$35,400**	**$110,300**	**$42,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$30,800	LIFE	* *	5	$59,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	8%	Now	$51,100	LIFE	* *	5	$12,100	
Efflorescence, Extent : Light, Area Affected : 50%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads Stairs								
Masonry: Brick	70%			LIFE	* *	5	$106,000	
Masonry: Granite	7%	0-2	$42,700	LIFE	* *	5	$8,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	Now	$91,600	LIFE	* *	5	$5,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Exit Along Atkins Avenue								
Masonry: Marble	3%	Now	$43,400	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Main Entrance								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Main Entrance								
Metal Panel	2%			2054	* *	5-10	$20,800	
Windows								
Aluminum	20%	Now	$5,800	2050	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Classrooms								
Aluminum	70%			2050	* *	5	$20,800	
Metal Louvers	5%			2043	* *	10	$9,300	
Wood	5%	Now	$61,000	2059	* *	5	$7,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Exterior								
Parapets								
Masonry: Brick	92%			LIFE	* *	5	$14,100	
Metal Panel	3%			2054	* *	5	$1,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,800	
Roof								
Built-Up (BUR)	100%			2039	* *	10	$48,200	
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 40%								
Location : Main Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$14,100	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$46,700	2043	* *	5	$4,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Toilets								
Quarry Tile	5%	Now	$30,500	2039	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%	0-2	$15,500	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	40%			2034	$1,830,500	3	$24,300	
Vinyl Tile 9" X 9"	10%	Now	$66,200	2044	* *	3	$6,100	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 5th Floor								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 5th Floor								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : 5th Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor								
Wood	30%	Now	$296,400	2037	* *	5	$45,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout And Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%	Now	$48,800	2037	* *	5	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Masonry: Brick	10%	Now	$67,600	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	Now	$31,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium And Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And Entrance								
Plaster	70%	Now	$60,500	LIFE	* *	5	$36,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5	$6,300	
Plaster	75%	Now	$75,600	LIFE	* *	5	$75,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rooms 504, 506, 507, 511 And 513								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2060	* *			
Iron Picket	35%			2054	* *			
Retaining Walls								
Masonry: Fieldstone	50%	Now	$4,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Material Is Marble								
Masonry: Fieldstone	50%	Now	$4,800	2044	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Explanation : Material Is Granite								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Masonry: Granite	50%	4+	$9,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Entrances Throughout								
Masonry: Granite	25%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Material Is Marble								
Pavers/Stone	25%	0-2	$2,100	2037	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	75%			2047	* *			
Rubber Matting	10%			2042	* *			
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$133,200	5	$200	
Fused Knife Sw	50%	2-4	$133,200	2064	* *	5	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$300	
Molded Case Bkrs	60%			2050	* *	5	$1,700	
Molded Case Bkrs	30%			2033	$73,600	5	$900	

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DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	$140,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2054	* *	1		
Thermoplastic	30%			2034	$105,000	1		
Motor Controllers								
Locally Mounted	60%			2032	$111,500	5	$400	
Locally Mounted	40%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$13,200	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$69,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8,000 Gallon Tank For No. 2 Fuel Oil								

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DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$108,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$44,700	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Vacuum Pump, Condensate Pump At Rear Of Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Steam Traps Are Malfunctioning								
Terminal Devices								
Air Handler	15%	Now	$6,300	2034	$315,100	1	$9,100	
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Unit In Basement								
Convector/Radiator	55%			2032	$502,000	1	$19,400	
Fan Coil Unit/Heat	30%			2029	$830,200	1	$10,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$132,500			
Window/Wall Unit	20%	0-2	$4,200	2029	$84,600	1		
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Various Locations. 10 Percent Of Window Units Are Not Working								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	95%			2034	$470,300	2	$3,200	
Roof	5%			2034	$10,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$716,700	2044	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : Basement. Booster Pump Is Not Working								

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DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNS
Asset # : 2667

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
Plumbing								
Water Heater With Tanks								
Electric	5%	Now	$1,800	2029	$3,600	4		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement.								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Electric Water Heater Is A Backup To The Gasoline Unit								
Gas Fired	95%			2032	$49,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 180 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$19,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement. Blockage, Clogged Kitchen Drain								
Sump Pump(s)								
Non-Submersible	100%	Now	$8,900	2034	$22,300	4	$2,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement. One Sump Pump Is Not Working In Basement								
Backflow Preventer								
Generic	100%	0-2	$2,500	2039	* *	1	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Platform In Boiler Room								
Explanation : Not Located At Main. Leaking Backflow Preventer								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$600	
Chemical System								
No Component	97%							
Generic	3%			2029	$3,600	1-10	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 130 Square Feet (26x5) At Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 203 - BK**		
Address	: **5101 AVENUE M BTWN: EAST 51 ST, EAST 52 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K203**
Program / Asset #	: **BOE0498.000 / 28**	**Yr Built/Renovated**	: **1927 / 2013**
Area Sq Ft	: **106,627**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7849** **Lot** : **1**	**BIN**	: **3218626**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,900	$132,300
Interior Architecture	$3,357,200	$135,500
Electrical	$386,600	$1,015,800
Mechanical	$1,683,900	$2,465,700
Site Pavements		$222,200
Total	**$5,488,700**	**$3,971,500**
Importance Code A	$60,900	$184,900
Importance Code B	$4,858,600	$3,724,700
Importance Code C	$569,200	$61,900
Total	**$5,488,700**	**$3,971,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$28,800
Interior Architecture	$84,300			$11,000
Electrical	$10,300	$11,100	$12,400	$10,200
Mechanical	$20,100	$16,500	$25,100	$16,200
Site Enclosure	$31,200			
Site Pavements	$7,700			
Total	**$153,600**	**$27,500**	**$37,500**	**$66,200**
Importance Code A	$10,600	$10,600	$10,800	$39,300
Importance Code B	$104,200	$17,000	$26,700	$26,900
Importance Code C	$38,900			
Total	**$153,600**	**$27,500**	**$37,500**	**$66,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$132,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Facade Regrouting								
Masonry: Limestone	5%			LIFE	* *	5	$5,200	
Windows								
Aluminum	100%			2050	* *	5	$57,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$20,100	
Masonry: Limestone	10%			LIFE	* *	5	$2,800	
Roof								
Built-Up (BUR)	5%			2034	$40,500	10	$3,400	
Copper/Terne	5%			2062	* *	10	$8,500	
Modified Bitumen	90%			2039	* *	10	$60,900	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$278,000	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Basement East 51st Side								
Deflection Evident, Extent : Severe, Area Affected : 60%								
Location : Basement East 51st Side								
Ceramic Tile	5%	Now	$46,100	2043	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilets								
Terrazzo	5%	4+	$38,200	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : First Floor Hallway								
Vinyl Tile	45%	Now	$1,218,900	2039	* *	3	$26,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Classrooms, Hallways								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : Classrooms, Hallways								
Vinyl Tile 9" X 9"	10%	Now	$522,800	2039	* *	3	$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
Wood	30%	Now	$584,800	2062	* *	5	$44,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Classrooms On 1st, 3rd And 4th Floors								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Explanation : Air Pocket								

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

DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$229,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Boiler Room, Basement								
Ceramic Tile	5%	Now	$83,000	2043	* *	5	$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hallways								
Concrete Masonry Unit	5%			LIFE	* *	5	$5,900	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hallway								
Plaster	70%	Now	$256,900	LIFE	* *	5	$61,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Room 453 And Stair Bulkhead								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,600	
Plaster	80%	Now	$183,600	LIFE	* *	5	$73,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2044	* *			
Iron Picket	35%	2-4	$31,200	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Gates And Nearby Fence								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front And Sides Of Building								
On-Site Walkways								
Cast in Place Concrete	90%			2039	* *			
Other Observation, Extent : Severe, Area Affected : 15%								
Location : East 52nd Street Side								
Explanation : Hoist Door Leaks								
Pavers/Stone	10%	Now	$7,700	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : At Entry Stairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Site Pavements								
Activity Yard								
Asphalt	50%			2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout Yard								
Cast in Place Concrete	25%			2039	* *			
Pavers/Stone	5%			2037	* *			
Rubber Matting	20%			2034	$222,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$239,700	5	$400	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	70%			2033	$171,700	5	$2,000	
Molded Case Bkrs	20%			2050	* *	5	$600	
Wiring								
Braided Cloth	30%	2-4	$105,000	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	30%			2032	$55,700	5	$200	
Locally Mounted	70%			2047	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$91,600	10	$12,900	
Exit, Battery	50%			2034	$77,300	10	$3,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Lighting								
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$102,500	1	$19,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Indoor And Exterior								
Explanation : Cameras Security System								
Generic	50%			2039	* *	1	$19,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$281,600	1-3	$65,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$105,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	5%	Now	$2,200	2064	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Relief Valve On Boilers Leaking								
Steam Piping/Pump	75%			2034	$655,700			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	20%			2054	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Heating								
Terminal Devices								
Air Handler	25%			2029	$513,700	1	$16,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And 4th Floor Fan Rooms								
Convector/Radiator	50%			2032	$446,400	1	$17,200	
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2039	* *	1	$1,700	
Fan Coil Unit/Heat	20%			2029	$541,400	1	$6,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	$161,100	1	$5,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : One Unit								
Exterior Pkg Unit - Cooling	5%			2039	* *	2	$300	
Window/Wall Unit	15%			2029	$62,000	1		
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	$800	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2039	* *	1	$6,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,500	
Exhaust Fans								
Interior	100%			2029	$484,200	2	$3,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And 4th Floor Fan Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%			2032	$1,115,100	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Heater								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	2-4	$82,500	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement, Deteriorated House Traps								
Storm Drain Piping								
Cast Iron	10%			LIFE	* *	1		
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,400	
Backflow Preventer								
No Component	90%							
Generic	10%			2039	* *	1	$700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Serves Boiler Only								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 203 - Q**		
Address	: **53-11 SPRINGFIELD BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q203**
Program / Asset #	: **BOE0844.000 / 2760**	**Yr Built/Renovated**	: **1960 / 2005**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7482** **Lot** : **317**	**BIN**	: **4161005**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,918,800	
Interior Architecture		$1,850,400
Electrical	$180,400	$128,100
Mechanical	$214,500	$1,218,500
Total	**$3,313,800**	**$3,197,000**
Importance Code A	$2,918,800	$705,100
Importance Code B	$395,000	$2,491,900
Total	**$3,313,800**	**$3,197,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,500	$30,300		
Interior Architecture	$61,500	$21,000	$9,400	$6,300
Electrical	$7,400	$26,000	$9,900	$7,400
Mechanical	$30,900	$25,900	$24,500	$13,700
Site Pavements	$31,200			
Total	**$136,400**	**$103,200**	**$43,900**	**$27,400**
Importance Code A	$13,300	$38,300	$7,800	$7,800
Importance Code B	$118,600	$65,000	$36,100	$19,600
Importance Code C	$4,500			
Total	**$136,400**	**$103,200**	**$43,900**	**$27,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	* *	5	$5,200	
Masonry: Brick Cavity	85%			LIFE	* *	5	$47,000	
Masonry: Limestone	3%			LIFE	* *	5	$1,200	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$10,400	
Windows								
Aluminum	100%			2058	* *	5	$28,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$12,300	
Masonry: Limestone	3%	Now	$5,500	LIFE	* *	5	$500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Metal Rail	10%			2046	* *	5-10	$26,000	
Granite Panels	2%			LIFE	* *	5	$300	
Roof								
Copper/Terne	5%			2048	* *	10	$15,900	
IRMA/Protected Membrane	95%	Now	$2,918,800	2043	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$36,700	
Ceramic Tile	3%			2036	$290,900	5	$5,000	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								
Terrazzo	2%			LIFE	* *	5	$2,600	
Vinyl Tile	30%			2038	* *	3	$18,900	
Vinyl Tile	30%	4+	$28,500	2033	$1,425,300	3	$18,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 122 And 124								
Vinyl Tile	15%			2041	* *	3	$9,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Wood	10%			2061	* *	5	$31,500	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : 2nd Floor								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$9,000	
Concrete Masonry Unit	20%			LIFE	* *	5	$24,100	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$45,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$42,000	
Exposed Struc: Concrete	45%			LIFE	* *	5	$11,800	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2033	$134,100			
Metal Panel	10%	4+	$28,500	LIFE	* *	5	$21,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Cafeteria								
Plaster	10%			LIFE	* *	5	$10,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Springfield Boulevard								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Vertical Sections								
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$24,500	5	$100	
Locally Mounted	80%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$71,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	25%			2028	$33,900	10	$4,800	
Emergency, Battery	25%			2038	* *	10	$4,800	
Exit, Service	25%			2028	$8,700	1		
Exit, Service	25%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$75,500	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$29,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$48,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, And Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$24,500	
Conversion Equipment								
Steam Boiler	100%			2031	$705,100	1	$78,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	20%	Now	$6,500	2043	* *			
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : 2 Vacuum Pumps In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	80%			2043	* *			
Terminal Devices								
Air Handler	20%			2038	* *	1	$9,800	
Convector/Radiator	80%			2038	* *	1	$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$10,700	2028	$214,500	1		
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Interior	60%			2038	* *	2	$1,500	
Roof	40%			2033	$62,800	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
HW Heat Exchanger								
Steam Fired	100%			2033	$391,200	4	$7,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$16,200	4	$1,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 204 - BK**		
Address	: **8101 15TH AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K204**
Program / Asset #	: **BOE0499.000 / 2553**	**Yr Built/Renovated**	: **1929 / 2000**
Area Sq Ft	: **140,321**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6294** **Lot** : **1**	**BIN**	: **3163702**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$102,100	$90,400
Interior Architecture	$498,500	$4,446,300
Electrical		$1,085,700
Mechanical	$1,696,300	$4,078,900
Total	**$2,296,800**	**$9,701,300**
Importance Code A	$102,100	$90,400
Importance Code B	$2,058,300	$9,556,200
Importance Code C	$136,400	$54,700
Total	**$2,296,800**	**$9,701,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,900		$2,500	$1,500
Interior Architecture	$64,300	$21,000		$19,700
Electrical	$22,900	$24,900	$25,500	$44,000
Mechanical	$25,900	$22,300	$32,600	$22,300
Site Pavements	$31,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$210,600**	**$75,400**	**$67,700**	**$94,700**
Importance Code A	$71,400	$12,500	$15,000	$14,300
Importance Code B	$139,200	$62,900	$52,800	$80,400
Importance Code C				
Total	**$210,600**	**$75,400**	**$67,700**	**$94,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$39,200	
Masonry: Brick Cavity	20%	Now	$35,800	LIFE	* *	5	$20,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 267								
Masonry: Brick Cavity	70%			LIFE	* *	5	$70,300	
Masonry: Granite	5%	4+	$8,100	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 15th Avenue Base								
Windows								
Aluminum	100%	Now	$102,100	2051	* *	5	$9,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Old Wing								
Glazing Clouded, Extent : Moderate, Area Affected : 35%								
Location : South And West Facade								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$6,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,400	
Copper/Terne	5%			2070	* *	5	$3,000	
Masonry: Brick Cavity	60%			LIFE	* *	5	$7,400	
Masonry: Granite	15%			LIFE	* *	5	$2,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$2,300	
Roof								
Copper/Terne	5%			2063	* *	10	$9,300	
Modified Bitumen	90%	Now	$15,000	2040	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Roof At New Wing								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Roof At New Wing								
Roll Roofing	4%			2034	$19,800	5	$5,000	
Skylight, Metal/Glass	1%			2055	* *	10	$2,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,900	
Ceramic Tile	5%	Now	$12,100	2044	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilets Throughout Old Wing								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout Old Wing								
Terrazzo	5%	4+	$20,100	LIFE	* *	5	$8,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : First Floor Corridor								
Vinyl Tile	50%	0-2	$59,400	2040	* *	3	$39,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Corridors On First Floor New Wing								
Vinyl Tile 9" X 9"	25%	4+	$215,000	2035	$4,299,800	3	$19,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors On Upper Floors 3 And 4								
Wood	5%	Now	$32,100	2050	* *	5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Classroom 415								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : Classroom 415								
Interior Walls								
Cast in Place Concrete	6%	Now	$85,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Along 15th Avenue								
Ceramic Tile	5%	Now	$51,300	2044	* *	5	$9,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Second, Third And Fourth Floor Bathrooms Old Wing								
Gypsum Board	5%			LIFE	* *	5	$10,900	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$54,700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2048	* *	5	$42,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,300	
Plaster	67%	Now	$87,600	LIFE	* *	5	$87,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms On Fourth Floor								
Plaster	3%			LIFE	* *	5	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Decorative Plaster Ceiling								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Play Yard Perimeter Fence								
Explanation : Construciton Netting Installed								
Iron Picket	60%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$31,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout At Tree Pits								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout At Tree Pits								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	50%			2035	$147,900	1		
Conduit	50%			2055	* *	1		
Panelboards								
Fused Disc Sw	1%			2034	$3,100	5		
Fused Toggle Switch	1%			2034	$3,100	5		
Molded Case Bkrs	98%			2043	* *	5	$3,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Under 600 Volts								
Wiring								
Braided Cloth	50%			2034	$204,600	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$500	
Locally Mounted	50%			2040	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$43,200	
Generators								
Diesel	100%			2038	* *	1	$54,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 375 Kilovolt Ameres, 300 Kilowatt Rated Capacity								
Batteries								
Nickel Cadmium	100%			2030	$2,500	5	$31,300	
Fuel Storage								
Day Tank	50%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 25 Gallon Capacity								
Main Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	45%			2040	* *	1		
Emergency, Battery	5%			2040	* *	10	$1,700	
Exit, Service	45%			2040	* *	1		
Exit, Battery	5%			2040	* *	10	$500	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$269,700	1	$52,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$370,600	1-3	$86,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Oil Tank. Two Digital Petro Meters Upgraded In 2020.								
Conversion Equipment								
Furnace	20%			2040	* *	1	$13,900	
Steam Boiler	80%			2048	* *	1	$111,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers.								
Distribution								
Central Plant Steam Piping/Pmp	80%			2055	* *	4	$8,300	
Recent Installation, Extent : N/A, Area Affected : 80%								
Location : 2015 Upgrade Of Steam Traps At Various Locations Throughout								
No Component	20%							
Terminal Devices								
Air Handler	15%			2035	$405,600	1	$13,000	
Convector/Radiator	40%			2033	$470,000	1	$18,100	
Fan Coil Unit/Heat	25%			2030	$890,600	1	$11,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Unit Ventilators Located In Various Classrooms Throughout								
No Component	20%							
Controls								
Pneumatic	100%			2036	$2,776,900			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2040	* *	2	$2,600	
Split Unit	5%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Main Distribution Frame Room, Kitchen Storage Room And Elevator Machine Room								
Explanation : Three Dx Split Units.								
Window/Wall Unit	50%			2030	$272,200	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$54,800	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$23,500	
Exhaust Fans								
Interior	70%			2030	$446,100	2	$3,000	
Roof	30%			2040	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2055	* *	1		
Galvanized Steel	20%			2033	$366,900	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 400 Gallon Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$28,800	4	$4,400	
Backflow Preventer								
Generic	100%			2040	* *	1	$8,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$11,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

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
Fire Suppression								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Hood 5 Feet X 20 Feet Which Equals 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 205 - BK**		
Address	: **6701 20 AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K205**
Program / Asset #	: **BOE0500.000 / 1313**	**Yr Built/Renovated**	: **1925 / 2001**
Area Sq Ft	: **137,175**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **5571** **Lot** : **1**	**BIN**	: **3134749**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$597,900	$255,900
Interior Architecture	$915,900	$144,500
Electrical	$2,983,600	$902,600
Mechanical	$4,723,400	$4,985,100
Site Enclosure	$96,000	
Site Pavements	$94,200	$942,400
Total	**$9,411,000**	**$7,230,500**
Importance Code A	$720,300	$1,532,800
Importance Code B	$8,407,400	$5,697,700
Importance Code C	$283,300	
Total	**$9,411,000**	**$7,230,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,000	$82,300		
Interior Architecture	$128,500	$15,500		$18,100
Electrical	$115,600	$43,700	$22,300	$22,300
Mechanical	$301,200	$76,500	$42,600	$31,600
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$561,600**	**$225,500**	**$72,400**	**$79,400**
Importance Code A	$9,000	$96,200	$13,600	$13,600
Importance Code B	$548,300	$129,300	$58,800	$65,800
Importance Code C	$4,400			
Total	**$561,600**	**$225,500**	**$72,400**	**$79,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$77,400	
Masonry: Brick	90%			LIFE	* *	5	$178,400	
Masonry: Limestone	5%			LIFE	* *	5	$7,400	
Windows								
Aluminum	100%	Now	$597,900	2049	* *	5	$20,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Classrooms And Offices Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Offices Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Offices Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 5%								
Location : Classrooms And Offices Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$15,400	
Metal Rail	10%	Now	$2,500	2046	* *	5	$12,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof Outside Room 320								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,700	
Roof								
Built-Up (BUR)	50%			2038	* *	10	$43,300	
Metal Panel	5%	Now	$6,500	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : At Bulkhead Stair								
Modified Bitumen	45%			2038	* *	10	$39,000	
Interior								
Floors								
Cast in Place Concrete	12%	Now	$107,800	LIFE	* *	5	$54,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%			2042	* *	5	$10,300	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Kitchen And Toilets Throughout								
Terrazzo	5%	2-4	$49,400	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	70%	Now	$408,600	2038	* *	3	$54,200	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Cafeteria, Exit Stair Landing, Classroom 312 And Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Cafeteria, Exit Stair Landing, Classroom 312 And Throughout								
Wood	8%			2048	* *	5	$31,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$67,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%			2042	* *	5	$8,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,000	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%	Now	$119,500	LIFE	* *	5	$28,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Classrooms 312, 409, 419 And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 312, 409, 419 And Throughout								
Ceilings								
AcousTileConcealSpLn	10%	0-2	$17,000	2038	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	Now	$17,600	2046	* *	5	$5,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,200	
Metal Panel	5%	Now	$35,000	LIFE	* *	5	$12,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	11%	Now	$212,100	LIFE	* *	5	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms 312, 409, 419 And Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Classrooms 312, 409, 419 And Throughout								
Plaster	59%			LIFE	* *	5	$76,100	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$96,000	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : North And South Sides Of Play Yard								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : North And South Sides Of Play Yard								
Explanation : Gate Hinges Broken								
Iron Picket	25%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%	0-2	$94,200	2036	$942,400			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$299,600	5	$600	
Raceway								
Conduit	70%			2043	* *	1		
Conduit	30%			2033	$88,700	1		
Panelboards								
Fused Disc Sw	10%			2032	$30,700	5	$300	
Molded Case Bkrs	90%			2032	$275,900	5	$3,300	
Wiring								
Braided Cloth	10%	0-2	$40,900	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Basement								
Thermoplastic	90%			2043	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$42,200	
Generators								
Diesel	100%			2029	$142,000	1	$53,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 200 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$30,600	
Fuel Storage								
Day Tank	100%			2032	$26,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	96%			2028	$2,010,100	10	$120,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Lobby								
Explanation : Location Observed								
Egress Lighting								
Emergency, Service	60%			2028	$51,900	1		
Exit, LED	10%			2068	* *	1		
Exit, Service	30%			2028	$18,200	1		
Exterior Lighting								
HID	5%			2028	$32,800	10		
HID	5%	Now	$32,800	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$263,700	1	$51,200	
Fire/Smoke Detection								
Generic, Digital	100%			2028	$362,300	1-3	$84,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$122,400	2031	$1,224,300	1	$122,300	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room: Both Boilers Smoke Opacity Monitoring Defective								
Damaged, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room: Boiler Automatic Feedwater Valve Defective/damaged								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement - Boiler Room: Boiler No. 1 Needs Full Retubing								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room: Both Boilers Need Burner Tuning								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 8369 Mbh Gross Each								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$22,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Assembly Rooms								
Explanation : Location Noted								
Steam Piping/Pump	70%	Now	$78,700	2033	$787,400			
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Pump Area - Feedwater Tank's Make-up Water Feeder								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement Pump Area - Vacuum Pump Hose Connection Leaking; Basement Gymnasium: Radiator Valve Leaking								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Heating								
Terminal Devices								
Air Handler	30%			2028	$793,000	1	$25,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	63%			2031	$723,600	1	$27,900	
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2028	$174,100	1	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Unit Ventilators; Used As Radiators Only								
Unit Heater - Steam	2%	Now	$16,000	2043	* *	4	$300	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement - Generator Room								
Controls								
Pneumatic	100%	Now	$135,700	2027	$2,714,700			
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room: Air Compressor, 1 Of 2								
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Fan Rooms, Emergency Generator Room: Outside Air Damper Actuators Defective								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room - Lower Gymnasium Air Handler Unit Controller								
Air Conditioning								
Energy Source								
Electricity	25%			2041	* *	1		
Electricity	75%			2058	* *	1		
Conversion Equipment								
Split Unit	3%	Now	$5,000	2041	* *			
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	20%			2027	$106,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Auditorium, Other Locations								
Window/Wall Unit	72%			2032	$383,100	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window/Wall Unit	5%	Now	$26,600	2033	$26,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office, Principal's Office, Room 303, Elevator Machine Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Custodian Office, Principal's Office, Room 303, Elevator Machine Room								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,500	
Exhaust Fans								
Interior	100%			2028	$623,000	2	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	$18,000	2033	$902,000	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Room 212 - Hot Water Pipe								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Brass/Copper	50%			2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$35,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement - Universal Waste Lamp Storage								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$28,100	4	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%	Now	$6,300	2038	* *	1	$7,600	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room								
Explanation : Leaking (1 Of 2)								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Explanation : Defective Sanitizing Sink Heater								
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 745 Mbh Input								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 120 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2033	$646,800	1-5	$71,700	
Sprinkler								
No Component	85%							
Generic	15%			2033	$291,400	1-2	$5,800	
Chemical System								
Wet	100%			2027	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 180 Square Foot Hood (6x30)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 205 - Q**		
Address	: **75-25 BELL BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q205**
Program / Asset #	: **BOE0846.000 / 1504**	**Yr Built/Renovated**	: **1954 / 1999**
Area Sq Ft	: **100,394**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7753** **Lot** : **1**	**BIN**	: **4164007**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,005,000	$139,300
Interior Architecture	$7,070,300	
Electrical	$960,900	$392,900
Mechanical	$97,400	$1,405,900
Site Pavements	$61,900	
Total	**$9,195,500**	**$1,938,200**
Importance Code A	$1,057,600	$139,300
Importance Code B	$7,469,200	$1,798,900
Importance Code C	$668,700	
Total	**$9,195,500**	**$1,938,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$43,500		$27,200
Interior Architecture	$77,500	$25,800		$11,300
Electrical	$33,900	$11,700	$10,000	$73,900
Mechanical	$43,100	$14,400	$22,900	$14,400
Site Enclosure				$10,400
Site Pavements	$4,500			
Total	**$159,000**	**$95,500**	**$32,800**	**$137,300**
Importance Code A	$9,900	$53,500	$9,900	$37,100
Importance Code B	$107,000	$35,600	$22,900	$89,800
Importance Code C	$42,000	$6,400		$10,400
Total	**$159,000**	**$95,500**	**$32,800**	**$137,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$22,100	
Masonry: Brick Cavity	80%			LIFE	* *	5	$75,300	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Masonry: Fieldstone	8%			LIFE	* *	5	$5,600	
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Metal Panel	2%			2055	* *	5-10	$12,900	
Windows								
Aluminum	30%			2051	* *	5	$8,800	
Aluminum	70%	Now	$1,005,000	2060	* *	5	$10,300	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Gymnasium And All Building Facades								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Gymnasium And All Building Facades								
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$7,900	
Masonry: Limestone	7%			LIFE	* *	5	$1,200	
Metal Panel	3%			2055	* *	5	$1,500	
Metal Rail	30%			2048	* *	5-10	$71,700	
Roof								
IRMA/Protected Membrane	25%			2040	* *	10	$22,900	
Modified Bitumen	70%			2043	* *	10	$64,000	
Roll Roofing	5%			2031	$30,400	5	$7,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bulkheads								
Explanation : Under Construction								
Interior								
Floors								
Cast in Place Concrete	10%	4+	$26,300	LIFE	* *	5	$33,100	
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : All Mechanical Areas								
Ceramic Tile	5%			2038	* *	5	$7,600	
Quarry Tile	2%			2040	* *	5	$4,500	
Terrazzo	5%	Now	$144,800	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Lobby								
Vinyl Tile	25%			2040	* *	3	$14,200	
Vinyl Tile 9" X 9"	48%			2030	$5,944,900	3	$36,300	
Wood	5%			2063	* *	5	$14,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$36,100	2044	* *	5	$6,400	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Bathrooms 102 And 324								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Bathrooms 102 And 324								
Concrete Masonry Unit	7%	Now	$34,600	LIFE	* *	5	$7,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Concrete Masonry Unit	3%	Now	$444,400	LIFE	* *	5	$3,100	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Second Floor Mechanical Equipment Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Second Floor Mechanical Equipment Room								
Explanation : Hole In Wall								
Glazed Ceramic Panel	3%			LIFE	* *			
Metal Coiling Doors	1%			2043	* *	5	$12,800	
Plaster	50%			LIFE	* *	5	$38,500	
Plaster	5%	Now	$127,800	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Bathroom								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Plywood/Hardboard	3%	0-2	$5,900	LIFE	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Mainly At Corners And Edge Conditions In Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
SGFT/Glazed Masonry	23%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$373,800	2055	* *	5	$18,900	
Adhesion Failure, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
AcousTile,Adhered	5%			2048	* *	5	$7,600	
Exposed Struc: Concrete	60%			LIFE	* *	5	$14,200	
Plaster	10%			LIFE	* *	5	$9,500	
Site Enclosure								
Fence/Gates								
Cast Iron Rail	100%			2055	* *	5	$20,900	
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$4,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Of Property								
On-Site Walkways								
Asphalt	95%			2038	* *			
Cast in Place Concrete	5%			2048	* *			
Parking/Driveway								
Asphalt	100%	Now	$61,900	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Right Side Of Entry								
Ponding, Extent : Severe, Area Affected : 100%								
Location : Right Side Of Entry								
Activity Yard								
Rubber Matting	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$52,600	2065	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each And On Extended Life.								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$266,300	2065	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	95%			2035	$237,100	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Knife Sw	10%	2-4	$24,500	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement, Fan Rooms								
Fused Toggle Switch	40%	2-4	$98,100	2060	* *	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Molded Case Bkrs	35%			2034	$85,800	5	$900	
Molded Case Bkrs	5%			2043	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	$262,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$70,000	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$88,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$12,100	
Exit, Service	10%			2030	$4,400	1		
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
HID	10%			2030	$48,000	10		
LED	20%			2043	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2038	* *	5	$100	
Alarm								
Security System								
Generic	100%			2030	$193,000	1	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$61,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2055	* *	1	$99,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. 2 Low Pressure Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$386,900	1	$12,400	
Convector/Radiator	80%			2040	* *	1	$25,900	
Controls								
Electrical	100%			2034	$571,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2030	$97,400	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,000	
Exhaust Fans								
Interior	100%			2043	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$393,700	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2043	* *	4	$3,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	Now	$26,900	2035	$53,800	4	$4,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Sewage Ejectors								
1 Not Working Needs To Be Replaced								
Backflow Preventer								
Generic	100%			2045	* *	1	$6,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 205A - BX (ECF)**
Address : **2475 SOUTHERN BOULEVARD (NEAR E. FORDHAM RD.)**
Borough : **BRONX**
Agency's Number : **X205**
Program / Asset # : **BOE0313.000 / 2686**
Yr Built/Renovated : **1976 / 2008**
Area Sq Ft : **55,000**
Project Type : **EDUCATION**
Date of Survey : **30-Jan-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3115** **Lot** : **21** **BIN** : **2086808**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$297,000	$66,600
Interior Architecture	$245,000	
Electrical		$797,400
Mechanical	$1,370,100	$2,844,300
Total	**$1,912,100**	**$3,708,300**
Importance Code A	$395,200	$66,600
Importance Code B	$1,516,900	$3,641,700
Total	**$1,912,100**	**$3,708,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,700		$4,700	
Interior Architecture	$107,100		$12,100	$9,800
Electrical	$5,900	$5,100	$6,300	$5,900
Mechanical	$99,500	$8,500	$14,300	$9,500
Site Enclosure	$5,900			
Site Pavements	$33,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$293,000**	**$20,800**	**$44,600**	**$32,300**
Importance Code A	$33,700	$5,400	$10,100	$5,400
Importance Code B	$149,100	$15,400	$34,500	$26,900
Importance Code C	$110,200			
Total	**$293,000**	**$20,800**	**$44,600**	**$32,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	$297,000	LIFE	* *	5	$66,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Facades								
Horizontal Cracks, Extent : Severe, Area Affected : 5%								
Location : Facade On Southern Boulevard								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Water Meter Room B21 In Basement								
Stucco Cement	5%			2049	* *	5	$8,800	
Windows								
Aluminum	100%			2052	* *	5	$9,700	
Parapets								
Masonry: Brick Cavity	80%	4+	$2,700	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stucco Finish On Parapet Walls								
Metal: Cage/Fence	10%			2049	* *	5-10	$500	
Pre-Cast Concrete	10%			LIFE	* *	5	$800	
Roof								
Built-Up (BUR)	100%			2041	* *	10	$35,400	
Soffits								
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Stucco Cement	95%	Now	$24,300	2049	* *	5	$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Play Yard Side								
Interior								
Floors								
Cast in Place Concrete	5%	4+	$7,000	LIFE	* *	5	$8,800	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room On 1st Floor								
Ceramic Tile	3%			2045	* *	5	$2,400	
Quarry Tile	2%			2041	* *	5	$2,400	
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	85%	2-4	$96,800	2041	* *	3	$25,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Classrooms								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Along Pipe Tunnels, 1st Floor, Basement And Cafeteria								
Interior Walls								
Concrete Masonry Unit	10%	4+	$13,700	LIFE	* *	5	$2,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Gypsum Board	30%			LIFE	* *	5-10	$36,200	
Plaster	30%			LIFE	* *	5-10	$18,100	
SGFT/Glazed Masonry	30%	2-4	$39,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Exit 1 Vestibule								

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DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

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
Interior								
Ceilings								
AcousTile,Adhered	30%			2049	* *	5	$24,100	
Exposed Struc: Concrete	60%	0-2	$148,200	LIFE	* *	5	$7,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	10%			LIFE	* *	5-10	$13,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$5,900	2071	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$16,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Walkways								
Activity Yard								
Asphalt	95%	4+	$13,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Pavers/Stone	5%	4+	$4,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$200	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$14,300	5	$100	
Molded Case Bkrs	90%			2035	$128,700	5	$1,300	
Wiring								
Thermoplastic	100%			2036	$204,400	1		
Motor Controllers								
Locally Mounted	90%			2034	$66,000	5	$300	
Variable Frequency Drive	10%			2049	* *			

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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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DEPARTMENT OF EDUCATION - 040
P. S. 205A - BX (ECF)
Asset # : 2686

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	100%			2041	* *	10	$50,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$6,600	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons								
Conversion Equipment								
Steam Boiler	100%	0-2	$98,200	2049	* *	1	$49,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Basement - Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement - Boiler Room								
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$9,000	2036	$451,000			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Terminal Devices								
Air Handler	30%			2031	$317,900	1	$10,200	
Convector/Radiator	50%			2034	$230,300	1	$8,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Classrooms								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	10%	Now	$32,700	2030	$108,800			
Broken, Extent : Light, Area Affected : 5%								
Location : Basement - Boiler Room								
Pneumatic	90%			2030	$979,600			
Air Conditioning								
Energy Source								
Electricity	100%			2035	$108,300	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2030	$183,500	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Split Unit	5%			2036	$66,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Split Unit	15%	Now	$20,100	2031	$200,600			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Window/Wall Unit	30%			2031	$64,000	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2031	$17,100	2	$5,700	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,600	
Exhaust Fans								
Interior	30%			2031	$74,900	2	$500	
Roof	70%			2031	$76,500	2	$1,200	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

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
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2036	$542,500	1		
Galvanized Steel	25%			2034	$179,700	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$13,600	2036	$272,300	4	$5,400	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$11,300	4	$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2036	$259,300	1-5	$28,800	
Sprinkler								
No Component	95%							
Generic	5%			2036	$38,900	1-2	$800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 205B (ECF)- BX**				
Address	: **2375 SOUTHERN BOULEVARD BTWN: E. FORDHAM RD, - E.187 ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X864**
Program / Asset #	: **BOE0341.000 / 330**			**Yr Built/Renovated**	: **1976 / 2010**
Area Sq Ft	: **21,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **09-May-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,2**				
Block	: **3114**	**Lot**	: **52**	**BIN**	: **2013047**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$589,600	
Interior Architecture	$432,600	
Electrical	$55,500	$765,900
Mechanical	$301,200	$279,800
Total	**$1,378,800**	**$1,045,700**
Importance Code A	$589,600	$279,800
Importance Code B	$789,200	$765,900
Total	**$1,378,800**	**$1,045,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,700		$1,800	
Interior Architecture	$85,700			$5,800
Electrical	$900	$2,200	$42,400	$2,400
Mechanical		$1,300	$50,100	$1,300
Site Enclosure	$36,900			
Site Pavements	$24,900			
Total	**$204,100**	**$3,500**	**$94,300**	**$9,500**
Importance Code A	$55,700	$1,000	$1,800	$1,000
Importance Code B	$84,000	$2,600	$92,400	$3,100
Importance Code C	$64,400			$5,400
Total	**$204,100**	**$3,500**	**$94,300**	**$9,500**

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

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	$3,800	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Base Of Masonry Walls								
Masonry: Brick	95%	0-2	$589,600	LIFE	* *	5	$23,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Lintels Above Windows								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 1%								
Location : 2nd Floor Outdoor Storage Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$46,800	2059	* *	5	$500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
IRMA/Protected Membrane	5%			2039	* *	10	$1,800	
Skylight, Plastic	2%			2047	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16 Units At Main Roof								
Explanation : Location Noted								
Sloped Glazing	5%			LIFE	* *	5	$23,900	
Not Accessible	88%							
Soffits								
Stucco Cement	100%	2-4	$5,200	2047	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Entrance From Play Yard								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Entrance From Play Yard								
Interior								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$8,000	
Ceramic Tile	5%	2-4	$105,300	2049	* *	5	$900	
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Toilet Rooms								
Quarry Tile	5%			2047	* *	5	$2,700	
Sheet Vinyl/Rubber	67%	2-4	$327,300	2039	* *	5	$18,300	
Seams Open/Split, Extent : Light, Area Affected : 20%								
Location : Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Terrazzo	3%	4+	$5,200	LIFE	* *	5	$900	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Entrance Lobby At Southern Boulevard								
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	10%	0-2	$10,300	2039	* *	3	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Offices								
Interior Walls								
Ceramic Tile	5%	2-4	$6,000	2043	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilet Rooms								
Folding Partition	10%			2050	* *	5	$10,700	
Plaster	15%			LIFE	* *	5	$1,900	
SGFT/Glazed Masonry	60%	2-4	$47,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Entrance Lobby								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	10%			LIFE	* *	5	$17,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	$12,000	2039	* *	5	$4,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$3,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Various Locations On 2nd Floor								
Metal Panel	5%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Plaster	15%	0-2	$3,400	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	0-2	$400	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Base Of Iron Pickets								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Base Of Iron Pickets								
Iron Picket	90%	2-4	$10,600	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Play Yard Gate At Prospect Avenue								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Near Play Yard Entrance								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$25,900	2069	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$11,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Along Southern Boulevard								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard And Rear Entrance								

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DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Site Pavements								
Activity Yard								
Asphalt	95%	0-2	$13,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	5%	0-2	$800	2034	$8,100			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$133,200	5	$100	
Raceway								
Conduit	100%			2034	$62,700	1		
Panelboards								
Fused Disc Sw	5%			2033	$5,100	5		
Molded Case Bkrs	95%			2033	$97,100	5	$500	
Wiring								
Thermoplastic	100%			2034	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	1%			2034	$3,200	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	99%			2034	$317,300	10	$19,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	$18,000	10	$2,500	
Exit, Service	50%			2034	$4,600	1		

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Lighting								
Exterior Lighting								
Fluorescent	30%			2034	$25,700	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$40,400	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Multipurpose Room								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$55,500	2044	* *	1-3	$11,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Multipurpose Room								
Explanation : Fire Alarm Control Panel Is In Room 218. Obsolete Equipment								

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
Heating								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Radiant Heater	50%			2034	$279,800	2	$4,900	
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Under Air Conditioning Section								
Controls								
Electrical	100%			2027	$59,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	75%			2028	$241,400	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Throughout The Building, 16 Split Units Provides Heating And Cooling. Condenser On Roof Were Not Accessible								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

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
Ventilation								
Exhaust Fans								
Roof	100%			2034	$41,700	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Roof Setback								
Explanation : Access Through The 2nd Floor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : One Unit 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 206 - BK**				
Address	: **2200 GRAVESEND NECK ROAD AND EAST 22 STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K206**
Program / Asset #	: **BOE0501.000 / 1314**			**Yr Built/Renovated**	: **1925 / 2000**
Area Sq Ft	: **109,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **05-Jan-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **7381**	**Lot**	: **201**	**BIN**	: **3201080**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,930,200	$229,100
Interior Architecture	$331,300	$55,700
Electrical	$93,700	$2,300,000
Mechanical	$1,106,000	$2,879,300
Site Pavements	$59,900	$128,700
Total	**$3,521,100**	**$5,592,800**
Importance Code A	$2,027,400	$229,100
Importance Code B	$1,424,500	$5,363,700
Importance Code C	$69,100	
Total	**$3,521,100**	**$5,592,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$22,900		$17,900
Interior Architecture	$42,500	$20,000	$4,000	$22,600
Electrical	$54,600	$12,600	$11,500	$11,400
Mechanical	$38,900	$15,000	$24,200	$15,000
Site Enclosure	$5,400			
Site Pavements	$3,500			
Total	**$144,900**	**$70,500**	**$39,600**	**$66,900**
Importance Code A	$4,700	$33,700	$10,800	$28,700
Importance Code B	$89,000	$35,500	$28,800	$38,200
Importance Code C	$51,200	$1,300		
Total	**$144,900**	**$70,500**	**$39,600**	**$66,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	81%	Now	$1,303,000	LIFE	* *	5	$154,500	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : 5th Floor, 4th Floor, Rooms 280 And 358								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : South Side Of Building								
Explanation : New Additions In Construction								
Masonry: Granite	5%			LIFE	* *	5	$7,200	
Masonry: Limestone	2%			LIFE	* *	5	$2,900	
Masonry: Marble	2%			LIFE	* *	5	$2,900	
Metal Panel	5%			2055	* *	5-10	$65,600	
Windows								
Aluminum	100%	Now	$543,000	2043	* *	5	$27,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,200	
Masonry: Brick	80%			LIFE	* *	5	$16,700	
Metal Rail	10%			2048	* *	5-10	$37,700	
Roof								
Modified Bitumen	99%			2040	* *	10	$84,200	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Roof								
Explanation : Solar Panels Installed								
Skylight, Metal/Glass	1%			2045	* *	10	$2,800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	$5,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,400	
Ceramic Tile	5%			2044	* *	5	$8,000	
Marble Panels	5%			LIFE	* *	5	$6,000	
Quarry Tile	5%			2048	* *	5	$12,000	
Vinyl Tile	64%			2040	* *	3	$38,300	
Vinyl Tile 9" X 9"	1%			2030	$130,600	3	$800	
Wood	15%			2050	* *	5	$44,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$16,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Crawl Space								
Ceramic Tile	3%			2038	* *	5	$2,600	
Glass: Single Pane	3%	Now	$3,200	LIFE	* *	5	$1,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Glass: Special Gauge	2%	Now	$22,500	LIFE	* *	1		
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Wire Glass And Metal Cage Stair Enclosures								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	65%	Now	$69,100	LIFE	* *	5	$16,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair 3 And 4, Various Classrooms At Upper Floors And Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair 3 And 4, Various Classrooms At Upper Floors								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%	Now	$76,000	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Crawlspace And Basement Shops								
Plaster	90%	Now	$55,500	LIFE	* *	5	$55,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2045	* *			
Iron Picket	40%	Now	$5,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2040	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$3,500	2040	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Steps At Entry At Rear Of Building								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : South Side Of Building								
Explanation : Sidewalk Bridge Installed For Addition Construction								
Masonry: Granite	5%			LIFE	* *			
Masonry: Marble	5%			LIFE	* *	5	$300	
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	55%	2-4	$59,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Asphalt	35%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 35%								
Location : Activity Yard								
Explanation : Addition Construction Staging And Location								
Rubber Matting	10%			2035	$128,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%	4+	$4,700	2035	$47,400	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 40%								
Location : Third And Fourth Floors, Inadequate Power For Air Conditioners								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2050	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Electrical Room								
Transformers								
Dry Type	100%			2055	* *	5	$400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electric Room								
Switchgear / Switchboard								
Fused Disc Sw	30%			2061	* *	5	$100	
Molded Case Bkrs	70%			2035	$186,400	5	$2,000	
Raceway								
Conduit	95%			2035	$237,100	1		
Conduit	5%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Molded Case Bkrs	80%			2034	$196,200	5	$2,300	
Molded Case Bkrs	10%			2051	* *	5	$300	
Wiring								
Braided Cloth	10%	2-4	$35,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2061	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$400	
Locally Mounted	50%			2033	$92,900	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$1,497,400	10	$90,000	
Inadequate Lighting Level, Extent : Moderate, Area Affected : 5%								
Location : Store Rooms								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%	Now	$4,700	2030	$93,700			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Third And Fifth Floor Gymnasium								
Exit, LED	50%			2063	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$40,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$67,200	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Building								
Explanation : Strobes, Smoke Detectors, Bell, Horn, Fire Alarm Panel And Pull Box Station								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Of 8,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$97,300	2048	* *	1	$97,200	
Damaged, Extent : Severe, Area Affected : 10%								
Location : Chemical Feed System Is Not Working								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler No.2 In Boiler Room. Leaking At Left Side Flange								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%	0-2	$21,000	2030	$420,100	1	$12,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Auditorium Blower Broken Belt								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Basement. Presence Of Asbestos On Piping Supply, Return To The Air Handler And Domestic Water Piping								
Convector/Radiator	70%			2040	* *	1	$24,600	
Fan Coil Unit/Heat	10%			2035	$276,700	1	$3,500	
Controls								
Pneumatic	100%			2036	$2,157,100			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : Cafereria And Auditorium. 18 New Units								
Window/Wall Unit	70%	0-2	$5,900	2030	$296,000	1		
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : Various Locations. Two Old Units Are Not Reliable								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,800	
Exhaust Fans								
Interior	90%	0-2	$222,800	2035	$445,500	2	$2,400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : House Exhaust Broken Belt								
Roof	10%			2035	$21,700	2	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Of 300 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : School Yard Drain On 23rd Street								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Outside Drain Near Basement Boiler Room Broken Causing Ponding At Boiler Room Windows And Leaks Into Room								
Sump Pump(s)								
Non-Submersible	100%			2035	$22,300	4	$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 206 - Q**
Address : **61-21 97 PLACE**
Borough : **QUEENS**
Agency's Number : **Q206**
Program / Asset # : **BOE0847.000 / 1505**
Yr Built/Renovated : **1954 / 2001**
Area Sq Ft : **63,000**
Project Type : **EDUCATION**
Date of Survey : **28-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2083** **Lot** : **123** **BIN** : **4050414**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,400,500	$84,400
Interior Architecture		$6,959,500
Electrical	$226,000	$278,900
Mechanical	$858,900	$2,413,900
Site Pavements		$233,800
Total	**$2,485,400**	**$9,970,600**
Importance Code A	$1,456,700	$646,700
Importance Code B	$1,028,700	$9,126,800
Importance Code C		$197,100
Total	**$2,485,400**	**$9,970,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,800	$15,000		
Interior Architecture	$97,300	$12,200		$10,200
Electrical	$11,200	$6,200	$7,100	$5,900
Mechanical	$7,700	$34,400	$24,000	$12,400
Site Pavements				
Total	**$172,000**	**$67,700**	**$31,000**	**$28,500**
Importance Code A	$55,800	$21,400	$6,200	$6,200
Importance Code B	$81,300	$46,300	$24,800	$22,300
Importance Code C	$34,900			
Total	**$172,000**	**$67,700**	**$31,000**	**$28,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$75,500	
Masonry: Brick Cavity	10%	Now	$158,500	LIFE	* *	5	$8,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Spalling, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
Masonry: Limestone	5%	Now	$35,800	LIFE	* *	5	$3,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	95%	2-4	$20,000	2041	* *	5	$10,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%								
Location : Gymnasium Windows								
Steel	5%	Now	$83,100	2058	* *	5	$6,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs, Fan Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs, Fan Room								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Stairs, Fan Room								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$8,100	
Masonry: Limestone	5%			LIFE	* *	5	$600	
Metal Rail	10%			2038	* *	5-10	$17,200	
Roof								
IRMA/Protected Membrane	95%	Now	$1,158,900	2043	* *			
Insul Deter/Miss, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads, Fan Room Over Main Roof								
Metal Panel	5%			2038	* *	10	$4,600	
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$8,700	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Basement, Crawl Space								
Ceramic Tile	3%			2036	$172,700	5	$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Lobby								
Vinyl Tile	2%	2-4	$2,800	2033	$56,400	3	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	80%			2033	$6,533,300	3	$39,900	
Wood	5%			2048	* *	5	$9,400	
Interior Walls								
Ceramic Tile	3%			2036	$197,100	5	$3,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,300	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	60%	2-4	$34,900	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairway Near Window								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%	2-4	$9,900	2038	* *	5	$7,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : First Floor Corridor, Gymnasium								
AcousTileSusp.Lay-In	15%			2038	* *	5	$15,000	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,100	
Plaster	50%	4+	$31,100	LIFE	* *	5	$31,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead, Stair A								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2043	* *			
Iron Picket	80%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	2%			2036	$100			
Cast in Place Concrete	85%			2038	* *			
Masonry: Granite	3%			LIFE	* *			
Pavers/Stone	10%			2036	$4,500			

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Site Pavements								
Activity Yard								
Asphalt	90%			2036	$233,800			
Rubber Matting	10%			2033	$30,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 100 Ampere Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- Vertical Sections								
Raceway								
Conduit	70%			2033	$103,600	1		
Conduit	30%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,700	
Wiring								
Braided Cloth	40%	2-4	$81,800	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	$12,200	5		
Variable Frequency Drive	90%			2038	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Of The Two Grounding Devices In The Building								
Generic	50%	2-4	$5,300	LIFE	* *	5	$500	
Corroded, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$54,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%	Now	$89,400	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Auditorium								
Explanation : Auditorium Lights Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2033	$54,100	10	$7,600	
Exit, Service	50%			2033	$13,900	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$121,100	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only; Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$150,000	5	$19,500	
Conversion Equipment								
Steam Boiler	100%	Now	$56,200	2031	$562,300	1	$56,200	
Controller Not Working, Extent : Severe, Area Affected : 10%								
Location : Boiler 2 Integral Controls								
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Oil Leaks At Boiler 1in Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Heating								
Terminal Devices								
Air Handler	20%			2041	* *	1	$7,800	
Convector/Radiator	70%			2038	* *	1	$14,200	
Fan Coil Unit/Heat	10%			2033	$159,900	1	$2,000	
Controls								
Electrical	50%			2027	$179,300			
Pneumatic	50%			2027	$623,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2033	$95,200	1	$2,900	
Other Observation, Extent : Light, Area Affected : 100% Location : Roof								
Ext Pkg Unit - Heating/Cooling	70%			2033	$758,700	2	$2,700	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof - 3 Units								
Split Unit	5%			2033	$76,600			
Window/Wall Unit	5%			2028	$12,200	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$300	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2038	* *	1	$3,900	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$16,800	2	$4,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,100	
Exhaust Fans								
Interior	40%			2038	* *	2	$800	
Roof	60%			2033	$75,100	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$164,700	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$311,900	4	$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$12,900	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2033	$33,800	4	$2,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Water Mains								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : One Set - 20 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 207 - BK**		
Address	: **4011 FILLMORE AVE. BTWN: KIMBALL ST, COLEMAN ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K207**
Program / Asset #	: **BOE0502.000 / 25**	**Yr Built/Renovated**	: **1926 / 2014**
Area Sq Ft	: **67,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8484** **Lot** : **1**	**BIN**	: **3239388**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$176,300	$96,700
Interior Architecture	$1,135,800	$51,500
Electrical	$494,900	$833,800
Mechanical	$477,700	$2,458,000
Total	**$2,284,700**	**$3,439,900**
Importance Code A	$176,300	$96,700
Importance Code B	$2,025,600	$3,343,300
Importance Code C	$82,800	
Total	**$2,284,700**	**$3,439,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,700			
Interior Architecture	$138,900		$8,700	$9,700
Electrical	$2,700	$6,900	$54,400	$7,700
Mechanical	$76,000	$9,400	$15,000	$10,100
Site Pavements	$67,600			
Total	**$288,900**	**$16,300**	**$78,000**	**$27,500**
Importance Code A	$10,300	$6,600	$6,600	$6,800
Importance Code B	$169,300	$9,700	$71,400	$20,700
Importance Code C	$109,300			
Total	**$288,900**	**$16,300**	**$78,000**	**$27,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$42,000	
Masonry: Brick	90%			LIFE	* *	5	$96,700	
Masonry: Granite	5%			LIFE	* *	5	$4,000	
Windows								
Aluminum	98%	Now	$124,300	2042	* *	5	$12,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	2%			2043	* *	10	$3,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,600	
Masonry: Brick	90%			LIFE	* *	5	$20,500	
Roof								
Copper/Terne	5%	Now	$3,700	2049	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkhead C And D								
Modified Bitumen	95%			2039	* *	10	$52,000	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$9,000	LIFE	* *	5	$11,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gasoline And Electrical Rooms In Basement								
Ceramic Tile	5%	0-2	$14,900	2037	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	4+	$23,100	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Sheet Vinyl/Rubber	5%			2039	* *	5	$7,700	
Vinyl Tile	65%			2039	* *	3	$33,500	
Vinyl Tile 9" X 9"	10%	Now	$16,900	2029	$843,600	3	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2049	* *	5	$9,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$18,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gasoline And Boiler Rooms In Basement And Crawlspace								
Ceramic Tile	5%	Now	$5,300	2037	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	5%			LIFE	* *	5	$2,800	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	4+	$42,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	70%	Now	$82,800	LIFE	* *	5	$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	20%	Now	$158,100	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Plaster	80%	Now	$51,300	LIFE	* *	5	$51,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium, Stairwell Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwell Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2044	* *			
Iron Picket	40%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Caourt								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$18,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kimbal Street								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%	Now	$19,000	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Steps Over Basement								
Explanation : Water Penetration								
Masonry: Marble	5%	Now	$23,600	LIFE	* *	5	$400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Front Steps								
Pavers/Stone	20%			2037	* *			
Activity Yard								
Asphalt	90%	2-4	$6,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$99,900	5	$100	
Fused Disc Sw	50%			2060	* *	5	$100	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2056	* *	5	$200	
Molded Case Bkrs	70%			2033	$128,700	5	$1,200	
Molded Case Bkrs	20%			2056	* *	5	$400	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2060	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Lighting								
Interior Lighting								
Fluorescent	65%			2039	* *	10	$39,900	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2034	$306,800	10	$18,400	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Basement								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	40%			2029	$46,100	10	$6,500	
Emergency, Battery	10%			2039	* *	10	$1,600	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
Fluorescent	30%			2034	$82,100	10	$1,800	
Compact Fluorescent Light, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of The Building								
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$128,800	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$177,000	2044	* *	1-3	$37,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Oil, One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$66,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Heating								
Distribution								
Steam Piping/Pump	10%	Now	$2,700	2054	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 1 Vacuum Pump In Boiler Room								
Steam Piping/Pump	90%			2034	$494,400			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	25%			2039	* *	1	$10,400	
Convector/Radiator	50%			2032	$280,500	1	$10,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%	0-2	$21,300	2029	$425,200	1	$4,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout Classrooms, Multiple Mechanical And Or Electrical Defects								
Controls								
Pneumatic	100%			2032	$1,325,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$9,100	2032	$181,900	1		
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	90%			2039	* *	2	$1,800	
Interior	10%	2-4	$15,200	2044	* *	2	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$175,200	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallons Unit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

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
Plumbing								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	10%	0-2	$17,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up In Basement								
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Deteriorating Piping, Various Locations.								
Storm Drain Piping								
Cast Iron	5%	0-2	$1,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Basement								
Cast Iron	95%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2034	$13,700	4	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$47,400	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 207 - BK ANNEX**		
Address	: **3874 FLATLANDS AVENUE @ HENDRICKSON ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K729**
Program / Asset #	: **BOE1059.000 / 14372**	**Yr Built/Renovated**	: **1926 / 2010**
Area Sq Ft	: **29,598**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7859** **Lot** : **47**	**BIN**	: **3345177**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$159,300	$66,300
Interior Architecture		$108,900
Electrical		$586,900
Mechanical	$289,600	$1,029,700
Site Pavements		$50,300
Total	**$448,900**	**$1,842,000**
Importance Code A	$159,300	$66,300
Importance Code B	$289,600	$1,666,800
Importance Code C		$108,900
Total	**$448,900**	**$1,842,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,400		$27,100	
Interior Architecture	$20,500	$5,000	$20,800	$2,100
Electrical	$3,200	$3,300	$3,000	$2,800
Mechanical	$16,500	$4,700	$43,500	$5,000
Site Enclosure	$8,000			
Site Pavements	$400			
Total	**$56,900**	**$13,000**	**$94,300**	**$9,900**
Importance Code A	$13,700	$2,900	$30,100	$2,900
Importance Code B	$34,800	$6,200	$64,300	$6,900
Importance Code C	$8,400	$3,900		
Total	**$56,900**	**$13,000**	**$94,300**	**$9,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$66,300	
Masonry: Limestone	5%	Now	$59,400	LIFE	* *	5	$2,800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Base								
Explanation : This Component Is Actually Bluestone								
Masonry: Limestone	5%			LIFE	* *	5	$2,800	
Windows								
Aluminum	100%	Now	$99,900	2050	* *	5	$5,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$4,200	
Metal Rail	10%			2047	* *	5-10	$9,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$27,100	
Metal Panel	5%			2047	* *	10	$2,600	
Interior								
Floors								
Carpet	1%			2033	$8,000	3	$900	
Cast in Place Concrete	5%			LIFE	* *	5	$4,800	
Ceramic Tile	5%			2043	* *	5	$2,200	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Quarry Tile	5%			2047	* *	5	$3,300	
Vinyl Tile	34%			2039	* *	3	$7,500	
Wood	50%			2049	* *	5	$41,500	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$7,800	
Gypsum Board	15%			LIFE	* *	5	$7,000	
Masonry: Brick	30%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$2,300	
Wood	35%			LIFE	* *	5	$108,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 207 - BK ANNEX
Asset # : 14372

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	$9,800	2047	* *	5	$14,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Staff Bath								
Exposed Struc: Concrete	15%			LIFE	* *	5	$1,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$5,500	
Plaster	5%	Now	$6,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Vestibule								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$8,000	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Gates								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Area								
Pavers/Stone	10%			2037	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	75%			2037	* *			
Rubber Matting	25%			2034	$50,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$800	
Wiring								
Thermoplastic	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 207 - BK ANNEX
Asset # : 14372

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$451,800	10	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2034	$25,400	10	$3,600	
Exit, Battery	50%			2034	$21,500	10	$1,000	
Exterior Lighting								
HID	30%			2034	$42,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$56,900	1	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$78,200	1-3	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$69,500	5	$9,200	
Conversion Equipment								
Steam Boiler	90%			2039	* *	1	$26,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	10%	0-2	$2,600	2039	* *	1	$2,600	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Explanation : Both Burners Have Mechanical Issues.								
Distribution								
Steam Piping/Pump	100%			2034	$242,700			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2032	$247,800	1	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Original Cast Iron Radiators.								
Controls								
Electrical	100%			2029	$168,500			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2029	$33,200	2	$200	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Unit Appears To Be Abandoned In Place At Roof That Served The Lobby.								
Split Unit	10%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Cafeteria								
Window/Wall Unit	70%	0-2	$8,000	2032	$80,400	1		
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2039	* *	1	$1,900	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	$7,900	2	$2,100	
Evaporative Condenser	10%			2039	* *	2	$2,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$8,300	
No Component	50%							
Exhaust Fans								
Roof	50%			2034	$29,400	2	$500	
Wall Unit	20%			2034	$2,600	2	$200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$389,200	1		
Water Heater With Tanks								
Electric	100%			2029	$121,100	4		
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Closets On Floor 1, 2, 3 And Kitchen								
Explanation : Kitchen Has 120 Gallons And Floors 1, 2, 3 Have 40 Gallons. Pressure Relief Valves Not Piped To Drain.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

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
Plumbing								
Sanitary Piping								
Cast Iron	20%	0-2	$1,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : 2nd Floor Boy And Girl Bathrooms.								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$6,100	4	$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$21,000	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 207 - Q**				
Address	: **159-15 88 STREET BTWN: 159 AVE., 160 AVE.**				
Borough	: **QUEENS**			**Agency's Number**	: **Q207**
Program / Asset #	: **BOE0848.000 / 1506**			**Yr Built/Renovated**	: **1965 / 2015**
Area Sq Ft	: **87,475**			**Project Type**	: **EDUCATION**
Date of Survey	: **13-Sep-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **14009**	**Lot**	: **60**	**BIN**	: **4293311**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$212,600	$1,063,200
Interior Architecture	$6,806,100	
Electrical		$1,811,600
Mechanical	$2,711,400	$2,801,800
Site Pavements	$58,000	
Total	**$9,788,100**	**$5,676,600**
Importance Code A	$212,600	$1,063,200
Importance Code B	$9,414,900	$4,613,400
Importance Code C	$160,600	
Total	**$9,788,100**	**$5,676,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,500			$8,400
Interior Architecture	$51,400		$16,500	$15,200
Electrical	$20,800	$19,200	$40,400	$16,100
Mechanical	$45,500	$17,600	$74,700	$15,800
Site Enclosure	$45,100			
Site Pavements	$59,100			
Total	**$281,500**	**$36,900**	**$131,700**	**$55,600**
Importance Code A	$75,100	$8,700	$8,900	$17,100
Importance Code B	$145,500	$28,200	$122,900	$38,500
Importance Code C	$60,900			
Total	**$281,500**	**$36,900**	**$131,700**	**$55,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$11,800	
Masonry: Brick Cavity	95%			LIFE	* *	5	$47,800	
Windows								
Aluminum	30%	Now	$8,100	2050	* *	5	$3,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	70%			2050	* *	5	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$26,000	
Metal Rail	50%			2047	* *	5-10	$56,900	
Metal Security Bars	10%			2049	* *			
Roof								
Built-Up (BUR)	97%	Now	$212,600	2034	$1,063,200			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Main Roof Along 88th Street								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Main Roof Along 88th Street								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Various 3rd Floor Rooms Along 88th Street								
Copper/Terne	3%			2062	* *	10	$6,900	
Soffits								
Stucco Cement	100%			2047	* *	5	$33,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,800	
Mosaic Tile	3%			2047	* *	5	$10,100	
Terrazzo	2%			LIFE	* *	5	$2,100	
Vinyl Tile	30%			2039	* *	3	$20,300	
Vinyl Tile 9" X 9"	60%	0-2	$6,645,600	2044	* *	3	$30,400	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	0-2	$160,600	LIFE	* *			
Vertical Cracks, Extent : Severe, Area Affected : 75%								
Location : Throughout Basement Columns								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,100	
Plaster	65%			LIFE	* *	5	$40,200	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2039	* *	5	$33,100	
Exposed Struc: Concrete	55%			LIFE	* *	5	$11,400	
Plaster	20%	Now	$41,200	LIFE	* *	5	$16,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room 305 Stairs C Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 305								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$45,100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : Dumpster Area								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$43,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 88th Street								
On-Site Walkways								
Cast in Place Concrete	95%	4+	$13,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramp And Dumpster Area								
Spalling, Extent : Light, Area Affected : 2%								
Location : Surrounding Play Yard								
Masonry: Granite	5%	2-4	$2,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Broken Nosings At Main Entrance								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Exits Steps To Play Yard								
Activity Yard								
Asphalt	90%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basketball Courts								
Rubber Matting	10%	2-4	$58,000	2044	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Seating Area								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	70%			2034	$144,600	1		
Conduit	30%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2050	* *	5	$300	
Molded Case Bkrs	10%			2050	* *	5	$200	
Molded Case Bkrs	75%			2033	$183,900	5	$1,700	
Wiring								
Thermoplastic	70%			2034	$209,100	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$26,900	
Generators								
Natural Gas	100%			2043	* *	1	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 60 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,201,700	10	$72,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Auditorium, Gymnasium								
Egress Lighting								
Emergency, Service	10%			2034	$5,500	1		
Emergency, Battery	40%			2039	* *	10	$8,400	
Exit, Service	45%			2029	$17,400	1		
Exit, Battery	5%			2044	* *	10	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Auditorium, Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Lighting								
Exterior Lighting								
HID	2%	Now	$4,200	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
LED	8%			2042	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,000	
Alarm								
Security System								
Generic	50%			2039	* *	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$55,500	

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$15,600	2051	* *	1	$78,000	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Basement - Boiler Room - Defective Pump Control Of Water Column At Boiler No. 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 210 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$717,300			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Basement - Steam Traps								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Heating								
Terminal Devices								
Air Handler	30%			2029	$505,700	1	$16,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	60%			2032	$439,500	1	$17,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2029	$222,100	1	$2,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Pre-k Rooms 102, 104, 106 - Unit Ventilators								
Controls								
Pneumatic	100%			2028	$1,731,100			
Air Conditioning								
Energy Source								
Electricity	70%			2042	* *	1		
No Component	30%							
Conversion Equipment								
Split Unit	5%			2034	$106,300			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Telecom Room, 3rd Floor Camera Room								
Window/Wall Unit	60%			2032	$203,600	1		
Window/Wall Unit	5%			2027	$17,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Room 321, Other Locations - 6 Units								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria, Kitchen And Other Areas Throughout								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,800	
Exhaust Fans								
Interior	30%			2029	$119,200	2	$800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Roof	35%			2034	$60,800	2	$900	
Roof	35%			2029	$60,800	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,150,400	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Crawlspace								
Explanation : 1 Unit For Kitchen, 100 Gallons Approx.								
Sanitary Piping								
Cast Iron	100%	Now	$22,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement Ceiling								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2039	* *	4	$1,400	
Submersible	50%			2028	$1,400	4	$1,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 60%								
Location : 2nd And 3rd Floor								
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 400 Mbh Approximately								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 120 Gallons								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$123,900	1-2	$2,400	
Chemical System								
Wet	100%			2029	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 85 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 208 - BK**		
Address	: **4801 AVENUE D BTWN: EAST 48 ST, EAST 49 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K208**
Program / Asset #	: **BOE0503.000 / 26**	**Yr Built/Renovated**	: **1927 / 2009**
Area Sq Ft	: **82,004**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4769** **Lot** : **25**	**BIN**	: **3105680**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,415,400	$103,700
Interior Architecture	$126,800	$2,540,900
Electrical	$141,900	$995,500
Mechanical	$1,899,600	$2,863,700
Total	**$3,583,700**	**$6,503,800**
Importance Code A	$1,415,400	$103,700
Importance Code B	$2,093,600	$6,400,100
Importance Code C	$74,700	
Total	**$3,583,700**	**$6,503,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,400			
Interior Architecture	$69,200		$53,700	$4,600
Electrical	$44,500	$8,500	$20,800	$9,400
Mechanical	$30,800	$15,700	$37,000	$16,200
Site Pavements	$29,000			
Total	**$203,000**	**$24,200**	**$111,400**	**$30,200**
Importance Code A	$37,500	$8,100	$8,300	$8,100
Importance Code B	$154,900	$16,100	$103,100	$22,100
Importance Code C	$10,500			
Total	**$203,000**	**$24,200**	**$111,400**	**$30,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	$874,500	LIFE	* *	5	$103,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$4,100	
Windows								
Aluminum	95%	Now	$479,400	2050	* *	5	$21,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Metal Louvers	5%			2037	* *	10	$14,000	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$14,600	
Metal Rail	5%			2047	* *	5-10	$15,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,800	
Roof								
Metal Panel	5%			2047	* *	10	$5,900	
Modified Bitumen	95%			2039	* *	10	$61,500	
Interior								
Floors								
Ceramic Tile	5%	Now	$17,700	2043	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : All Staff Toilets								
Quarry Tile	5%			2047	* *	5	$9,200	
Terrazzo	5%	4+	$11,800	LIFE	* *	5	$4,800	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Traffic Topping	25%			2034	$1,499,400	5	$38,400	
Vinyl Tile	30%	Now	$52,100	2034	$1,041,600	3	$13,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Classrooms								
Wood	30%			2049	* *	5	$69,000	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$74,700	LIFE	* *	5	$45,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 305, 320								

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

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
Interior								
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,800	
Plaster	50%	Now	$35,100	LIFE	* *	5	$35,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classroom 305, Staircase At 3rd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Staircase 2 At 3rd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2044	* *			
Iron Picket	80%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout At Trees, 49th And 48th Street								
On-Site Walkways								
Cast in Place Concrete	75%	4+	$4,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	25%	2-4	$6,000	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exits Steps Throughout								
Activity Yard								
Asphalt	80%			2043	* *			
Pavers/Stone	10%			2043	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$186,400	5	$300	
Fused Disc Sw	20%			2054	* *	5	$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

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
Under 600 Volts								
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	15%			2050	* *	5	$300	
Molded Case Bkrs	80%			2033	$196,200	5	$1,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	40%			2039	* *	5	$200	
Locally Mounted	60%			2032	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$71,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Library And Locker Room								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2029	$70,500	10	$9,900	
Exit, Battery	50%			2039	* *	10	$2,800	
Exterior Lighting								
HID	5%	2-4	$19,600	2044	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof								
LED	15%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$157,600	1	$30,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$21,700	2034	$216,600	1-3	$45,900	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Throughout. Strobe Riser Fault Keeps System In Trouble Mode								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Smoke Detectors, Horns, Manual Pull Stations, Alarm Bells								

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$81,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Corrosion Occurring On Shell Of 2 Steam Boilers.								
Distribution								
Steam Piping/Pump	75%			2044	* *			
Steam Piping/Pump	25%	Now	$100,900	2044	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Boiler Return Piping In Basement								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Vacuum Pump Is Not Working And Leaking.								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostatic Controls Issues Throughout.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Thermostatic Radiator Traps Throughout.								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Faulty Float And Thermostatic Traps								
Terminal Devices								
Air Handler	2%			2034	$31,600	1	$1,000	
Air Handler	28%			2034	$442,400	1	$14,200	
Convector/Radiator	35%			2032	$240,300	1	$9,300	
Fan Coil Unit/Heat	35%	Now	$72,900	2029	$728,700	1	$8,300	
Controller Not Working, Extent : Moderate, Area Affected : 90%								
Location : Unit Ventilators Throughout Not Used Due To Faulty Thermostats.								
Controls								
Pneumatic	100%	0-2	$811,400	2032	$1,622,800			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2029	$185,800	1	$5,700	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : Roof								
Split Unit	2%			2034	$39,900			
Window/Wall Unit	20%	Now	$12,700	2032	$63,600	1		
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Various Locations. 15 Percent Is Not Working								
No Component	63%							

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2044	* *	4	$900	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Rusting And Corrosion Occurring At Pumps.								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2034	$90,400	1	$7,600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2034	$13,500	2	$8,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	100%			2034	$372,400	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$5,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up To 1st Floor On Avenue D Side								
Sump Pump(s)								
Non-Submersible	100%			2034	$16,800	4	$1,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2034	$23,200	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 209 - BK**		
Address	: **2609 EAST 7TH STREET AVE. Z & EAST 7TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K209**
Program / Asset #	: **BOE0504.000 / 27**	**Yr Built/Renovated**	: **1930 / 2003**
Area Sq Ft	: **69,589**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7244** **Lot** : **1**	**BIN**	: **3196224**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$172,500
Interior Architecture	$170,600	$56,300
Electrical	$466,900	$1,703,800
Mechanical	$1,316,700	$1,850,400
Site Enclosure		$174,800
Total	**$1,954,200**	**$3,957,800**
Importance Code A		$172,500
Importance Code B	$1,954,200	$3,554,200
Importance Code C		$231,100
Total	**$1,954,200**	**$3,957,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,000			$5,900
Interior Architecture	$19,500	$5,200		$42,400
Electrical	$49,900	$6,700	$7,200	$11,300
Mechanical	$27,100	$15,100	$15,300	$10,300
Site Enclosure	$17,500			
Site Pavements				
Total	**$116,000**	**$27,100**	**$22,500**	**$69,800**
Importance Code A	$20,600	$6,900	$6,900	$12,900
Importance Code B	$64,700	$20,200	$15,700	$56,900
Importance Code C	$30,700			
Total	**$116,000**	**$27,100**	**$22,500**	**$69,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$52,200	
Copper/Terne	2%			2055	* *	10	$6,300	
Masonry: Brick	90%			LIFE	* *	5	$120,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Various Walls At Upper Floors								
Masonry: Granite	3%			LIFE	* *	5	$3,000	
Windows								
Metal Louvers	2%	Now	$2,000	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Under Construction	98%							
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	5%			2050	* *	10	$5,900	
Under Construction	95%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$22,800	
Ceramic Tile	5%	0-2	$6,000	2038	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Second, Third And Fourth Floor Bathrooms								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Various Bathrooms								
Sheet Vinyl/Rubber	5%			2040	* *	5	$7,800	
Terrazzo	5%			LIFE	* *	5	$4,100	
Vinyl Tile	40%			2040	* *	3	$15,600	
Vinyl Tile 9" X 9"	2%			2030	$170,600	3	$1,000	
Wood	33%			2050	* *	5	$64,400	
Interior Walls								
Ceramic Tile	5%	0-2	$13,200	2044	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Second, Third And Fourth Floor Bathrooms								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	$52,800	
Plaster	5%			LIFE	* *	5	$3,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2040	* *	5	$11,900	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,200	
Plaster	75%			LIFE	* *	5	$44,700	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	$17,500	2035	$174,800			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Playground								
Chain Link	30%			2045	* *			
Iron Picket	40%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaways								
Explanation : This Is Actually Cement Stucco Over Brick								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Bridge Installed								
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Parking And Driveway								
Explanation : Construction Staging Area								
Activity Yard								
Cast in Place Concrete	85%			2040	* *			
Rubber Matting	5%			2035	$17,300			
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Turf Field								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	70%			2035	$139,800	5	$200	
Fused Disc Sw	30%			2045	* *	5	$100	
Raceway								
Conduit	80%			2035	$118,400	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Fused Knife Sw	1%	2-4	$1,800	2060	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	20%			2051	* *	5	$400	
Molded Case Bkrs	69%			2034	$126,900	5	$1,300	
Wiring								
Braided Cloth	80%	2-4	$163,500	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2033	$61,100	5	$200	
Locally Mounted	50%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Lighting								
Interior Lighting								
Fluorescent	5%			2030	$53,100	10	$3,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Fluorescent	90%			2035	$956,000	10	$57,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	5%	Now	$29,600	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Explanation : 8 Fixtures Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2035	$59,800	10	$8,400	
Exit, Battery	50%			2035	$50,500	10	$2,300	
Exterior Lighting								
HID	20%	Now	$66,500	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$133,800	1	$26,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$183,800	1-3	$44,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 7,500 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Heating								
Conversion Equipment								
Steam Boiler	90%			2040	* *	1	$62,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Steam Boiler	10%	Now	$12,400	2040	* *	1	$6,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler No.2, Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Explanation : Both Units Have Mechanical Defects								
Distribution								
Steam Piping/Pump	5%	Now	$1,400	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Chemical Treatment Tank In Boiler Room								
Steam Piping/Pump	95%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$268,200	1	$8,600	
Convector/Radiator	50%			2033	$291,300	1	$11,200	
Fan Coil Unit/Heat	10%	Now	$3,500	2030	$176,700	1	$2,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2030	$353,300	1	$4,500	
Controls								
Pneumatic	100%			2033	$1,377,200			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2030	$202,500	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,800	
Exhaust Fans								
Interior	100%			2030	$316,000	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$181,900	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

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
Plumbing								
Water Heater With Tanks								
Electric	10%			2028	$4,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 50 Gallon Unit								
Gas Fired	90%			2034	$31,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 90 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$14,300	4	$2,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Staff Restrooms								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Explanation : Aged Units								
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$49,300	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 209 - BX**		
Address	: **313 EAST 183 STREET @ TIEBOUT AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X209**
Program / Asset #	: **BOE1020.000 / 503**	**Yr Built/Renovated**	: **1994 /**
Area Sq Ft	: **24,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **3146** **Lot** : **72**	**BIN**	: **2103868**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$557,900	
Electrical	$422,400	$369,100
Mechanical	$595,300	$564,700
Site Pavements	$232,500	
Total	**$1,808,100**	**$933,800**
Importance Code A	$557,900	$214,200
Importance Code B	$1,250,100	$719,600
Total	**$1,808,100**	**$933,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,600		$23,000	
Interior Architecture	$43,700	$2,300	$500	$3,500
Electrical	$7,100	$4,200	$85,500	$3,900
Mechanical	$9,100	$12,000	$83,600	$12,800
Site Enclosure	$16,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$117,200**	**$32,900**	**$207,100**	**$34,600**
Importance Code A	$28,900	$2,400	$25,500	$2,400
Importance Code B	$74,900	$28,300	$181,600	$32,200
Importance Code C	$13,300	$2,300		
Total	**$117,200**	**$32,900**	**$207,100**	**$34,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	$45,400	
Windows								
Aluminum	100%	0-2	$22,500	2042	* *	5	$4,600	
Glazing Clouded, Extent : Light, Area Affected : 10%								
Location : Corridors								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$6,500	
Metal Security Bars	10%			2062	* *			
Pre-Cast Concrete	5%	Now	$3,200	LIFE	* *	5	$2,400	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Coping Throughout								
Roof								
IRMA/Protected Membrane	98%			2029	$557,900	10	$23,000	
Metal Panel	2%			2047	* *	10	$900	
Soffits								
Alum/Vinyl Siding	100%			2044	* *	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$8,000	
Mosaic Tile	5%			2047	* *	5	$4,500	
Quarry Tile	5%			2047	* *	5	$2,700	
Sheet Vinyl/Rubber	2%			2039	* *	5	$1,100	
Vinyl Tile	78%			2039	* *	3	$14,200	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$4,600	
Concrete Masonry Unit	60%			LIFE	* *	5	$21,800	
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	60%			2047	* *	5	$30,900	
AcousTileSusp.Lay-In	15%	0-2	$21,000	2047	* *	5	$3,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria And Teachers Lounge								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$5,200	
Metal Panel	5%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%	0-2	$13,300	2054	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Along Main Facade								
Retaining Walls								
Cast in Place Concrete	100%	Now	$3,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Schoolyard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	45%			2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Minor Cracks Throughout Schoolyard								
Rubber Matting	55%	Now	$232,500	2044	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : Damaged From Prior Playground Flood								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$133,200	5	$100	
Raceway								
Conduit	100%			2034	$62,700	1		
Panelboards								
Fused Disc Sw	15%			2033	$15,300	5	$100	
Molded Case Bkrs	85%			2033	$86,900	5	$500	
Wiring								
Thermoplastic	100%			2034	$79,000	1		
Motor Controllers								
Locally Mounted	50%			2032	$36,700	5	$100	
Motor Control Center	50%			2032	$27,900	5	$300	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$7,400	
Generators								
Diesel	100%			2037	* *	1	$9,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room - Basement								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$900	
Fuel Storage								
Day Tank	10%			2033	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room - Basement								
Explanation : 25 Gallons Rated Capacity								
Main Tank	90%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 27,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2029	$359,000	10	$21,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$7,300	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Egress Lighting								
Emergency, Service	50%			2029	$7,600	1		
Exit, Service	50%			2034	$5,300	1		
Exterior Lighting								
HID	5%			2029	$5,700	10		
LED	5%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$46,100	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$63,400	1-3	$14,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2032	$214,200	1	$23,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers. 2 Heat Exchangers For Hot Water Devices.								
Distribution								
Hot Wtr Piping/Pump	80%			2042	* *	4	$900	
Steam Piping/Pump	20%	Now	$800	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Vacuum Pump								
Terminal Devices								
Convector/Radiator	40%			2039	* *	1	$3,100	
Fan Coil Unit/Heat	45%			2039	* *	1	$3,500	
No Component	15%							
Controls								
Pneumatic	100%			2028	$475,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2034	$290,000	1	$8,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Units In The Basement								
Split Unit	5%			2034	$29,200			
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2044	* *	4	$1,400	
No Component	20%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	$60,800	1	$2,200	
Fan Coil - 4 Pipe	65%			2039	* *	1	$5,000	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	$60,500	2	$16,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$13,400	
Exhaust Fans								
Interior	30%			2029	$32,700	2	$200	
Roof	70%			2034	$33,400	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$4,900	4	$500	
Sewage Ejector(s)								
Electric	100%			2034	$12,900	4	$1,000	
Backflow Preventer								
No Component	50%							
Generic	50%			2034	$5,500	1	$700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 115 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$12,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$1,400	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 75 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 209 - Q**
Address : **16-10 UTOPIA PKWY**
Borough : **QUEENS**
Program / Asset # : **BOE0849.000 / 1507**
Area Sq Ft : **76,000**
Date of Survey : **02-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5734** **Lot** : **1**

Agency's Number : **Q209**
Yr Built/Renovated : **1956 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4128717**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$215,000	$130,200
Interior Architecture	$6,177,800	$607,100
Electrical	$459,200	$349,800
Mechanical	$1,172,700	$3,073,700
Site Pavements	$122,600	$191,600
Total	**$8,147,300**	**$4,352,500**
Importance Code A	$554,200	$130,200
Importance Code B	$7,593,200	$3,702,000
Importance Code C		$520,300
Total	**$8,147,300**	**$4,352,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,600			$10,700
Interior Architecture		$12,100	$2,800	$7,700
Electrical	$16,600	$16,600	$8,600	$7,100
Mechanical	$16,700	$22,700	$21,000	$11,000
Site Enclosure	$3,400			
Site Pavements	$71,200			
Total	**$122,500**	**$51,500**	**$32,400**	**$36,400**
Importance Code A	$14,600	$7,700	$7,500	$18,200
Importance Code B	$83,100	$43,800	$24,900	$18,200
Importance Code C	$24,800			
Total	**$122,500**	**$51,500**	**$32,400**	**$36,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	8%			LIFE	* *	5	$27,200	
Masonry: Brick Cavity	85%	4+	$110,000	LIFE	* *	5	$61,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Bulkhead Stair								
Masonry: Limestone	5%	0-2	$14,600	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Window Sills Throughout								
Granite Panels	2%			LIFE	* *	5	$1,100	
Windows								
Aluminum	100%			2055	* *	5	$21,400	
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$12,500	
Masonry: Limestone	10%			LIFE	* *	5	$2,600	
Metal Rail	30%			2046	* *	5-10	$113,000	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$105,000	
Copper/Terne	5%			2061	* *	10	$13,800	
Soffits								
Cast in Place Concrete	75%			LIFE	* *	5	$2,800	
Masonry: Granite	25%			LIFE	* *	5	$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,400	
Ceramic Tile	3%			2036	$193,600	5	$3,400	
Terrazzo	2%			LIFE	* *	5	$1,700	
Vinyl Tile	20%			2038	* *	3	$8,400	
Vinyl Tile 9" X 9"	55%	0-2	$1,006,700	2028	$5,033,400	3	$23,000	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	10%			2048	* *	5	$21,000	
Interior Walls								
Ceramic Tile	3%			2036	$413,500	5	$7,300	
Concrete Masonry Unit	50%			LIFE	* *	5	$48,900	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$7,300	
SGFT/Glazed Masonry	35%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$137,800	2038	* *	5	$17,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors And Cafeteria								
AcousTileSusp.Lay-In	3%			2038	* *	5	$3,300	
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Stairs								
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	10%			LIFE	* *	5	$13,900	
Plaster	10%			LIFE	* *	5	$7,000	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$3,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Side Walls At Side Exit Door								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$49,800	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$21,400	2031	$106,800			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Asphalt	45%			2036	$84,900			
Rubber Matting	55%	Now	$122,600	2043	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Playground								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Knife Sw	5%	2-4	$9,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	50%	2-4	$92,000	2058	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : On Extended Life								
Molded Case Bkrs	10%			2049	* *	5	$200	
Molded Case Bkrs	25%			2032	$46,000	5	$500	
Wiring								
Braided Cloth	75%	2-4	$153,300	2058	* *	1		
Insulation Damaged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2053	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$68,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,200	
Exit, Service	50%			2038	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

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
Lighting								
Exterior Lighting								
HID	20%			2028	$72,600	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2028	$73,000	1	$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Offices, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Detector								
Generic	50%			2038	* *	1	$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$46,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detector, Horns, Pull Boxes, Alarm Bell And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$23,500	
Conversion Equipment								
Steam Boiler	100%	0-2	$339,200	2038	* *	1	$67,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking And Plugged Tubes								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler No. 2 Feed Water Control Valve Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units On Extended Life								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$218,800	2033	$2,188,300	4	$3,700	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Defective Thermostat								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Leaking Steam Traps								

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DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

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
Heating								
Terminal Devices								
Air Handler	20%			2028	$292,900	1	$9,400	
Convector/Radiator	80%			2031	$509,100	1	$19,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	25%	0-2	$3,700	2028	$73,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 5 Percent Is Not Working								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	50%			2028	$172,600	2	$1,200	
Roof	50%			2028	$75,500	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$9,900	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main, Basement								
HW Heat Exchanger								
Steam Fired	100%			2033	$376,300	4	$7,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,600	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 21 - BX**
Address : **715 EAST 225 STREET (NEAR WHITE PLAINS RD.)**
Borough : **BRONX** | **Agency's Number** : **X021**
Program / Asset # : **BOE0169.000 / 2695** | **Yr Built/Renovated** : **1915 / 2012**
Area Sq Ft : **75,000** | **Project Type** : **EDUCATION**
Date of Survey : **26-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **4839** **Lot** : **39** | **BIN** : **2063435**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$506,600	$67,600
Interior Architecture	$60,400	$4,136,100
Electrical		$1,373,400
Mechanical	$1,484,200	$3,686,500
Site Pavements		$56,200
Total	**$2,051,200**	**$9,319,700**
Importance Code A	$506,600	$737,000
Importance Code B	$1,544,700	$8,582,700
Total	**$2,051,200**	**$9,319,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,800			
Interior Architecture	$165,500			$13,000
Electrical	$8,200	$7,000	$8,700	$7,900
Mechanical	$202,400	$11,600	$17,200	$11,600
Site Pavements	$7,600			
Total	**$454,500**	**$18,600**	**$25,800**	**$32,600**
Importance Code A	$104,200	$7,400	$7,400	$7,400
Importance Code B	$297,600	$11,200	$18,400	$24,200
Importance Code C	$52,600			$1,000
Total	**$454,500**	**$18,600**	**$25,800**	**$32,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$35,200	
Glass Block	2%	Now	$15,600	LIFE	* *	5	$900	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Exit 4								
Masonry: Brick	90%	0-2	$284,900	LIFE	* *	5	$67,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : All Building Facades								
Masonry: Granite	3%			LIFE	* *	5	$3,400	
Masonry: Limestone	2%			LIFE	* *	5	$2,300	
Windows								
Aluminum	100%	Now	$155,200	2052	* *	5	$5,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Especially Classrooms								
Parapets								
Masonry: Brick Cavity	70%	0-2	$10,600	LIFE	* *	5	$5,200	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : South Parapet								
Masonry: Limestone	30%			LIFE	* *	5-10	$26,900	
Roof								
Copper/Terne	3%			2064	* *	10	$4,600	
Modified Bitumen	97%	Now	$66,500	2041	* *			
Alligatoring, Extent : Light, Area Affected : 25%								
Location : Middle Of Roof Area								
Blisters, Extent : Light, Area Affected : 25%								
Location : Middle Of Roof Area								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$34,000	
Ceramic Tile	3%			2045	* *	5	$3,300	
Quarry Tile	5%			2041	* *	5	$8,300	
Terrazzo	5%	0-2	$10,600	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	45%			2036	$1,411,600	3	$25,000	
Vinyl Tile 9" X 9"	30%			2031	$2,724,400	3	$16,600	
Wood	5%	Now	$6,800	2051	* *	5	$5,200	
Dry Rot/Decay, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	2%			2045	* *	5	$1,900	
Marble Panels	3%			LIFE	* *	10	$1,200	
Plaster	70%			LIFE	* *	5-10	$57,700	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$12,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$14,600	2041	* *	5	$11,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement Cafeteria								
Explanation : Water Leak At Light Fixture During Heavy Rain.								
Exposed Struc: Concrete	40%			LIFE	* *	5-10	$55,400	
Metal Panel	5%			LIFE	* *	5	$13,900	
Plaster	35%	Now	$60,400	LIFE	* *	5	$24,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Room 215 Plaster Damage From Bathroom Above								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Corridor								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : East Side								
Iron Picket	40%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$5,600	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East 225th Street Sidewalk								
On-Site Walkways								
Asphalt	25%			2039	* *			
Cast in Place Concrete	53%	Now	$2,000	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Walkways Off 225th Street								
Cast in Place Concrete	20%			2049	* *			
Masonry: Granite	2%			LIFE	* *			
Caulking Deteriorated, Extent : Light, Area Affected : 25%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	80%			2045	* *			
Rubber Matting	20%			2036	$56,200			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$14,700	5	$100	
Molded Case Bkrs	85%			2035	$156,300	5	$1,700	
Molded Case Bkrs	5%			2052	* *	5	$100	
Wiring								
Braided Cloth	30%			2035	$61,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	65%			2036	$132,900	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Locally Mounted	10%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	50%			2036	$572,400	10	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	50%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$9,100	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Halllways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior. Vault								
Explanation : Two Tanks, 7500 Gallons Each.								
Conversion Equipment								
Steam Boiler	100%	Now	$33,500	2034	$669,400	1	$66,800	
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Basement. Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$30,700	2036	$615,000			
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler Room, Mechanical Room								
Terminal Devices								
Air Handler	30%	Now	$21,700	2031	$433,600	1	$12,500	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Penthouse Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	70%			2034	$439,600	1	$17,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$74,200	2030	$1,484,200			
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	75%			2031	$218,200	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Cafeteria								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,200	
Exhaust Fans								
Interior	80%			2036	$272,500	2	$1,800	
Roof	20%			2036	$29,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$789,100	1		
Galvanized Steel	20%			2034	$196,100	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$15,400	2046	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Mechanical Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 985mbh								
Hot Water Storage Tank								
Generic	100%			2036	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 504 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$53,100	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 211 - BX**		
Address	: **1919 PROSPECT AVENUE @ELSMERE PL.**		
Borough	: **BRONX**	**Agency's Number**	: **X193**
Program / Asset #	: **BOE0311.000 / 371**	**Yr Built/Renovated**	: **1975 / 2012**
Area Sq Ft	: **175,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **2951** **Lot** : **32**	**BIN**	: **2094582**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,577,000	$167,100
Interior Architecture	$1,319,100	$7,730,400
Electrical	$624,200	$1,601,900
Mechanical	$1,909,500	$6,634,600
Site Pavements	$94,500	$77,000
Total	**$8,524,300**	**$16,211,000**
Importance Code A	$4,889,400	$219,700
Importance Code B	$3,062,800	$15,991,300
Importance Code C	$572,100	
Total	**$8,524,300**	**$16,211,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$19,900		$44,800
Interior Architecture	$25,600	$70,300		$56,600
Electrical	$16,300	$20,700	$18,200	$45,900
Mechanical	$41,500	$40,500	$57,200	$92,500
Site Enclosure	$12,800			
Site Pavements	$44,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$147,500**	**$158,700**	**$82,600**	**$247,000**
Importance Code A		$37,200	$17,300	$62,500
Importance Code B	$147,500	$114,000	$65,200	$184,500
Importance Code C		$7,500		
Total	**$147,500**	**$158,700**	**$82,600**	**$247,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$745,100	LIFE	* *	5	$167,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Bulkheads And Chimney								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : West Facade								
Painted Surfaces, Extent : Light, Area Affected : 25%								
Location : 1st Floor Level								
Metal Panel	3%			2045	* *	5-10	$38,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$18,100	
Window Wall	4%			2045	* *	5	$27,800	
Windows								
Aluminum	75%			2043	* *	5	$24,200	
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : 5 Window Panes Throughout								
Aluminum	23%			2043	* *	5	$7,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	2%			2038	* *	10	$4,000	
Parapets								
Masonry: Brick Cavity	85%	0-2	$374,200	LIFE	* *	5	$18,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout Parapet								
Metal Panel	10%			2045	* *	5	$8,300	
Metal Rail	5%			2040	* *	5-10	$19,300	
Roof								
IRMA/Protected Membrane	100%	Now	$314,300	2030	$3,143,300			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Fourth Floor Corridor, Closet In Rooms 422, 403 G, 202 Complex								
Soffits								
Stucco Cement	100%			2040	* *	5	$9,100	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Interior								
Floors								
Carpet	1%			2028	$61,200	3	$5,100	
Cast in Place Concrete	5%			LIFE	* *	5	$36,900	
Mosaic Tile	5%			2040	* *	5	$42,200	
Sheet Vinyl/Rubber	1%			2035	$226,300	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$13,200	
Vinyl Tile	78%	0-2	$372,600	2035	$7,451,400	3	$98,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs, Corridors And Cafeteria								
Wood	5%	Now	$51,600	2050	* *	5	$15,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Near Gymnasium Sinks								
Interior Walls								
Ceramic Tile	8%	Now	$134,400	2038	* *	5	$11,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Toilet Rooms								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$11,900	
Folding Partition	2%			2043	* *	5	$14,900	
Gypsum Board	5%			LIFE	* *	5	$8,900	
Plaster	50%			LIFE	* *	5	$44,700	
SGFT/Glazed Masonry	25%	0-2	$343,200	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 1st, 2nd And 4th Floor Corridors And Gymnasium								
Ceilings								
AcousTileConcealSpLn	25%	Now	$417,300	2040	* *	5	$52,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Corridors Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$31,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Waffle Slab								
Gypsum Board	3%			LIFE	* *	5	$12,700	
Metal Panel	2%	0-2	$4,600	LIFE	* *	5	$8,400	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	10%	4+	$21,000	LIFE	* *	5	$21,100	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Loose Acoustical Pads In Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2045	* *			
Iron Picket	80%			2055	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$12,800	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Prospect Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$40,300	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Clinton Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$94,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs Along Prospect Avenue, East And West Sides Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of Building								
Explanation : Open Joint Where Pavement Meets Building								
Activity Yard								
Cast in Place Concrete	90%			2048	* *			
Rubber Matting	10%	Now	$3,900	2035	$77,000			
Open Seams, Extent : Light, Area Affected : 100%								
Location : Play Ground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 3,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$266,300	5	$600	
Fused Disc Sw	20%			2055	* *	5	$200	
Raceway								
Conduit	90%			2035	$310,700	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	3%			2051	* *	5	$100	
Fused Disc Sw	7%			2034	$24,300	5	$300	
Molded Case Bkrs	75%			2034	$260,600	5	$3,500	
Molded Case Bkrs	15%			2051	* *	5	$700	
Wiring								
Thermoplastic	90%			2035	$414,000	1		
Thermoplastic	10%			2055	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2048	* *	5	$400	
Locally Mounted	40%			2033	$74,300	5	$500	
Motor Control Center	30%			2033	$223,300	5	$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$152,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Room 208 - Parent Resource								
Egress Lighting								
Emergency, Battery	45%			2030	$135,400	10	$19,000	
Emergency, Battery	5%			2040	* *	10	$2,100	
Exit, Service	10%			2030	$7,700	1		
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$336,400	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm Only With Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$107,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$54,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$312,400	2040	* *	1	$156,000	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Boiler 1 Leak Due To Corrosion								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Boiler 3 Sensors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$71,700	2045	* *			
Other Observation, Extent : Moderate, Area Affected : 3%								
Location : 1st Floor Boys Bathroom And Electrical Room								
Explanation : Steam Piping Leaking Into Electrical Room								
Terminal Devices								
Air Handler	30%			2035	$1,011,600	1	$32,500	
Convector/Radiator	70%			2040	* *	1	$39,600	
Controls								
Pneumatic	100%			2033	$3,463,200			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2030	$660,900	1	$20,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Split Unit	5%			2035	$212,800			
Window/Wall Unit	60%			2030	$407,300	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2045	* *	4	$2,200	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2035	$782,300	1	$27,100	
No Component	75%							
Heat Rejection								
Dry Cooler	25%			2035	$185,000	2	$30,500	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

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
Ventilation								
Exhaust Fans								
Interior	20%			2035	$158,900	2	$1,100	
Roof	80%	Now	$13,900	2035	$278,200	2	$3,400	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Roof: 3 Exhaust Fans Malfunctioning Due To Mechanical And Electrical Defects								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2040	* *	1		
Water Heater With Tanks								
Oil Fired	100%	Now	$271,200	2033	$542,500	1		
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Boiler Room 1 Of 2 Due To Corrosion At The Bottom Of The Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 150 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$126,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Roof Drain Pipe Leaking On The 1st Floor								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$10,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$91,500	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$2,400	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)**		
Address	: **50-51 98TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q298**
Program / Asset #	: **BOE1188.000 / 15537**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **105,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,Ph**		
Block	: **1891** **Lot** : **1**	**BIN**	: **4620049**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$150,600
Interior Architecture		$127,400
Electrical		$96,800
Mechanical	$310,300	$3,102,600
Total	**$310,300**	**$3,477,400**
Importance Code A		$150,600
Importance Code B	$310,300	$3,326,700
Total	**$310,300**	**$3,477,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,700			$6,500
Interior Architecture	$37,300		$700	$13,900
Electrical	$17,200	$17,200	$25,800	$17,200
Mechanical	$29,100	$13,700	$49,100	$15,700
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$141,600**	**$45,300**	**$90,000**	**$67,600**
Importance Code A	$48,900	$5,200	$5,400	$11,700
Importance Code B	$82,200	$40,100	$84,600	$55,900
Importance Code C	$10,500			
Total	**$141,600**	**$45,300**	**$90,000**	**$67,600**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)
Asset # : 15537

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$54,000	
Ceramic Tile	5%			2060	* *	10	$6,500	
Masonry: Brick Cavity	70%			LIFE	* *	5	$96,700	
Metal/Glass Curt Wall	5%	Now	$23,800	LIFE	* *	5	$13,000	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : 2nd Floor Lobby								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Stair C								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$13,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$44,900	
Windows								
Aluminum	99%	Now	$13,300	2056	* *	5	$6,800	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Various Classrooms								
Metal Louvers	1%			2047	* *	10	$900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Waterproof Membrane Applied								
Metal Rail	5%			2051	* *	5-10	$12,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$8,800	
Roof								
IRMA/Protected Membrane	25%	Now	$5,700	2042	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Roof Penetrations								
IRMA/Protected Membrane	75%			2042	* *	10	$35,100	
Soffits								
Stucco Cement	100%			2051	* *	5		
Interior								
Floors								
Carpet	1%			2035	$27,100	3	$2,200	
Cast in Place Concrete	10%			LIFE	* *	5	$32,800	
Ceramic Tile	5%			2047	* *	5	$7,500	
Quarry Tile	5%			2051	* *	5	$11,200	
Vinyl Tile	74%			2042	* *	3	$55,400	
Wood	5%	0-2	$9,200	2069	* *	5	$7,000	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Auditorium								

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

DEPARTMENT OF EDUCATION - 040
P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)
Asset # : 15537

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
Interior								
Interior Walls								
Ceramic Tile	21%			2047	* *	5	$21,100	
Concrete Masonry Unit	20%			LIFE	* *	5	$8,000	
Folding Partition	1%			2056	* *	5	$2,500	
Glass: Single Pane	1%			LIFE	* *	5	$800	
Gypsum Board	55%			LIFE	* *	5	$33,100	
Wood	2%			LIFE	* *	5	$8,000	
Ceilings								
AcousTileSusp.Lay-In	85%			2051	* *	5	$127,400	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2060	* *			
Iron Picket	50%			2078	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
On-Site Walkways								
Asphalt	50%			2047	* *			
Cast in Place Concrete	50%			2051	* *			
Activity Yard								
Asphalt	80%			2047	* *			
Rubber Matting	20%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2064	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch For Main Switchboard B								
Fused Disc Sw	40%			2064	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch For Main Switchboard A								
Switchgear / Switchboard								
Fused Disc Sw	100%			2064	* *	5	$500	
Raceway								
Conduit	100%			2064	* *	1		
Panelboards								
Fused Disc Sw	10%			2059	* *	5	$200	
Molded Case Bkrs	90%			2059	* *	5	$2,500	

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)
Asset # : 15537

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2064	* *	1		
Motor Controllers								
Locally Mounted	40%			2054	* *	5	$300	
Variable Frequency Drive	60%			2054	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2054	* *	1	$32,500	
Generators								
Diesel	100%			2049	* *	1	$40,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 400 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,900	
Fuel Storage								
Main Tank	100%			2074	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2044	* *	10	$87,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2044	* *	10	$9,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Elevator Lobby. 1 To 4 Floors, Gymnasium And Cafeteria								
Egress Lighting								
Emergency, Service	50%			2044	* *	1		
Exit, LED	50%			2074	* *	1		
Exterior Lighting								
HID	20%			2044	* *	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2074	* *	5	$500	
Alarm								

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

DEPARTMENT OF EDUCATION - 040
P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)
Asset # : 15537

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$19,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Gymnasium, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2044	* *	1	$19,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$65,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	* *	1	$52,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,800	
Terminal Devices								
Unit Heater - Hot Water	100%			2042	* *			
Controls								
Digital	100%	Now	$310,300	2032	$3,102,600			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Whole Building Building Management System								
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2039	* *			
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	* *	2	$73,500	
Ventilation								
Exhaust Fans								
Roof	100%			2039	* *	2	$3,200	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040
P. S. 211 - Q (ELM TREE ELEMENTARY SCHOOL)
Asset # : 15537

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Backflow Preventer								
Generic	100%			2039	* *	1	$6,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$55,200	
Sprinkler								
Generic	100%			2060	* *	1-2	$29,600	
Fire Pump								
Generic	100%			2047	* *	1	$19,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 212 - BK**
Address : **87 BAY 49 STREET BTWN: HARWAY AVE., CROPSEY AVE**
Borough : **BROOKLYN** **Agency's Number** : **K212**
Program / Asset # : **BOE0507.000 / 1289** **Yr Built/Renovated** : **1925 / 2010**
Area Sq Ft : **77,000** **Project Type** : **EDUCATION**
Date of Survey : **16-Dec-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **6917** **Lot** : **1** **BIN** : **3187407**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$176,200
Interior Architecture	$601,200	$2,083,700
Electrical	$380,700	$508,300
Mechanical	$597,900	$4,195,000
Total	**$1,579,800**	**$6,963,300**
Importance Code A		$176,200
Importance Code B	$1,467,400	$6,787,100
Importance Code C	$112,400	
Total	**$1,579,800**	**$6,963,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,800			
Interior Architecture	$20,800		$1,700	$8,300
Electrical	$8,000	$8,700	$51,400	$7,300
Mechanical	$34,800	$11,400	$28,800	$12,300
Site Pavements	$29,000			
Total	**$148,400**	**$20,100**	**$81,900**	**$27,800**
Importance Code A	$63,400	$7,600	$7,800	$7,600
Importance Code B	$59,500	$12,500	$74,100	$20,200
Importance Code C	$25,400			
Total	**$148,400**	**$20,100**	**$81,900**	**$27,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$17,100	LIFE	* *	5	$81,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$94,300	
Windows								
Aluminum	98%	Now	$34,600	2050	* *	5	$17,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 1%								
Location : Classrooms								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Stairs								
Metal Louvers	2%			2043	* *	10	$4,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,500	
Masonry: Brick	85%			LIFE	* *	5	$9,900	
Metal Rail	10%			2051	* *	5-10	$21,000	
Roof								
Metal Panel	5%			2047	* *	10	$4,100	
Modified Bitumen	95%			2042	* *	10	$42,200	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,500	
Ceramic Tile	3%	Now	$9,900	2037	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	2%			LIFE	* *	5	$1,700	
Quarry Tile	5%			2047	* *	5	$8,600	
Sheet Vinyl/Rubber	2%			2034	$153,500	5	$3,400	
Vinyl Tile	58%	Now	$94,000	2034	$1,880,100	3	$24,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	25%	0-2	$175,000	2049	* *	5	$26,900	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2037	* *	5	$7,500	
Gypsum Board	5%			LIFE	* *	5	$4,500	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	60%	Now	$112,400	LIFE	* *	5	$27,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th And 5th Floor Stair And Gymnasium								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$5,700	
Exposed Struc: Concrete	25%	Now	$219,800	LIFE	* *	5	$4,500	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ash Hoist Bilco Door								
Plaster	70%			LIFE	* *	5	$50,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$7,300	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 50th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	$21,700	2043	* *			
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Loading And Garbage Area								
Activity Yard								
Asphalt	85%			2043	* *			
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	75%			2034	$149,800	5	$200	
Fused Disc Sw	25%			2060	* *	5	$100	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2060	* *	1		
Panelboards								
Fused Disc Sw	7%			2033	$12,900	5	$100	
Fused Disc Sw	3%			2050	* *	5	$100	
Molded Case Bkrs	20%			2056	* *	5	$400	
Molded Case Bkrs	70%			2042	* *	5	$1,400	
Wiring								
Braided Cloth	80%	2-4	$163,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2060	* *	1		
Motor Controllers								
Locally Mounted	70%			2039	* *	5	$400	
Locally Mounted	30%			2032	$36,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$69,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	2%			2029	$43,700	2		
Egress Lighting								
Emergency, Service	50%			2034	$24,300	1		
Exit, Service	50%			2034	$17,000	1		
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$203,400	1-3	$47,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2054	* *	5	$23,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$631,400			
Terminal Devices								
Air Handler	20%			2034	$296,700	1	$9,500	
Convector/Radiator	60%			2032	$386,800	1	$14,900	
Fan Coil Unit/Heat	20%			2029	$391,000	1	$5,000	
Controls								
Pneumatic	100%			2035	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	20%			2039	* *			
Window/Wall Unit	40%	0-2	$23,900	2029	$119,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. 15 Percent Of The Units Are Not Working								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	100%			2034	$349,700	2	$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,006,600	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 400 Gallon Capacity Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,800	4	$1,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 212 - Q**				
Address	: **34-25 82ND STREET**				
Borough	: **QUEENS**			**Agency's Number**	: **Q212**
Program / Asset #	: **BOE1014.000 / 13407**			**Yr Built/Renovated**	: **2000 /**
Area Sq Ft	: **79,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**				
Block	: **1443**	**Lot**	: **19**	**BIN**	: **4437128**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$261,600	$120,000
Interior Architecture	$155,600	
Electrical		$360,500
Mechanical		$2,403,700
Total	**$417,200**	**$2,884,200**
Importance Code A	$261,600	$120,000
Importance Code B	$95,700	$2,764,200
Importance Code C	$60,000	
Total	**$417,200**	**$2,884,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,400			
Interior Architecture	$189,000		$54,100	$25,000
Electrical	$24,300	$12,900	$16,400	$14,300
Mechanical	$131,900	$40,600	$36,500	$38,600
Site Enclosure	$5,300			
Site Pavements	$4,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$438,400**	**$67,900**	**$121,300**	**$92,400**
Importance Code A	$104,700	$7,800	$7,800	$7,800
Importance Code B	$237,300	$60,000	$113,500	$77,700
Importance Code C	$96,400			$6,800
Total	**$438,400**	**$67,900**	**$121,300**	**$92,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$239,900	
Metal Panel	5%			2056	* *	5-10	$51,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Top Playground								
Explanation : Wall Panel								
Granite Panels	5%			LIFE	* *	5	$11,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$97,500	
Windows								
Aluminum	97%	Now	$81,800	2052	* *	5	$8,400	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : East, West And South Facades								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Metal Louvers	3%			2045	* *	10	$3,200	
Parapets								
Masonry: Brick	75%			LIFE	* *	5-10	$70,000	
Metal Panel	5%			2056	* *	5	$2,600	
Metal Rail	10%	Now	$4,700	2049	* *	5	$9,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Roof Playground								
Pre-Cast Concrete	10%			LIFE	* *	5	$17,200	
Roof								
Built-Up (BUR)	80%			2041	* *	10	$32,100	
Copper/Terne	5%			2064	* *	10	$5,000	
Play Surface	15%			2041	* *	10	$6,000	
Soffits								
Plaster	100%	Now	$1,800	LIFE	* *	5	$300	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Front Entrance								
Interior								
Floors								
Carpet	1%			2035	$20,400	3	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Carpeted Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$74,000	
Ceramic Tile	6%			2045	* *	5	$6,800	
Quarry Tile	5%			2049	* *	5	$8,500	
Raised Access Floor	3%			2045	* *	5	$12,700	
Vinyl Tile	60%	Now	$95,700	2041	* *	3	$25,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Wood	10%			2064	* *	5	$21,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

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
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$13,600	
Concrete Masonry Unit	36%			LIFE	* *	5	$78,500	
Folding Partition	1%			2052	* *	5	$6,800	
Glass: Single Pane	3%			LIFE	* *	5	$12,300	
Gypsum Board	20%			LIFE	* *	5-10	$92,700	
Masonry: Brick	10%			LIFE	* *	10	$8,200	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$34,100	
Ceilings								
AcousTileConcealSpLn	15%			2049	* *	5	$19,700	
AcousTileSusp.Lay-In	55%			2049	* *	5	$57,700	
Exposed Struc: Steel	15%			LIFE	* *	10	$31,500	
Gypsum Board	10%			LIFE	* *	5-10	$36,100	
Metal Panel	5%			LIFE	* *	5	$13,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$5,300	2080	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Front Iron Fence								
Retaining Walls								
Cast in Place Concrete	100%			2080	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$4,000	2049	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Adjacent Front Entrance								
On-Site Walkways								
Pavers/Stone	100%			2045	* *			
Activity Yard								
Rubber Matting	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$100	
Variable Frequency Drive	90%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$24,300	
Generators								
Diesel	100%			2039	* *	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$17,600	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallon Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2036	$24,900	1		
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$208,700	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040
P. S. 212 - Q
Asset # : 13407

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One 5,000 Gallon No. 2 Oil Tank								
Conversion Equipment								
Steam Boiler	100%	Now	$35,300	2049	* *	1	$70,400	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Sub-basement. One Heat Exchanger Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two Boilers And Two Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	30%			2044	* *	4	$1,800	
Central Plant Steam Piping/Pmp	70%			2056	* *	4	$4,100	
Terminal Devices								
Air Handler	20%			2036	$304,500	1	$9,800	
Convector/Radiator	60%			2049	* *	1	$15,300	
Fan Coil Unit/Heat	20%			2036	$401,100	1	$5,100	
Controls								
Electrical	100%			2034	$449,700			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2036	$954,700	1	$29,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units In Penthouse								
Split Unit	20%	Now	$19,200	2041	* *			
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Mdf (Main Distribution Frame) Unit Is Not Working								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$2,600	2056	* *	4	$3,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$31,400	2041	* *	1	$44,000	
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Teacher And Computer Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$234,200	2	$55,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	80%			2041	* *	2	$1,900	
Roof	20%			2036	$31,400	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 1 Unit, 118 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,100	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$39,800	
Sprinkler								
Generic	100%			2056	* *	1-2	$22,100	
Fire Pump								
Generic	100%			2039	* *	1	$14,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Supression System On Hood 5 Feet X 18 Feet Which Equals 90 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 213 - BK**		
Address	: **580 HEGEMAN AVE. BTWN: NEW JERSEY AVE., VERMONT**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K213**
Program / Asset #	: **BOE0508.000 / 2569**	**Yr Built/Renovated**	: **1939 / 2010**
Area Sq Ft	: **72,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4324** **Lot** : **1**	**BIN**	: **3097334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$59,800	$142,500
Interior Architecture	$2,010,200	$1,909,500
Electrical	$171,200	$497,300
Mechanical	$983,900	$2,728,900
Total	**$3,225,000**	**$5,278,200**
Importance Code A	$59,800	$142,500
Importance Code B	$3,165,200	$5,135,700
Total	**$3,225,000**	**$5,278,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,100			$3,000
Interior Architecture	$105,800	$8,400	$5,800	$3,100
Electrical	$12,000	$15,900	$24,000	$12,400
Mechanical	$51,300	$13,800	$44,200	$10,300
Site Pavements	$43,000			
Total	**$228,200**	**$38,100**	**$73,900**	**$28,700**
Importance Code A	$23,200	$7,100	$7,300	$10,100
Importance Code B	$180,100	$31,000	$66,700	$18,600
Importance Code C	$24,900			
Total	**$228,200**	**$38,100**	**$73,900**	**$28,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$142,500	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : Front And Sides Of Building At 1st Floor								
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Granite Panels	5%			LIFE	* *	5	$5,900	
Windows								
Aluminum	100%			2050	* *	5	$6,000	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$300	
Masonry: Limestone	8%			LIFE	* *	5		
Metal Rail	20%			2047	* *	5-10	$1,400	
Metal Security Bars	2%			2049	* *			
Roof								
Built-Up (BUR)	95%			2039	* *	10	$59,800	
Metal Panel	5%			2047	* *	10	$5,800	
Soffits								
Cast in Place Concrete	100%	4+	$9,500	LIFE	* *	5	$15,700	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Entrance Area On New Jersey Avenue								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$21,400	LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Ceramic Tile	5%	4+	$7,100	2043	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Mens Toilet Rear Of Auditorium								
Terrazzo	5%			LIFE	* *	5	$4,800	
Vinyl Tile	55%			2034	$1,909,500	3	$25,300	
Vinyl Tile 9" X 9"	20%	4+	$40,200	2029	$2,010,200	3	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors Throughout								
Wood	5%			2049	* *	5	$11,500	
Interior Walls								
Ceramic Tile	5%	Now	$24,900	2037	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Glass: Single Pane	5%			LIFE	* *	5	$6,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$26,500	
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2047	* *	5	$24,500	
Exposed Struc: Concrete	45%			LIFE	* *	5	$8,600	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$23,000	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2054	* *			
Iron Picket	35%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hegeman Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	85%			2043	* *			
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Knife Sw	100%			2034	$199,700	5	$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	60%			2034	$88,800	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	60%			2050	* *	5	$1,100	
Molded Case Bkrs	30%			2033	$55,200	5	$600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

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
Under 600 Volts								
Wiring								
Braided Cloth	20%			2033	$40,900	1		
Thermoplastic	80%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$22,200	
Generators								
Diesel	100%	Now	$2,800	2037	* *	1	$25,100	
Indicators Inoperable, Extent : Light, Area Affected : 100%								
Location : Generator Room. Battery Charger Not Operational								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room In Basement								
Explanation : One 11.5 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Original Battery Charger Not In Service, External Trickle Battery Charger Added.								
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2034	$55,700	10	$7,800	
Exit, Battery	50%			2044	* *	10	$2,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	3%			2029	$10,300	10		
LED	7%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2074	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney Stack								
Explanation : Recent Installation								
Alarm								
Security System								
Generic	100%			2039	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2029	$171,200	1-3	$39,900	
Generic, Digital	10%			2044	* *	1-3	$4,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Carbon Monoxide System. Basement And First Floor								

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	100%			2051	* *	1	$71,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2060	* *			
Terminal Devices								
Air Handler	20%			2029	$277,500	1	$8,900	
Convector/Radiator	60%			2032	$361,700	1	$14,000	
Fan Coil Unit/Heat	20%			2029	$365,600	1	$4,700	
Controls								
Pneumatic	100%			2035	$1,424,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2039	* *			
Window/Wall Unit	10%			2029	$27,900	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,100	
Exhaust Fans								
Interior	60%			2029	$196,200	2	$1,300	
Roof	40%			2029	$57,200	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2034	$189,400	1		
Galvanized Steel	80%	0-2	$37,600	2032	$753,000	1		
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
HW Heat Exchanger								
Steam Fired	100%			2060	* *	4	$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,300	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Book Storage								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 213 - BK MINISCHOOL**			
Address	:	**580 HEGEMAN AVENUE BTWN: NEW JERSEY AVE., VERMONT**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K893**
Program / Asset #	:	**BOE0508.010 / 1290**	**Yr Built/Renovated**	:	**1968 /**
Area Sq Ft	:	**10,620**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**10-Nov-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**4324** **Lot** : **1**	**BIN**	:	**3097334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$83,200
Interior Architecture	$1,191,600	
Electrical		$73,400
Mechanical		$323,100
Total	**$1,191,600**	**$479,700**
Importance Code A		$83,200
Importance Code B	$1,191,600	$396,500
Total	**$1,191,600**	**$479,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,400		$37,700	$1,200
Interior Architecture	$11,800	$400	$1,700	$100
Electrical	$1,000	$1,000	$54,700	$1,100
Mechanical	$600	$500	$53,300	$500
Total	**$29,900**	**$1,900**	**$147,500**	**$3,000**
Importance Code A	$17,000	$500	$38,200	$1,700
Importance Code B	$12,900	$1,400	$109,200	$1,300
Importance Code C				
Total	**$29,900**	**$1,900**	**$147,500**	**$3,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 213 - BK MINISCHOOL
Asset # : 1290

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
Exterior								
Exterior Walls								
Metal Panel	100%			2054	* *	5-10	$114,400	
Windows								
Aluminum	95%			2050	* *	5	$2,400	
Metal Louvers	5%			2037	* *	10	$800	
Roof								
Metal, Corrugated	13%	2-4	$15,600	2047	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout Roof Area								
Metal, Corrugated	87%			2047	* *	1		
Soffits								
Metal Panel	100%			2054	* *	5-10	$23,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,800	
Paint Peeling, Extent : Light, Area Affected : 50%								
Location : Mechanical Room								
Ceramic Tile	5%			2043	* *	5	$800	
Vinyl Tile 9" X 9"	6%	Now	$4,000	2029	$79,400	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridor								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout Classrooms And Corridors								
Vinyl Tile 9" X 9"	84%			2029	$1,112,200	3	$5,100	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	$1,700	
Metal Panel	70%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2047	* *	5	$15,600	
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : Corridors								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 213 - BK MINISCHOOL
Asset # : 1290

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
Under 600 Volts								
Raceway								
Conduit	60%			2034	$15,800	1		
Conduit	40%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$300	
Wiring								
Thermoplastic	70%			2054	* *	1		
Thermoplastic	30%			2034	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$1,300	
Exit, Battery	50%			2042	* *	10	$400	
Exterior Lighting								
HID	10%			2029	$5,100	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$20,400	1	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$28,100	1-3	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Pull Stations And Bells Connected To Main Building								

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 213 - BK MINISCHOOL
Asset # : 1290

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
Heating								
Conversion Equipment								
Furnace	100%			2034	$34,400	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Gasoline Furnace Units								
Controls								
Electrical	100%			2032	$60,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	100%			2034	$262,700			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$14,100	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$1,200	
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Covered Under Air Conditioning Section								
Exhaust Fans								
Interior	100%			2029	$49,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Janitors Closet								
Explanation : About 60 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 213 - Q**		
Address	: **231-02 67TH AVENUE BTWN: 231 ST., 232 ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q213**
Program / Asset #	: **BOE0851.000 / 166**	**Yr Built/Renovated**	: **1955 / 2014**
Area Sq Ft	: **73,410**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7677** **Lot** : **1**	**BIN**	: **4163698**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$171,200	$68,900
Interior Architecture	$1,284,400	$732,100
Electrical	$519,000	$426,000
Mechanical	$1,880,400	$3,067,800
Total	**$3,854,900**	**$4,294,800**
Importance Code A	$171,200	$711,000
Importance Code B	$2,977,200	$3,583,800
Importance Code C	$706,500	
Total	**$3,854,900**	**$4,294,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$47,800		$33,900	$1,100
Interior Architecture	$60,300	$5,300		$10,600
Electrical	$50,600	$7,500	$55,700	$7,000
Mechanical	$36,600	$10,300	$80,400	$14,000
Site Enclosure	$26,800			
Site Pavements	$59,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$289,000**	**$30,400**	**$177,200**	**$39,800**
Importance Code A	$54,900	$7,300	$41,200	$8,300
Importance Code B	$198,400	$19,400	$136,000	$31,500
Importance Code C	$35,700	$3,700		
Total	**$289,000**	**$30,400**	**$177,200**	**$39,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	4+	$8,900	LIFE	* *	5	$7,300	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Elevator Tower And Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$68,900	
Window Wall	3%			2054	* *	5	$8,200	
Windows								
Aluminum	90%	0-2	$93,800	2050	* *	5	$9,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor - Sills								
Aluminum	10%			2050	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$16,700	
Metal Rail	15%			2047	* *	5-10	$56,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,600	
Roof								
Copper/Terne	2%			2062	* *	10	$5,500	
IRMA/Protected Membrane	27%			2039	* *	10	$29,800	
Modified Bitumen	70%			2039	* *	10	$77,400	
Skylight, Metal/Glass	1%			2054	* *	10	$3,700	
Soffits								
Cast in Place Concrete	100%	Now	$4,600	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Front Of Building And Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Interior								
Floors								
Carpet	2%			2033	$40,500	3	$4,500	
Cast in Place Concrete	10%			LIFE	* *	5	$24,400	
Ceramic Tile	3%			2043	* *	5	$3,400	
Mosaic Tile	2%			2047	* *	5	$5,600	
Terrazzo	5%			LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium Entry								
Vinyl Tile	60%	2-4	$379,300	2039	* *	3	$25,100	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	8%	Now	$146,400	2034	$732,100	3	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Towers								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	10%			2062	* *	5	$21,000	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$7,300	
Concrete Masonry Unit	15%	Now	$706,500	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium Wall								
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium Wall								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement								
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$40,400	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	$45,900	2047	* *	5	$17,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Corridors								
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,700	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2039	* *			
Plaster	15%	2-4	$52,100	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$13,300	2054	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Rear And Side Yards								
Explanation : Sagging And Misaligned Posts								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$13,500	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Side Yard And Rear Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$24,900	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 67th Avenue And 230th Street								
On-Site Walkways								
Asphalt	90%	2-4	$6,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%	2-4	$3,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	2-4	$12,600	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Site Pavements								
Activity Yard								
Asphalt	98%	0-2	$12,500	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	2%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Toggle Switch	22%	2-4	$40,500	2059	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	8%			2050	* *	5	$200	
Molded Case Bkrs	65%			2033	$119,600	5	$1,300	
Wiring								
Braided Cloth	90%	2-4	$184,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$400	
Locally Mounted	10%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Sprinkler Valve Room								
Explanation : Ground Observed								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$47,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Half Of The 3rd Floor								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2034	$63,100	10	$8,900	
Exit, Service	50%			2034	$16,200	1		
Exterior Lighting								
Fluorescent	1%	Now	$3,000	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Canopy Lighting In Childrens Play Area								
HID	9%			2034	$31,600	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$141,100	1	$27,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$193,900	1-3	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Roof - Elevator Machine Room								
Explanation : Electric Heating								
Fuel Oil No 2	98%			2034	$169,000	5	$22,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room, 1 Tank, 10,000 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2034	$39,100	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Roof - Elevator Machine Room								
Explanation : Electric Unit Heater								
Steam Boiler	98%			2032	$642,100	1	$71,300	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$601,900			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	15%	Now	$21,200	2029	$212,200	1	$6,100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : Basement Fan Room - Auditorium Blower								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : 2 Units, Auditorium And Gymnasium Blowers								
Convector/Radiator	80%			2039	* *	1	$19,000	
Fan Coil Unit/Heat	5%			2029	$93,200	1	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Rooms 303, 325								
Controls								
Pneumatic	100%			2028	$1,452,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Zone Control Pneumatic System For Classrooms, Zone Thermostats Located In Rooms 304, 305								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2034	$35,700			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms - 2 Systems								
Window/Wall Unit	68%			2033	$193,600	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window/Wall Unit	10%			2027	$28,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,900	
Exhaust Fans								
Interior	15%			2029	$50,000	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Roof	30%			2029	$43,800	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Main Roof - 4 Units								
Roof	55%			2034	$80,200	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$965,400	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2034	$363,500	4	$7,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$5,300	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor Below Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

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
Plumbing								
Sump Pump(s)								
Non-Submersible	80%			2029	$12,000	4	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 1 Duplex Set								
Submersible	20%			2027	$500	4	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B10								
Explanation : Location Noted								
Sewage Ejector(s)								
Electric	100%			2029	$39,400	4	$2,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Ejector Pump Room - 1 Duplex Set								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor, 1st Floor Pre-k Rooms, Other Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$52,000	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 214 - BK**		
Address	: **2944 PITKIN AVE. BTWN: FORBELL ST., DREW ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K214**
Program / Asset #	: **BOE0509.000 / 2572**	**Yr Built/Renovated**	: **1925 / 2014**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **4243** **Lot** : **1**	**BIN**	: **3095254**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,003,800
Interior Architecture	$390,600	$66,700
Electrical	$1,459,600	$820,100
Mechanical	$1,300,400	$2,859,200
Total	**$3,150,600**	**$4,749,900**
Importance Code A		$1,003,800
Importance Code B	$3,080,200	$3,746,100
Importance Code C	$70,400	
Total	**$3,150,600**	**$4,749,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,300		$18,800	
Interior Architecture	$141,100			$12,000
Electrical	$3,100	$8,000	$58,600	$8,800
Mechanical	$26,800	$10,600	$16,800	$11,400
Site Pavements	$6,100			
Total	**$214,500**	**$18,600**	**$94,200**	**$32,200**
Importance Code A	$44,900	$7,600	$26,600	$7,600
Importance Code B	$116,600	$11,000	$67,600	$24,500
Importance Code C	$52,900			
Total	**$214,500**	**$18,600**	**$94,200**	**$32,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$23,800	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Masonry: Brick	80%			LIFE	* *	5	$126,700	
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Masonry: Marble	2%			LIFE	* *	5	$2,400	
Metal Panel	5%			2054	* *	5-10	$54,400	
Windows								
Aluminum	85%			2042	* *	5	$5,100	
Metal Louvers	1%	Now	$200	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Wood	14%	Now	$34,600	2059	* *	5	$4,200	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs And Gymnasium Storage In Basement								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Stairs And Gymnasium Storage								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$300	
Pre-Cast Concrete	10%			LIFE	* *	5	$200	
Roof								
Built-Up (BUR)	100%			2034	$752,300	10	$63,000	
Soffits								
Stucco Cement	100%			2039	* *	5	$7,900	
Interior								
Floors								
Cast in Place Concrete	10%	4+	$21,400	LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$35,400	2037	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 3rd Through 5th Floor Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : 3rd Through 5th Floor Toilets								
Marble Panels	2%			LIFE	* *	5	$1,800	
Vinyl Tile	77%	2-4	$53,500	2039	* *	3	$35,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%	Now	$100,500	2044	* *	3	$500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stairwell At Roof Level								
Wood	5%	2-4	$37,500	2062	* *	5	$5,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$14,900	2043	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 3rd Through 5th Floor Toilets								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%	4+	$31,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium Lobby								
Plaster	80%	0-2	$70,400	LIFE	* *	5	$42,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,900	
Metal Panel	3%			LIFE	* *	5	$4,600	
Plaster	87%	2-4	$166,300	LIFE	* *	5	$66,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2054	* *			
Iron Picket	55%			2069	* *			
Retaining Walls								
Cast in Place Concrete	50%			2054	* *			
Masonry: Brick	50%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Pavers/Stone	10%	Now	$6,100	2037	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Entry Porch								
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	75%			2034	$149,800	5	$200	
Fused Disc Sw	25%			2054	* *	5	$100	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	15%			2050	* *	5	$300	
Molded Case Bkrs	75%			2033	$137,900	5	$1,500	
Wiring								
Braided Cloth	85%	2-4	$173,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2047	* *	5	$100	
Locally Mounted	80%			2032	$97,800	5	$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2029	$881,500	10	$53,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2034	$235,100	10	$14,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	1%			2029	$21,800	2		
LED	4%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$66,200	10	$9,300	
Exit, Service	25%			2034	$8,500	1		
Exit, Battery	25%			2029	$27,900	10	$1,300	
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$203,400	2044	* *	1-3	$43,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$631,400			
Terminal Devices								
Air Handler	15%			2029	$222,600	1	$7,100	
Convector/Radiator	55%			2032	$354,600	1	$13,700	
Fan Coil Unit/Heat	30%			2029	$586,500	1	$7,500	
Controls								
Pneumatic	100%			2032	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$93,600			
Window/Wall Unit	65%	0-2	$9,700	2029	$194,200	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	10%	0-2	$3,500	2029	$35,000	2	$200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Driving Belt Is Out Of Market To Be Replaced, Basement								
Interior	60%			2029	$209,800	2	$1,400	
No Component	30%							
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$201,300	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$2,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Backs Up When It Rains Heavily								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,800	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$54,500	1-2	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Storage Rooms								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 214 - Q**		
Address	: **31-15 140 STREET BTWN: 31 DR., 31 RD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q214**
Program / Asset #	: **BOE0852.000 / 1481**	**Yr Built/Renovated**	: **1954 / 2011**
Area Sq Ft	: **60,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **4413** **Lot** : **20**	**BIN**	: **4100846**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$174,000	$94,600
Interior Architecture	$3,938,700	
Electrical	$457,700	$162,100
Mechanical	$1,530,000	$2,313,300
Site Pavements	$101,200	
Total	**$6,201,500**	**$2,570,000**
Importance Code A	$227,500	$630,200
Importance Code B	$5,636,300	$1,939,900
Importance Code C	$337,600	
Total	**$6,201,500**	**$2,570,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$46,700	$1,500
Interior Architecture	$43,400	$2,300	$5,700	$2,300
Electrical	$84,400	$5,700	$15,100	$7,000
Mechanical	$35,300	$8,700	$73,800	$13,200
Site Enclosure	$55,800			
Site Pavements	$103,400			
Total	**$322,400**	**$16,700**	**$141,300**	**$24,000**
Importance Code A		$5,900	$52,600	$7,600
Importance Code B	$258,800	$10,800	$88,700	$16,400
Importance Code C	$63,600			
Total	**$322,400**	**$16,700**	**$141,300**	**$24,000**

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

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%			LIFE	* *	5	$94,600	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5	$2,200	
Windows								
Aluminum	70%	Now	$174,000	2056	* *	5	$3,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Throughout								
Aluminum	30%			2050	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$21,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Roof								
Copper/Terne	5%			2062	* *	10	$6,100	
Modified Bitumen	95%			2039	* *	10	$46,700	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$29,700	
Ceramic Tile	5%			2043	* *	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$3,500	
Vinyl Tile	20%			2039	* *	3	$9,000	
Vinyl Tile 9" X 9"	50%			2029	$3,702,200	3	$17,000	
Wood	5%	4+	$27,600	2062	* *	5	$4,200	
Uneven Surface, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$3,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$2,600	
Plaster	45%			LIFE	* *	5	$11,600	
SGFT/Glazed Masonry	15%	4+	$236,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	30%			2047	* *	5	$27,100	
Exposed Struc: Concrete	65%			LIFE	* *	5	$9,200	
Plaster	5%			LIFE	* *	5	$2,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

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
Site Enclosure								
Fence/Gates								
Chain Link	90%	2-4	$40,900	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Activity Yard								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Activity Yard								
Explanation : Patching Evident								
Iron Picket	10%	2-4	$14,900	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$48,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Tree Pits								
Tripping Hazard, Extent : Severe, Area Affected : 30%								
Location : At Tree Pits								
On-Site Walkways								
Asphalt	10%	Now	$7,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Parking Area								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Parking Area								
Cast in Place Concrete	90%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	$101,200	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 30%								
Location : Parking Area								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Area								

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

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

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
Site Pavements								
Activity Yard								
Rubber Matting	100%	Now	$47,600	2039	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Play Area Off 31st Drive								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Play Area Off 31st Drive								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Play Area Off 31st Drive								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Rear Play Area Off 31st Drive								
Explanation : Vegetation Growth								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2060	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,200 Amperes.								
Fused Disc Sw	20%			2060	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$300	
Raceway								
Conduit	95%			2034	$140,700	1		
Conduit	5%			2060	* *	1		
Panelboards								
Fused Knife Sw	15%	2-4	$21,500	2059	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room - Basement								
Fused Toggle Switch	50%	2-4	$71,500	2059	* *	5	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	15%			2033	$21,500	5	$200	
Molded Case Bkrs	20%			2056	* *	5	$300	
Wiring								
Braided Cloth	85%	2-4	$173,700	2059	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	10%			2034	$20,400	1		
Thermoplastic	5%			2060	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%	2-4	$33,000	2047	* *	5	$200	
On Extended Life, Extent : Light, Area Affected : 50%								
Location : Basement								
Locally Mounted	10%			2054	* *	5		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$52,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
HID	2%			2039	* *	10		
Egress Lighting								
Emergency, Service	25%			2029	$9,500	1		
Emergency, Battery	25%			2034	$25,800	10	$3,600	
Exit, Battery	50%			2034	$43,500	10	$2,000	
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$28,800	2042	* *	1	$10,100	
Control Panel Damaged, Extent : Moderate, Area Affected : 50%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$158,500	2044	* *	1-3	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells. Systems Are On Extended Life.								

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DEPARTMENT OF EDUCATION - 040
P. S. 214 - Q
Asset # : 1481

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$142,900	5	$18,600	
Conversion Equipment								
Steam Boiler	100%	Now	$53,600	2032	$535,500	1	$53,500	
Damaged, Extent : Severe, Area Affected : 20%								
Location : Boiler 2 Burner Has Oil Leak And Oil Pumps Are Broken								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$492,000			
Terminal Devices								
Air Handler	25%	0-2	$5,800	2029	$289,000	1	$8,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coil For Auditorium, Basement Fan Room								
Convector/Radiator	75%			2039	* *	1	$14,500	
Controls								
Pneumatic	100%			2028	$1,187,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	30%	Now	$21,900	2034	$437,700			
Broken, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Cafeteria.								
Explanation : 15 Units, R-410a Refrigerant								
Window/Wall Unit	70%			2032	$162,900	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,500	
Exhaust Fans								
Interior	90%			2034	$245,200	2	$1,700	
Roof	10%			2029	$11,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$297,100	4	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Also Works With Gas Hot Water Boiler								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

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
Plumbing								
Sanitary Piping								
Cast Iron	30%	0-2	$4,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up At Auditorium Restroom When It Rains.								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%	Now	$1,200	2029	$6,200	4	$600	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Room 2 Pump Of 2								
Non-Submersible	50%			2042	* *	4	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In Basement Near B-3								
Explanation : Duplex Set								
Sewage Ejector(s)								
Electric	100%			2034	$32,200	4	$2,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$25,500	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**		
Address	: **1970 WEST FARMS ROAD @E. TREMONT AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X167**
Program / Asset #	: **BOE0301.000 / 1098**	**Yr Built/Renovated**	: **1973 / 2023**
Area Sq Ft	: **173,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3021** **Lot** : **38**	**BIN**	: **2094603**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$274,200	$448,300
Interior Architecture	$909,100	$153,500
Electrical	$383,400	$4,115,900
Mechanical	$2,540,800	$6,345,300
Site Pavements	$113,600	
Total	**$4,221,000**	**$11,063,100**
Importance Code A	$274,200	$500,900
Importance Code B	$3,887,300	$10,562,200
Importance Code C	$59,500	
Total	**$4,221,000**	**$11,063,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$18,000		
Interior Architecture	$87,300	$18,700		$35,400
Electrical	$16,200	$19,900	$18,200	$23,800
Mechanical	$58,300	$72,800	$59,000	$104,700
Site Enclosure	$41,700			
Site Pavements	$61,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$279,400**	**$143,800**	**$91,600**	**$178,300**
Importance Code A	$15,000	$33,000	$15,000	$15,400
Importance Code B	$169,100	$107,900	$76,600	$162,900
Importance Code C	$95,300	$2,900		
Total	**$279,400**	**$143,800**	**$91,600**	**$178,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	4+	$55,900	LIFE	* *	5	$228,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Concrete Masonry Unit	65%			LIFE	* *	5	$61,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%	0-2	$103,300	2045	* *	5	$14,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Penthouses								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Penthouses								
Windows								
Aluminum	50%			2051	* *	5	$8,500	
Aluminum w/ Guards	45%			2043	* *	5	$7,700	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations At 1st And 2nd Floors								
Metal Louvers	5%			2038	* *	10	$5,300	
Parapets								
Cast in Place Concrete	95%			LIFE	* *	5	$158,400	
Metal Rail	5%			2048	* *	5-10	$14,600	
Roof								
Built-Up (BUR)	95%			2040	* *	10	$115,000	
Copper/Terne	5%			2063	* *	10	$15,100	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Bulkhead Stair G								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,100	
Ceramic Tile	3%			2038	* *	5	$8,100	
Quarry Tile	5%			2040	* *	5	$20,200	
Terrazzo	2%			LIFE	* *	5	$4,200	
Vinyl Tile	75%	0-2	$286,400	2040	* *	3	$75,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	5%	2-4	$41,200	2050	* *	5	$12,700	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Stage								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Interior								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$5,800	
Concrete Masonry Unit	10%	0-2	$36,900	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Glass: Single Pane	3%			LIFE	* *	5	$4,300	
Metal Panel	7%			LIFE	* *			
Plaster	52%			LIFE	* *	5	$29,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	70%	2-4	$622,700	2048	* *	5	$94,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors And Cafeteria								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors And Cafeteria								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Corridors And Cafeteria								
AcousTileConcealSpLn	3%			2048	* *	5	$10,100	
AcousTileSusp.Lay-In	5%			2048	* *	5	$13,500	
Exposed Struc: Concrete	20%			LIFE	* *	5	$8,400	
Metal Panel	2%	0-2	$9,200	LIFE	* *	5	$6,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$18,500	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Surrounding South Play Yard								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Surrounding South Play Yard								
Iron Picket	30%	0-2	$12,100	2070	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : Near Dumpster Area								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Near Dumpster Area								
Explanation : Broken Gate Hinges								
Iron Picket	20%	0-2	$3,200	2070	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Level On Building Walls								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Near Main Entrance								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	$7,900	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Near Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$54,100	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : West Farms Road Near Main Entrance								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$59,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Walkway								
Ponding, Extent : Severe, Area Affected : 10%								
Location : South Walkway And North Seating Area								
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : South Walkway And North Seating Area								
Parking/Driveway								
Asphalt	100%	2-4	$24,600	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout North And East Parking Areas								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : East Parking Area								
Activity Yard								
Asphalt	96%	0-2	$36,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Play Yards								
Ponding, Extent : Moderate, Area Affected : 1%								
Location : Southeast Play Yard								
Rubber Matting	4%	0-2	$900	2035	$17,800			
Open Seams, Extent : Moderate, Area Affected : 50%								
Location : Southeast Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches With Fuse Rating At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$332,900	5	$700	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Under 600 Volts								
Raceway								
Conduit	80%			2035	$276,200	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Fused Disc Sw	4%			2051	* *	5	$200	
Fused Toggle Switch	1%			2034	$3,500	5		
Molded Case Bkrs	80%			2034	$277,900	5	$3,600	
Molded Case Bkrs	5%			2051	* *	5	$200	
Wiring								
Thermoplastic	80%			2035	$368,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	75%			2040	* *	5	$900	
Motor Control Center	20%			2033	$148,900	5	$900	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	94%			2035	$2,482,300	10	$149,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2035	$26,400	10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby								
Explanation : Compact Fluorescent Lights								
Incandescent	2%			2030	$98,200	2	$100	
LED	3%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2035	$10,900	1		
Emergency, Battery	40%	Now	$118,900	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%			2040	* *	10	$5,800	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$1,300	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Alarm								
Security System								
Generic	50%			2030	$166,300	1	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2043	* *	1	$32,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$106,600	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2044	* *	1	$21,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Hot Water Converter Serves Reheat Coils In The Ductwork For Each Space								
Steam Boiler	75%			2048	* *	1	$128,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Natural Gas Fired Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	20%	Now	$3,900	2043	* *	4	$1,700	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement, Small Leaks Around Header And Condensate Pump								
Hot Wtr Piping/Pump	40%			2043	* *	4	$5,100	
Steam Piping/Pump	40%	0-2	$56,700	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	55%			2035	$1,833,500	1	$58,800	
Convector/Radiator	35%			2048	* *	1	$19,600	
Fan Coil Unit/Heat	10%			2035	$439,200	1	$5,600	
Controls								
Pneumatic	100%			2033	$3,423,600			
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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2040	* *	1	$60,200	
Split Unit	5%			2040	* *			
Window/Wall Unit	5%			2033	$33,600	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2045	* *	4	$6,400	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2030	$2,191,300	1	$80,200	
No Component	25%							
Heat Rejection								
Water Cooling Tower	75%			2036	$570,400	2	$130,600	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,500	
Exhaust Fans								
Interior	10%			2030	$78,600	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Mechanical Equipment Rooms								
Interior	10%	Now	$7,900	2035	$78,600	2	$400	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Penthouse. Exhaust Fan No. 5 Motor Mount Is Broken And Exhaust Fan No. 4 Pulley Is Broken								
Roof	45%	0-2	$3,100	2030	$154,700	2	$1,900	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Fan 9 On Roof								
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Roof								
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$5,500	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$10,300	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2045	* *	1-2	$12,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 215 - BK**		
Address	: **415 AVENUE S @E. 3RD ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K215**
Program / Asset #	: **BOE0510.000 / 1291**	**Yr Built/Renovated**	: **1925 / 2013**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **6681** **Lot** : **169**	**BIN**	: **3178584**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$226,800	$165,700
Interior Architecture	$115,700	$995,700
Electrical		$1,039,600
Mechanical	$1,523,800	$1,866,800
Site Pavements	$422,700	
Total	**$2,289,000**	**$4,067,800**
Importance Code A	$226,800	$165,700
Importance Code B	$2,003,700	$3,902,100
Importance Code C	$58,600	
Total	**$2,289,000**	**$4,067,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,400		$500	
Interior Architecture	$183,400		$21,200	$1,400
Electrical	$28,500	$7,200	$8,400	$8,700
Mechanical	$103,200	$11,700	$17,600	$10,900
Site Pavements	$51,900			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$420,800**	**$26,300**	**$55,100**	**$28,400**
Importance Code A	$54,100	$7,600	$8,200	$7,600
Importance Code B	$265,700	$18,700	$43,200	$20,800
Importance Code C	$101,100		$3,800	
Total	**$420,800**	**$26,300**	**$55,100**	**$28,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$163,700	
Masonry: Brick	80%			LIFE	* *	5	$167,700	
Masonry: Limestone	10%	Now	$16,900	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Avenue S								
Windows								
Aluminum	100%			2052	* *	5	$36,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$71,500	
Masonry: Limestone	9%			LIFE	* *	5-10	$12,800	
Metal: Cage/Fence	1%			2049	* *	5-10	$900	
Roof								
Built-Up (BUR)	100%			2041	* *	10	$44,400	
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Main Roof Perimeter Edges								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,100	
Ceramic Tile	5%			2039	* *	5	$5,700	
Marble Panels	5%	2-4	$25,700	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	70%			2041	* *	3	$30,100	
Vinyl Tile 9" X 9"	10%			2031	$938,400	3	$5,700	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Staircase A And B At Top To Roof								
Wood	5%	4+	$7,000	2051	* *	5	$5,400	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$58,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2039	* *	5	$7,500	
Gypsum Board	10%			LIFE	* *	5-10	$25,600	
Masonry: Brick	15%			LIFE	* *	10	$6,800	
Marble Panels	5%	Now	$27,200	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Wainscot								
Explanation : Misaligned								
Plaster	60%			LIFE	* *	5-10	$76,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%			2049	* *	5	$9,200	
Embossed Metal	2%	4+	$1,400	LIFE	* *	5	$1,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Exposed Struc: Concrete	10%	Now	$35,200	LIFE	* *	5	$1,800	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Electrical Room								
Plaster	80%	4+	$57,100	LIFE	* *	5	$57,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance, Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$40,400	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Avenue S And East 3rd Street								
On-Site Walkways								
Cast in Place Concrete	95%			2049	* *			
Masonry: Marble	5%			LIFE	* *	5	$1,900	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Front Entrance Steps								
Activity Yard								
Asphalt	95%	Now	$422,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Potholes, Extent : Severe, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	5%	Now	$10,500	2041	* *			
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	30%			2046	* *	1		
Conduit	70%			2036	$103,600	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,200	5	$100	
Molded Case Bkrs	95%			2044	* *	5	$1,900	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Locally Mounted	10%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2041	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Compact Fluorecent Lights								
LED	95%			2044	* *			
LED	3%			2036	$65,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	10%			2031	$13,200	10	$1,900	
Emergency, Battery	40%			2036	$52,900	10	$7,400	
Exit, LED	40%			2051	* *	1		
Exit, Service	10%			2031	$3,400	1		
Exterior Lighting								
HID	2%	Now	$7,400	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
LED	8%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Alarm								
Security System								
Generic	100%			2031	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$203,400	1-3	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$18,900	2046	* *			
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Steam Piping/Pump	90%			2036	$568,200			
Terminal Devices								
Air Handler	20%	Now	$14,800	2031	$296,700	1	$8,600	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Coil Of The Unit For Auditorium								
Convector/Radiator	60%			2034	$386,800	1	$14,900	
Fan Coil Unit/Heat	20%			2031	$391,000	1	$5,000	
Controls								
Pneumatic	100%			2030	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%	Now	$11,200	2031	$224,000	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,000	
Exhaust Fans								
Interior	100%	4+	$7,000	2046	* *	2	$1,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2046	* *	1		
Galvanized Steel	40%	Now	$8,100	2041	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Water Main Valves, Basement								
Sanitary Piping								
Cast Iron	40%	Now	$7,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up From Street To Basement.								
Cast Iron	60%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$15,800	4	$2,400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$21,800	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 215 - Q**				
Address	: **535 BRIAR PLACE BTWN: BROOKHAVEN AVE., COLLIER A**				
Borough	: **QUEENS**			**Agency's Number**	: **Q215**
Program / Asset #	: **BOE0853.000 / 2528**			**Yr Built/Renovated**	: **1953 / 1997**
Area Sq Ft	: **77,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **30-Aug-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **15772**	**Lot**	: **31**	**BIN**	: **4301194**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$213,400
Interior Architecture	$1,200,700	
Electrical	$274,900	$793,500
Mechanical	$438,300	$3,252,600
Site Enclosure	$649,400	
Site Pavements	$383,400	
Total	**$2,946,800**	**$4,259,500**
Importance Code A		$900,600
Importance Code B	$2,326,800	$3,358,800
Importance Code C	$620,000	
Total	**$2,946,800**	**$4,259,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,300		$7,900	$2,900
Interior Architecture	$50,700	$1,800	$11,500	$10,000
Electrical	$24,100	$7,900	$22,600	$8,600
Mechanical	$45,300	$14,400	$32,800	$14,400
Site Pavements	$7,000			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$136,500**	**$31,300**	**$82,000**	**$43,100**
Importance Code A	$35,900	$7,600	$15,600	$10,500
Importance Code B	$89,200	$23,700	$66,300	$32,600
Importance Code C	$11,400			
Total	**$136,500**	**$31,300**	**$82,000**	**$43,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$142,500	
Masonry: Brick	7%			LIFE	* *	5	$11,100	
Masonry: Limestone	3%			LIFE	* *	5	$3,600	
Windows								
Aluminum	95%			2050	* *	5	$5,700	
Steel	5%	Now	$2,300	2042	* *	5	$1,900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Basement Boiler Room								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$300	
Masonry: Limestone	5%			LIFE	* *	5		
Metal Security Bars	5%			2049	* *			
Roof								
Copper/Terne	5%			2069	* *	10	$7,900	
Modified Bitumen	95%			2042	* *	10	$59,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Basement								
Ceramic Tile	3%			2043	* *	5	$3,700	
Ceramic Tile	2%			2047	* *	5	$2,500	
Quarry Tile	5%			2047	* *	5	$9,200	
Terrazzo	5%	4+	$11,800	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Vinyl Tile	55%			2042	* *	3	$33,800	
Vinyl Tile 9" X 9"	10%	Now	$1,005,100	2044	* *	3	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Various Locations Throughout								
Wood	10%			2049	* *	5	$23,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Interior								
Interior Walls								
Ceramic Tile	5%			2047	* *	5	$8,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	52%	Now	$114,400	LIFE	* *	5	$27,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Roof Bulkheads								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout Third Floor At Window Openings								
SGFT/Glazed Masonry	25%	0-2	$81,300	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Window Opening At Ends Of Halls On Third Floor								
Ceilings								
AcousTile,Adhered	25%	0-2	$20,200	2039	* *	5	$15,300	
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Gymnasium								
Exposed Struc: Concrete	60%			LIFE	* *	5	$11,500	
Metal Panel	5%			LIFE	* *	5	$7,700	
Plaster	10%			LIFE	* *	5	$7,700	
Site Enclosure								
Fence/Gates								
Chain Link	2%			2044	* *			
Iron Picket	98%	Now	$307,500	2069	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$341,900	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations At North End Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$116,800	2047	* *			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Granite	5%	Now	$7,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Exit Stairs Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	95%	2-4	$266,600	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Basketball Court								
Rubber Matting	5%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2034	$32,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 600 And 400 Amperes								
Photovoltaic Panel(s)	30%			2043	* *	1		
Transformers								
Dry Type	100%			2047	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 167 Kilovoltampere, 480/277 High Voltage - 208/120 Low Voltage Supply								
Switchgear / Switchboard								
Fused Disc Sw	30%			2034	$59,900	5	$100	
Fused Knife Sw	70%			2034	$139,800	5	$200	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$9,200	5	$100	
Fused Knife Sw	5%			2033	$9,200	5	$100	
Fused Toggle Switch	10%			2033	$18,400	5	$200	
Molded Case Bkrs	50%			2033	$92,000	5	$1,000	
Molded Case Bkrs	30%			2042	* *	5	$600	
Wiring								
Braided Cloth	40%			2033	$81,800	1		
Thermoplastic	40%			2034	$81,800	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2047	* *	5	$500	
Locally Mounted	10%			2032	$12,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$56,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2029	$218,400	2	$200	
LED	10%			2039	* *			
Egress Lighting								
Emergency, Battery	45%			2034	$59,600	10	$8,400	
Emergency, Battery	5%			2039	* *	10	$900	
Exit, Service	40%			2029	$13,600	1		
Exit, Battery	10%			2039	* *	10	$500	
Exterior Lighting								
HID	8%	Now	$14,700	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
LED	2%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$48,900	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$183,300	5	$23,900	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : 2 Tanks, 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	20%	0-2	$27,500	2032	$137,400	1	$13,700	
Corroded, Extent : Light, Area Affected : 10%								
Location : Shell Of No.3 Unit, Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : No. 3 Boiler, Needs Retubing								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Steam Boiler	80%			2032	$549,800	1	$61,000	
Distribution								
Steam Piping/Pump	100%			2044	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Heating								
Terminal Devices								
Air Handler	20%			2034	$296,700	1	$9,500	
Convector/Radiator	60%			2032	$386,800	1	$14,900	
Fan Coil Unit/Heat	20%			2034	$391,000	1	$5,000	
Controls								
Electrical	100%			2029	$438,300			
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	20%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Of Cafeteria								
Explanation : 2 Units, R-410a								
Window/Wall Unit	70%			2032	$209,100	1		
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2039	* *	1	$2,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2039	* *	2	$5,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	80%			2034	$279,800	2	$1,900	
Roof	20%			2034	$30,600	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$2,000	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Circulating Pump, Boiler Room								
Brass/Copper	20%			2044	* *	1		
Galvanized Steel	70%			2032	$704,600	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,600	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$54,500	1-2	$1,100	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 216 - BK**		
Address	: **350 AVENUE X BTWN: WEST ST., EAST 1 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K216**
Program / Asset #	: **BOE0511.000 / 1292**	**Yr Built/Renovated**	: **1925 / 2012**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **7196** **Lot** : **1**	**BIN**	: **3195175**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$604,400
Interior Architecture	$56,200	
Electrical	$332,900	$625,600
Mechanical	$995,600	$2,220,900
Total	**$1,384,700**	**$3,450,900**
Importance Code A		$604,400
Importance Code B	$1,328,500	$2,846,500
Importance Code C	$56,200	
Total	**$1,384,700**	**$3,450,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,700		$9,000	
Interior Architecture	$116,100		$46,500	$9,300
Electrical	$9,100	$8,400	$32,900	$8,900
Mechanical	$80,100	$11,600	$52,700	$11,600
Site Pavements	$25,900			
Total	**$313,900**	**$20,000**	**$141,100**	**$29,800**
Importance Code A	$90,600	$7,800	$17,000	$7,800
Importance Code B	$194,500	$12,100	$124,100	$22,000
Importance Code C	$28,800			
Total	**$313,900**	**$20,000**	**$141,100**	**$29,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$73,400	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$3,900	
Masonry: Marble	5%			LIFE	* *	5	$3,900	
Metal Panel	4%			2054	* *	5-10	$28,800	
Metal Coiling Doors	1%	Now	$11,500	2039	* *	5	$1,600	
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Basement Boiler Room								
Stucco Cement	15%			2047	* *	5	$39,300	
Windows								
Aluminum	98%	Now	$34,600	2050	* *	5	$17,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout Classrooms								
Metal Louvers	2%			2043	* *	10	$4,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,500	
Masonry: Brick	80%			LIFE	* *	5	$9,300	
Metal Panel	5%			2054	* *	5	$2,300	
Metal Rail	5%			2047	* *	5-10	$10,500	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,700	
Roof								
Built-Up (BUR)	100%	2-4	$10,600	2034	$531,000			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Soffits								
Masonry: Marble	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$7,500	
Ceramic Tile	3%	Now	$9,900	2037	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Marble Panels	2%			LIFE	* *	5	$1,700	
Quarry Tile	2%			2039	* *	5	$3,400	
Vinyl Tile	65%	0-2	$42,100	2039	* *	3	$27,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Corridors On 4th And 5th Floors								
Wood	25%			2049	* *	5	$53,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$21,200	2037	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	75%	Now	$56,200	LIFE	* *	5	$33,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	25%			2039	* *	5	$28,600	
AcousTileConcealSpLn	5%			2039	* *	5	$7,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Plaster	60%	Now	$42,800	LIFE	* *	5	$43,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Classrooms And 4th Floor Bathroom								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$18,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	85%			2039	* *			
Masonry: Marble	15%	Now	$7,700	LIFE	* *	5	$1,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance Steps								
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	80%			2037	* *			
Rubber Matting	20%			2034				

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	95%			2034	$140,700	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	85%			2033	$156,300	5	$1,800	
Molded Case Bkrs	5%			2050	* *	5	$100	
Wiring								
Braided Cloth	25%	2-4	$51,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2034	$143,100	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$500	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$68,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Battery	45%			2029	$61,100	10	$8,600	
Emergency, Battery	5%			2039	* *	10	$1,000	
Exit, Service	45%			2029	$15,700	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
HID	20%			2034	$75,500	10		
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

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
Alarm								
Security System								
Generic	100%			2029	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$78,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$32,400	2034	$647,800			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Condensation Pump Problems								
Terminal Devices								
Air Handler	30%			2042	* *	1	$14,700	
Convector/Radiator	40%			2032	$264,600	1	$10,200	
Fan Coil Unit/Heat	30%			2029	$601,700	1	$7,700	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
R-410a Refrigerant, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Window/Wall Unit	90%			2032	$275,800	1		
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$71,100	LIFE	* *	2-5	$44,100	
Not in Service, Extent : Severe, Area Affected : 75%								
Location : Basement And Sixth Floor Fan Rooms, House Exhaust Fans								
Exhaust Fans								
Interior	90%	4+	$322,900	2044	* *	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room And Sixth Floor Penthouse								
Roof	10%	0-2	$15,700	2044	* *	2	$200	
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,032,700	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%	Now	$20,400	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Mens Bathroom 4th Floor								
Explanation : Leaking Toilet From 5th Floor To 4th Floor								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$16,200	4	$1,700	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Reduced Pressure Zone								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 216 - BK ANNEX**		
Address	: **2421 WEST STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K532**
Program / Asset #	: **BOE1136.000 / 14882**	**Yr Built/Renovated**	:
Area Sq Ft	: **2,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **7196** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$5,900
Interior Architecture	$1,000			
Electrical	$100	$2,300	$200	$100
Mechanical	$100	$200	$200	$200
Total	**$1,100**	**$2,500**	**$300**	**$6,200**
Importance Code A	$100	$100	$100	$6,100
Importance Code B	$1,100	$2,300	$300	$100
Importance Code C				
Total	**$1,100**	**$2,500**	**$300**	**$6,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK ANNEX

Asset # : 14882

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
Exterior								
Exterior Walls								
Fiberglass Panel	34%			2046	* *	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Polycarbonate Glazing								
Stucco Cement	33%			2050	* *	5	$3,500	
Wood	33%			2050	* *	5	$7,000	
Windows								
Aluminum	100%			2055	* *	5	$1,300	
Parapets								
Metal Panel	1%			2059	* *	5		
Stucco Cement	4%			2050	* *	5		
No Component	95%							
Roof								
Fiberglass Panel	25%			2046	* *	1		
Single Ply Membrane	70%			2041	* *	10	$5,800	
Skylight, Plastic	5%			2046	* *	1		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$2,000	
Ceramic Tile	10%			2046	* *	5	$400	
Traffic Topping	65%			2041	* *	5	$2,900	
Interior Walls								
Ceramic Tile	5%			2046	* *	5	$100	
Fiberglass Panel	10%			LIFE	* *			
Gypsum Board	85%			LIFE	* *	5	$1,200	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Gypsum Board	75%	Now	$1,000	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Classroom								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2042	* *			
Activity Yard								
Pavers/Stone	100%			2042	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 216 - BK ANNEX
Asset # : 14882

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated 200 Amperes.								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$100	
Wiring								
Thermoplastic	100%			2053	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-5 Lamps								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$200	
Exit, Battery	50%			2038	* *	10	$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$100	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK ANNEX

Asset # : 14882

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
Heating								
Conversion Equipment								
Furnace	60%			2038	* *	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Rooftop Unit								
Radiant Heater	40%			2038	* *	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : 4 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	60%			2038	* *	2	$100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Rooftop Unit, Roof								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$700	
No Component	40%							
Exhaust Fans								
Roof	60%			2038	* *	2		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 75 Gallons Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 217 - BK**		
Address	: **1100 NEWKIRK AVE. @ CONEY ISLAND AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K217**
Program / Asset #	: **BOE0512.000 / 1293**	**Yr Built/Renovated**	: **1925 / 2008**
Area Sq Ft	: **113,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,5,Ph**		
Block	: **5232** **Lot** : **1**	**BIN**	: **3121072**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$453,700	$280,300
Interior Architecture	$209,300	$2,797,500
Mechanical	$2,193,100	$2,593,900
Site Pavements		$152,400
Total	**$2,856,200**	**$5,824,100**
Importance Code A	$453,700	$280,300
Importance Code B	$2,402,500	$5,543,800
Total	**$2,856,200**	**$5,824,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$87,700	$5,600		
Interior Architecture	$238,900		$2,400	$12,400
Electrical	$22,200	$18,600	$22,000	$20,900
Mechanical	$390,900	$38,700	$42,700	$37,500
Site Enclosure	$5,600			
Site Pavements	$7,600			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$760,200**	**$70,300**	**$74,500**	**$78,200**
Importance Code A	$97,700	$15,600	$10,100	$10,100
Importance Code B	$553,500	$54,700	$64,400	$68,200
Importance Code C	$109,000			
Total	**$760,200**	**$70,300**	**$74,500**	**$78,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$149,100	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Exterior Walls								
Masonry: Brick	80%	Now	$257,400	LIFE	* *	5	$152,600	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof Bulkhead B And C								
Masonry: Granite	5%			LIFE	* *	5	$14,300	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Exterior Walls								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	$14,300	
Recent Repair Evident, Extent : N/A, Area Affected : 70%								
Location : Exterior Walls								
Pre-Cast Concrete	5%			LIFE	* *	5	$62,000	
Recent Repair Evident, Extent : N/A, Area Affected : 90%								
Location : Exterior Walls								
Windows								
Aluminum	78%	Now	$42,400	2058	* *	5	$21,700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Rooms 309 And 409								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Aluminum w/ Guards	20%			2058	* *	5	$11,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Metal Louvers	2%			2045	* *	10	$7,000	
Parapets								
Masonry: Brick Cavity	100%			LIFE	* *	5-10	$142,700	
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Roof								
Built-Up (BUR)	25%			2041	* *	10	$21,300	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Most Roofs								
Explanation : Solar Panels Installed								
Copper/Terne	25%			2064	* *	10	$53,200	
IRMA/Protected Membrane	50%			2041	* *	10	$42,500	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$69,500	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%			2039	* *	5	$4,800	
Marble Panels	2%			LIFE	* *	5	$4,800	
Quarry Tile	3%			2041	* *	5	$7,200	
Vinyl Tile	62%	Now	$139,900	2036	$2,797,500	3	$37,100	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Basement Storage Room								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Stair A								
Wood	20%	2-4	$39,000	2051	* *	5	$29,900	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	20%	0-2	$32,900	LIFE	* *	5	$6,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Masonry: Brick	10%			LIFE	* *	10	$2,600	
Marble Panels	5%	Now	$38,600	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby And Auditorium								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	40%			LIFE	* *	5-10	$29,000	
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Bulkhead C And Room 518								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Bulkhead C								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Bulkhead C								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$10,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	$16,300	2041	* *	5	$31,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor And Room 518								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Room 518 And Cafeteria								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$6,200	
Exposed Struc: Steel	10%			LIFE	* *	10	$19,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Mechanical Room								
Explanation : Missing Fireproofing								
Metal Panel	5%			LIFE	* *	5	$12,400	
Plaster	30%	Now	$46,300	LIFE	* *	5	$18,600	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Bulkhead C								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria And Bulkhead C								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$5,600	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Gate By Exit 5								
Iron Picket	40%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Asphalt	60%			2039	* *			
Cast in Place Concrete	10%			2041	* *			
Masonry: Granite	10%			LIFE	* *			
Recent Repair Evident, Extent : Moderate, Area Affected : 15%								
Location : Exterior Steps								
Panel/Paver: Concrete	20%			2046	* *			
Activity Yard								
Asphalt	85%			2039	* *			
Rubber Matting	15%	0-2	$7,600	2036	$152,400			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B19								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes								
Fused Disc Sw	40%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B19								
Explanation : Service Disconnect Switches For Ats And Fire Pump Rated At 1,200 And 1,200 Amperes								
Photovoltaic Panel(s)	5%			2049	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B19								
Explanation : Solar Disconnect Switch 89l Rated At 400 Amperes								
Transformers								
Dry Type	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B19								
Explanation : 112.5 Kva Rated Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	95%			2046	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$300	
Molded Case Bkrs	90%			2044	* *	5	$2,700	
Wiring								
Thermoplastic	95%			2046	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B8								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$34,800	
Generators								
Diesel	100%			2039	* *	1	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B1								
Explanation : Emergency Generator Rated At 250 Kilowatts								

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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$4,200	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B1								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	5%			2044	* *			
LED	95%			2041	* *			
Egress Lighting								
Emergency, Service	48%			2036	$34,200	1		
Emergency, Battery	1%			2036	$1,900	10	$300	
Exit, LED	50%			2071	* *	1		
Exit, Service	1%			2031	$500	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$42,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$69,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2039	* *			
Steam Boiler	90%			2041	* *	1	$100,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2044	* *	4	$1,700	
Steam Piping/Pump	80%			2036	$741,300			
Terminal Devices								
Air Handler	20%			2041	* *	1	$14,000	
Air Handler	15%			2031	$326,600	1	$10,500	
Convector/Radiator	60%			2041	* *	1	$21,900	
Fan Coil Unit/Heat	5%			2031	$143,400	1	$1,800	
Controls								
Digital	40%	Now	$265,900	2029	$1,329,300			
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Mechanical Rooms								
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Facilities Office								
Electrical	30%			2029	$193,000			
Pneumatic	30%			2030	$670,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$34,100	2031	$341,400	1	$9,400	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor Unit 407c								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Mechanical Equipment Room								
Explanation : 2 Units. R-22 Refrigerant And 407c								
Split Unit	20%			2041	* *			
Window/Wall Unit	60%			2031	$263,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2046	* *	4	$1,100	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2041	* *	1	$14,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	$67,000	2	$15,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$99,800	
Exhaust Fans								
Interior	50%			2041	* *	2	$1,700	
Interior	25%			2031	$128,300	2	$900	
Roof	25%			2036	$56,100	2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$295,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$20,400	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2044	* *	4	$3,600	
Sewage Ejector(s)								
Electric	100%	Now	$3,000	2036	$60,600	4	$4,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Backflow Preventer								
Generic	100%			2036	$51,700	1	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 110 And Security Closet								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$57,000	
Sprinkler								
Generic	100%			2046	* *	1-2	$31,700	
Fire Pump								
Generic	100%			2045	* *	1	$21,100	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$119,000	1-10	$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 125 Square Feet							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 219 - BK**		
Address	: **1060 CLARKSON AVE. BTWN: EAST 93 ST., EAST 94 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K219**
Program / Asset #	: **BOE0514.000 / 2546**	**Yr Built/Renovated**	: **1926 / 2011**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4648** **Lot** : **1**	**BIN**	: **3101168**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$26,700
Electrical	$235,700	$698,200
Mechanical	$1,267,200	$2,652,600
Site Pavements	$61,900	
Total	**$1,564,700**	**$3,377,500**
Importance Code B	$1,564,700	$3,350,700
Importance Code C		$26,700
Total	**$1,564,700**	**$3,377,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$5,900	$18,300
Interior Architecture	$29,700	$1,600	$1,600	
Electrical	$9,900	$9,500	$10,800	$9,000
Mechanical	$51,600	$31,300	$21,700	$13,800
Total	**$91,200**	**$42,400**	**$40,000**	**$41,100**
Importance Code A	$29,500	$9,700	$15,400	$27,800
Importance Code B	$57,800	$32,600	$24,600	$13,300
Importance Code C	$3,900			
Total	**$91,200**	**$42,400**	**$40,000**	**$41,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

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
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	$18,100	
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Panel	3%			2059	* *	5-10	$4,000	
Windows								
Aluminum	100%			2049	* *	5	$5,900	
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$3,600	
Metal Rail	30%			2050	* *	5-10	$30,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,700	
Roof								
Metal Panel	2%			2046	* *	10	$1,500	
Modified Bitumen	98%			2041	* *	10	$39,200	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$9,200	
Ceramic Tile	3%			2046	* *	5	$600	
Terrazzo	5%			LIFE	* *	5	$800	
Vinyl Tile	62%			2038	* *	3	$4,900	
Wood	10%	Now	$25,800	2048	* *	5	$2,000	
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	2%			2042	* *	5	$900	
Ceramic Tile	1%			2036	$26,700	5	$500	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Marble Panels	2%	Now	$3,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Plaster	72%			LIFE	* *	5	$10,200	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$3,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$700	
Plaster	65%			LIFE	* *	5	$8,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%	Now	$61,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Court Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Court Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$116,500	5	$200	
Fused Disc Sw	50%			2043	* *	5	$200	
Raceway								
Conduit	75%			2033	$155,000	1		
Conduit	25%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	75%			2032	$183,900	5	$1,900	
Molded Case Bkrs	20%			2041	* *	5	$500	
Wiring								
Braided Cloth	50%	2-4	$149,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2033	$74,700	1		
Thermoplastic	25%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2038	* *	5	$200	
Locally Mounted	70%			2031	$85,600	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$86,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	$82,500	10	$11,600	
Exit, Service	50%			2033	$21,200	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$35,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$59,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	60%	0-2	$25,700	2038	* *	1	$51,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of Unit No.1, Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	40%			2038	* *	1	$38,000	
Distribution								
Steam Piping/Pump	100%	Now	$78,700	2033	$787,200			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Leaking, Vacuum Pump In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2028	$370,000	1	$11,900	
Convector/Radiator	75%			2031	$602,900	1	$23,300	
Fan Coil Unit/Heat	5%			2028	$121,900	1	$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%	0-2	$13,000	2028	$260,700	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,500	
Exhaust Fans								
Interior	100%			2028	$436,000	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,262,500	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$5,200	2028	$17,500	2		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Old Storage Tank								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : With Old Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$19,700	4	$2,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$40,800	1-2	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 219 - Q**		
Address	: **144-39 GRAVETT ROAD @ MAIN ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q219**
Program / Asset #	: **BOE0856.000 / 1484**	**Yr Built/Renovated**	: **1953 / 2008**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **6507** **Lot** : **1**	**BIN**	: **4448708**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$2,768,300	$1,414,700
Electrical	$696,500	$820,800
Mechanical	$364,400	$687,600
Site Pavements	$286,500	$434,500
Total	**$4,115,600**	**$3,357,600**
Importance Code A	$85,700	
Importance Code B	$3,743,500	$3,357,600
Importance Code C	$286,500	
Total	**$4,115,600**	**$3,357,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,800	$7,300	$6,000	$1,900
Interior Architecture	$5,800	$9,000		$7,900
Electrical	$61,700	$42,200	$10,800	$9,000
Mechanical	$42,300	$30,900	$26,300	$17,900
Site Enclosure	$29,100			
Site Pavements	$61,600			
Total	**$215,300**	**$89,400**	**$43,100**	**$36,700**
Importance Code A	$14,800	$17,000	$15,500	$11,500
Importance Code B	$169,500	$72,400	$27,500	$25,300
Importance Code C	$31,000			
Total	**$215,300**	**$89,400**	**$43,100**	**$36,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$20,800	
Masonry: Brick	30%			LIFE	* *	5	$12,500	
Masonry: Brick Cavity	30%			LIFE	* *	5	$12,500	
Window Wall	30%	2-4	$7,800	2053	* *	5	$23,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Window Units At 1st And 2nd Floor, When Driving Rain Occurs								
Windows								
Aluminum	75%			2049	* *	5	$12,000	
Metal/Detention Type	25%			2053	* *	5	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Building								
Explanation : Metal Security Grilles								
Parapets								
Metal Security Bars	5%			2068	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Roofs								
Metal: Cage/Fence	5%			2050	* *	5-10	$3,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Roofs								
No Component	90%							
Roof								
Fluid Applied Roofing	85%			2068	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Building, Not Including Dome								
Modified Bitumen	15%			2041	* *	10	$13,900	
Soffits								
Cast in Place Concrete	100%	Now	$7,000	LIFE	* *	5	$11,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance Soffit								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Annex Soffit								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$48,600	
Ceramic Tile	7%			2042	* *	5	$7,800	
Terrazzo	3%			LIFE	* *	5	$2,600	
Vinyl Tile	45%	2-4	$282,900	2033	$1,414,700	3	$18,800	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Corridors								
Uneven Surface, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium, Cafeteria And Corridors								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Vinyl Tile 9" X 9"	25%			2028	$2,275,300	3	$10,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Interior								
Interior Walls								
Ceramic Tile	4%			2042	* *	5	$3,800	
Concrete Masonry Unit	20%			LIFE	* *	5	$7,500	
Glazed Ceramic Panel	1%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$7,100	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$11,100	
AcousTileSusp.Lay-In	37%	Now	$210,000	2053	* *	5	$20,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : Cafeteria, Corridors And Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, Corridors And Classrooms								
AcousTileSusp.Lay-In	3%			2050	* *	5	$3,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$6,900	
Plaster	10%			LIFE	* *	5	$6,900	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Chain Link	15%	0-2	$23,400	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Around Dome Area								
Iron Picket	10%	4+	$5,700	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Main Entry And Fence At Dome								
Metal Rail	50%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Roof Railing								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gravett Road								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$68,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Around Annex And Main Building								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$218,400	2042	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Front Driveway Road								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Driveway								
Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
Location : Driveway								
Activity Yard								
Cast in Place Concrete	50%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Annex Front Yard								
Explanation : At Enclosed Annex Courtyard								
Rubber Matting	50%	0-2	$43,500	2033	$434,500			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Annex Playground								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Annex Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$186,400	5	$300	
Fused Knife Sw	20%	2-4	$46,600	2063	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Annex Building								
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	2%	2-4	$4,900	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Molded Case Bkrs	88%			2032	$215,800	5	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$89,600	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$82,800	
LED	6%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$82,500	10	$11,600	
Exit, Service	50%			2028	$21,200	1		
Exterior Lighting								
HID	30%			2028	$137,600	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$184,500	1	$35,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Basement								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mechanical Room And Electrical Room								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$29,700	
Conversion Equipment								
Steam Boiler	100%	Now	$85,700	2038	* *	1	$85,600	
Cracked, Extent : Severe, Area Affected : 25%								
Location : No.1 Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units For Main Building, 1 Unit For Annex								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$55,300	2043	* *	4	$4,700	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In The Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Faulty Steam Traps Throughout								
Terminal Devices								
Air Handler	30%			2038	* *	1	$17,800	
Convector/Radiator	70%			2038	* *	1	$21,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	$290,000	1	$8,900	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Basement								
Split Unit	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : 10 Units In Auditorium								
Window/Wall Unit	60%	0-2	$22,300	2028	$223,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 6 Units Are Not Working								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2038	* *	1	$11,900	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2033	$51,200	2	$13,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,500	
Exhaust Fans								
Interior	50%			2038	* *	2	$1,500	
Roof	50%			2033	$95,400	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2053	* *	1		
Galvanized Steel	20%			2031	$251,000	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$14,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$5,900	2041	* *	4	$2,000	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Faulty Float. Sump Pump Is Not Working								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$2,700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 22 - BK**		
Address	: **443 ST. MARKS AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K022**
Program / Asset #	: **BOE1130.000 / 14876**	**Yr Built/Renovated**	:
Area Sq Ft	: **90,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1148** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,043,800	$1,425,600
Interior Architecture	$166,000	$61,900
Electrical	$1,442,500	$1,349,600
Mechanical		$173,800
Site Enclosure	$58,600	
Site Pavements		$65,500
Total	**$2,710,800**	**$3,076,400**
Importance Code A	$1,043,800	$1,425,600
Importance Code B	$1,608,500	$1,588,800
Importance Code C	$58,600	$61,900
Total	**$2,710,800**	**$3,076,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$87,500	$10,700		
Interior Architecture	$57,500		$6,400	$3,700
Electrical	$15,800	$28,700	$14,700	$14,700
Mechanical	$47,400	$108,600	$48,500	$27,000
Site Enclosure	$7,200			
Site Pavements	$75,000			
Total	**$290,400**	**$148,000**	**$69,500**	**$45,300**
Importance Code A	$96,400	$19,800	$8,900	$8,900
Importance Code B	$135,800	$128,200	$60,600	$36,400
Importance Code C	$58,200			
Total	**$290,400**	**$148,000**	**$69,500**	**$45,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	$3,700	LIFE	* *	5	$17,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	5%	Now	$25,400	LIFE	* *	5	$17,800	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	83%	Now	$159,200	LIFE	* *	5	$94,400	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Chimney								
Metal Panel	5%			2053	* *	5-10	$39,100	
Window Wall	5%	Now	$8,800	2053	* *	5	$10,700	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Bulkheads								
Windows								
Aluminum	100%	Now	$884,500	2049	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridors								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Parapets								
Cast Stone/Terra Cotta	35%	Now	$49,500	LIFE	* *	5	$41,200	
Open Joints, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Concrete Masonry Unit	35%			LIFE	* *	5	$6,000	
Metal Rail	30%			2046	* *	5-10	$82,400	
Roof								
IRMA/Protected Membrane	95%			2033	$1,230,400	10	$50,800	
Gravel/Stone Ballast, Extent : Light, Area Affected : 85%								
Location : Roof								
Paver Block Ballast, Extent : Light, Area Affected : 15%								
Location : Roof								
Modified Bitumen	5%			2033	$29,900	10	$2,700	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$44,200	
Ceramic Tile	10%			2042	* *	5	$13,500	
Quarry Tile	5%			2046	* *	5	$10,100	
Vinyl Tile	22%	0-2	$83,800	2038	* *	3	$11,100	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Basement								
Vinyl Tile	38%			2038	* *	3	$19,200	
Wood	10%	0-2	$82,200	2061	* *	5	$12,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium And Auditorium Stage								
Recent Replace Evident, Extent : N/A, Area Affected : 35%								
Location : Library								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$12,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Gypsum Board	40%			LIFE	* *	5	$61,900	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	$39,500	2046	* *	5	$10,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	55%			2046	* *	5	$74,000	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	10%	Now	$4,800	LIFE	* *	5	$16,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	5%			LIFE	* *	5	$8,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2053	* *			
Iron Picket	90%	Now	$7,200	2068	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gate Hinge								
Free Standing Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%	Now	$58,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Driveway								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$28,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Saint Marks Street								
On-Site Walkways								
Asphalt	60%	Now	$25,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Schoolyard								
Cast in Place Concrete	40%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$19,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Adjacent To Refuse Containers								
Activity Yard								
Rubber Matting	20%			2033	$65,500			
Traffic Topping	80%	2-4	$2,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amperes Rating								
Transformers								
Dry Type	100%			2031	$27,400	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 9x15 Kilovolt Amperes 480/208/120 Volt, 1x38 Kilovot Amperes 480/208/120 Volt And 1x75 Kilovolt Amperes 277/480 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$400	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	50%			2032	$122,600	5	$1,000	
Molded Case Bkrs	50%			2032	$122,600	5	$1,200	
Wiring								
Thermoplastic	100%			2033	$298,700	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2031	$73,400	5	$400	
Variable Frequency Drive	40%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$27,700	
Generators								
Diesel	100%			2029	$142,000	1	$34,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Generator Is A 250 Kilowatt Unit, 277/480 Volt And Is In Good Condition.								
Fuel Storage								
Day Tank	50%			2032	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Day Tank Is A 75 Gallon Tank In Good Condition.								
Main Tank	50%			2036	$39,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Main Diesel Tank Is A 10,000 Gallon Tank In Good Condition.								
Lighting								
Interior Lighting								
Fluorescent	60%			2028	$824,300	10	$49,500	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2033	$206,100	10	$12,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 5 Classrooms Throughout The School								
Fluorescent	20%			2038	* *	10	$16,500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Entrance, Auditorium, Some Hallways								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Hallways								
Explanation : LED Lighting								
Egress Lighting								
Exit, LED	70%			2061	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout School								
Explanation : Most Exit Lights Were Replaced To LED Type Fixtures About 3 Years Ago.								
Exit, Service	30%			2028	$11,900	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Lighting								
Exterior Lighting								
HID	15%	0-2	$64,500	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
HID	5%			2028	$21,500	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$86,500	1	$16,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2028	$86,500	1	$16,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$237,700	1-3	$55,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$89,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Units. Unit No.2 Is Under Repair.								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Air Handler	50%			2041	* *	1	$27,800	
Convector/Radiator	45%			2038	* *	1	$13,100	
Fan Coil Unit/Heat	5%	0-2	$5,700	2033	$114,200	1	$1,300	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Entrances								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2043	* *	1	$37,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : 9 Units, Penthouses Explanation : New Replacement								
Window/Wall Unit	10%			2028	$34,900	1		
Terminal Devices								
Air Handler/Cool/Ht	90%			2041	* *	1	$50,100	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	90%			2043	* *	2	$56,400	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	100%			2038	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 1 Tankless Unit With One 120 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,800	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2033	$48,300	4	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 4th Floor Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$45,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

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
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2043	* *	1-2	$5,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 220 - Q**
Address : **62-10 108 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0857.000 / 193**
Area Sq Ft : **64,000**
Date of Survey : **28-Nov-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2143** **Lot** : **1**

Agency's Number : **Q220**
Yr Built/Renovated : **1956 / 2011**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4051290**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$239,500	$822,700
Interior Architecture	$547,300	$1,753,500
Electrical	$492,700	$332,300
Mechanical	$619,300	$1,558,500
Site Pavements		$80,400
Total	**$1,898,700**	**$4,547,300**
Importance Code A	$239,500	$822,700
Importance Code B	$1,659,200	$3,724,600
Total	**$1,898,700**	**$4,547,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,600	$23,100		$10,100
Interior Architecture	$65,900	$6,200		$11,800
Electrical	$30,000	$6,200	$6,500	$15,100
Mechanical	$8,200	$11,800	$13,200	$30,700
Site Enclosure	$3,400			
Site Pavements	$31,900			
Total	**$146,100**	**$47,300**	**$19,700**	**$67,700**
Importance Code A	$11,200	$23,100		$10,100
Importance Code B	$119,900	$21,900	$19,700	$57,600
Importance Code C	$15,000	$2,400		
Total	**$146,100**	**$47,300**	**$19,700**	**$67,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$6,600	LIFE	* *	5	$26,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along 62nd Street								
Fiberglass Panel	5%			2038	* *	5	$20,100	
Masonry: Brick Cavity	25%	0-2	$239,500	LIFE	* *	5	$26,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal/Glass Curt Wall	60%			LIFE	* *	5	$120,800	
Window Wall	5%			2045	* *	5	$20,100	
Windows								
Aluminum	65%			2043	* *	5	$16,900	
Aluminum	35%			2043	* *	5	$9,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Roof								
Built-Up (BUR)	99%			2035	$647,700	10	$54,200	
Skylight, Plastic	1%			2040	* *	1		
Soffits								
Metal/Glass Curt Wall	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Interior								
Floors								
Mosaic Tile	1%	4+	$4,900	2033	$99,000	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathrooms								
Mosaic Tile	2%			2052	* *	5	$5,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 4 Renovated Student Bathrooms								
Quarry Tile	2%			2040	* *	5	$3,100	
Terrazzo	5%	Now	$9,900	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Stair								
Vinyl Tile	50%	Now	$72,900	2035	$1,457,100	3	$19,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Oher Locations								
Vinyl Tile	30%			2043	* *	3	$11,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	0-2	$8,400	2030	$421,800	3	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%	4+	$15,700	2050	* *	5	$4,800	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium Stage								
Interior Walls								
Ceramic Tile	3%	Now	$8,000	2038	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Toilets								
Concrete Masonry Unit	25%			LIFE	* *	5	$9,500	
Masonry: Brick	5%			LIFE	* *			
Metal Coiling Doors	1%			2043	* *	5	$4,700	
Mosaic Tile	1%	Now	$3,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Plaster	65%			LIFE	* *	5	$18,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2040	* *	5	$6,400	
AcousTileSusp.Lay-In	10%	Now	$52,600	2040	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Waffle Slab								
Fiber Board	12%			2035	$197,400			
Gypsum Board	3%			LIFE	* *	5	$3,900	
Plaster	20%	Now	$12,800	LIFE	* *	5	$12,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2045	* *			
Metal Panel	20%	Now	$3,400	LIFE	* *			
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Along 62nd Avenue								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Along 62nd Avenue								
Explanation : Cracked Support Curbs								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2048	* *			
Masonry: Brick	10%			2045	* *			
Activity Yard								
Asphalt	70%	Now	$15,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Schoolyard								
Rubber Matting	30%	Now	$16,100	2035	$80,400			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Playground								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Playground								
Explanation : Vegetation Growth At Seams								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	$4,600	2055	* *	5	$100	
Mech. Misoperation, Extent : Moderate, Area Affected : 10%								
Location : Electric Room, Inadequate Power								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	15%			2034	$27,600	5	$200	
Molded Case Bkrs	55%			2034	$101,200	5	$900	
Molded Case Bkrs	30%			2051	* *	5	$500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$300	
Locally Mounted	20%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$57,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%	Now	$18,200	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Explanation : Lights Are Not Operational								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$7,700	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2040	* *	10		
No Component	90%							
Alarm								

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

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Alarm								
Security System								
Generic	100%			2030	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$169,000	1-3	$40,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside								
Explanation : Temp Boiler								
Distribution								
Steam Piping/Pump	85%			2035	$446,100			
Under Construction	15%							
Terminal Devices								
Convector/Radiator	80%			2033	$428,700	1	$16,500	
No Component	20%							
Controls								
Electrical	100%			2033	$364,300			
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2030	$385,400	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2035	$77,800			
Window/Wall Unit	10%			2030	$24,800	1		
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$190,700	1	$11,900	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2035	$28,500	2	$13,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,700	
Exhaust Fans								
Interior	60%			2030	$174,400	2	$1,200	
Roof	40%			2035	$50,900	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Temporary Electric Unit During Construction								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$27,200	1-2	$500	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17**
Address : **468 EAST 140 STREET (NEAR BROOK AVE.)**
Borough : **BRONX**
Agency's Number : **X040**
Program / Asset # : **BOE0183.000 / 513**
Yr Built/Renovated : **1967 /**
Area Sq Ft : **90,000**
Project Type : **EDUCATION**
Date of Survey : **11-May-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,4**
Block : **2284** **Lot** : **34** **BIN** : **2000308**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$146,700	$3,101,300
Interior Architecture	$389,700	$10,112,300
Electrical		$1,144,200
Mechanical	$1,857,400	$3,544,200
Site Pavements	$126,900	
Total	**$2,520,600**	**$17,902,000**
Importance Code A	$223,000	$3,101,300
Importance Code B	$2,185,200	$14,800,700
Importance Code C	$112,400	
Total	**$2,520,600**	**$17,902,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,500			$22,500
Interior Architecture	$156,600		$8,000	$15,100
Electrical	$52,700	$8,400	$10,800	$9,200
Mechanical	$61,200	$12,300	$22,000	$12,300
Site Enclosure				
Site Pavements	$29,900			
Total	**$335,900**	**$20,700**	**$40,800**	**$59,100**
Importance Code A	$35,900	$8,500	$8,900	$30,900
Importance Code B	$249,500	$12,300	$24,900	$28,100
Importance Code C	$50,500		$7,000	
Total	**$335,900**	**$20,700**	**$40,800**	**$59,100**

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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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$9,700	
Masonry: Brick	95%			LIFE	* *	5	$293,400	
Windows								
Aluminum	100%			2035	$2,191,900	5	$44,900	
Parapets								
Copper/Terne	10%			2071	* *	5	$10,000	
Masonry: Brick	25%			LIFE	* *	5-10	$35,300	
No Component	65%							
Roof								
Built-Up (BUR)	95%			2036	$703,900	10	$58,900	
Copper/Terne	5%			2051	* *	10	$7,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$1,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$70,500	
Ceramic Tile	5%	Now	$23,300	2039	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms								
Sheet Vinyl/Rubber	2%			2036	$215,900	5	$4,800	
Terrazzo	3%			LIFE	* *	5	$7,600	
Vinyl Tile	5%			2041	* *	3	$3,000	
Vinyl Tile 9" X 9"	75%	Now	$197,900	2031	$9,896,400	3	$45,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Room 116								
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$5,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,000	
Folding Partition	2%			2044	* *	5	$8,700	
Plaster	50%	Now	$43,500	LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	35%	Now	$112,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$13,300	2041	* *	5	$25,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	45%			LIFE	* *	5-10	$90,600	
Metal Panel	5%	2-4	$5,500	LIFE	* *	5	$10,100	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	25%	Now	$25,100	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Iron Picket	20%			2071	* *			
Metal: Cage/Fence	10%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : Metal Fence Guard Railing On Roof								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$29,900	2049	* *			
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : East 140th Street								
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Masonry: Granite	5%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	$126,900	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Middle Courtyard Play Area								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Middle Courtyard Play Area								
Explanation : Worn/ Eroded								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room - Basement								
Explanation : One 1,500 Ampere Main Disconnect Switch								

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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	95%			2036	$196,300	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	60%			2035	$147,100	5	$1,400	
Molded Case Bkrs	35%			2044	* *	5	$800	
Wiring								
Thermoplastic	50%			2046	* *	1		
Thermoplastic	50%			2036	$149,400	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Corroded, Extent : Light, Area Affected : 100%								
Location : Sprinkler Valve Room - Basement								
Lighting								
Interior Lighting								
Fluorescent	60%			2041	* *	10	$49,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$8,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	30%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$10,900	
Exit, Battery	50%			2036	$65,300	10	$3,000	
Exterior Lighting								
HID	10%	Now	$43,000	2046	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Outside The Building								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$173,000	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors Only								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$55,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull box, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Radiant Heater	5%			2041	* *	2	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$76,300	2049	* *	1	$76,200	
Broken, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$14,800	2036	$738,000			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Terminal Devices								
Air Handler	20%			2031	$346,800	1	$11,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Convector/Radiator	75%			2034	$565,200	1	$21,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%			2031	$114,200	1	$1,500	
Controls								
Pneumatic	100%			2030	$1,781,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Auditorium, Gymnasium								
Window/Wall Unit	75%			2031	$261,800	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$79,500	
Exhaust Fans								
Interior	40%			2031	$163,500	2	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Roof	60%			2031	$107,300	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$11,800	2036	$59,200	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Meter Room								
Brass/Copper	95%			2036	$1,124,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2041	* *	4	$1,300	
Submersible	30%			2029	$900	4	$900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 400mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$63,700	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 221 - BK**				
Address	: **791 EMPIRE BLVD @ TROY AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K221**
Program / Asset #	: **BOE0516.000 / 1295**			**Yr Built/Renovated**	: **1940 / 2009**
Area Sq Ft	: **71,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**				
Block	: **1423**	**Lot**	: **14**	**BIN**	: **3038372**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,500	$122,000
Interior Architecture	$2,562,600	$627,400
Electrical	$64,500	$647,300
Mechanical	$1,315,800	$2,050,300
Site Enclosure	$113,600	
Total	**$4,117,100**	**$3,446,900**
Importance Code A	$60,500	$755,700
Importance Code B	$3,923,700	$2,691,300
Importance Code C	$132,900	
Total	**$4,117,100**	**$3,446,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$15,500	
Interior Architecture	$13,700	$800		$5,500
Electrical	$6,800	$15,500	$8,700	$6,600
Mechanical	$28,700	$36,200	$15,800	$10,700
Site Pavements	$14,200			
Total	**$63,400**	**$52,600**	**$39,900**	**$22,800**
Importance Code A	$7,000	$7,200	$22,500	$7,000
Importance Code B	$42,700	$45,400	$17,400	$15,800
Importance Code C	$13,700			
Total	**$63,400**	**$52,600**	**$39,900**	**$22,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$63,800	
Masonry: Granite	5%			LIFE	* *	5	$2,800	
Masonry: Limestone	10%	2-4	$60,500	LIFE	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	99%			2049	* *	5	$10,500	
Metal Louvers	1%			2042	* *	10	$700	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$6,600	
Masonry: Limestone	7%			LIFE	* *	5	$600	
Metal Security Bars	3%			2048	* *			
Roof								
Built-Up (BUR)	95%			2041	* *	10	$58,100	
Skylight, Metal/Glass	5%			2059	* *	10	$10,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,300	
Ceramic Tile	4%			2046	* *	5	$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Quarry Tile	1%			2038	* *	5	$1,700	
Terrazzo	5%			LIFE	* *	5	$4,300	
Vinyl Tile	20%	Now	$125,500	2033	$627,400	3	$8,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	2-4	$181,600	2028	$1,816,300	3	$8,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Wood	40%			2061	* *	5	$83,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	0-2	$13,700	2046	* *	5	$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Masonry: Brick	10%			LIFE	* *			
Plaster	55%	4+	$132,900	LIFE	* *	5	$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : At And Near Unit Vents								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Classrooms								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$109,600	2046	* *	5	$6,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
Exposed Struc: Concrete	15%	Now	$127,600	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Exposed Struc: Concrete	35%			LIFE	* *	5	$6,100	
Plaster	40%	Now	$69,100	LIFE	* *	5	$27,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2043	* *			
Iron Picket	30%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$113,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard And Empire Boulevard Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	45%	Now	$10,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Play Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Rear Play Yard								
Rubber Matting	25%	Now	$3,500	2038	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Playground								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard Area								
Explanation : Turf								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$99,900	5	$200	
Fused Disc Sw	50%			2053	* *	5	$200	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2032	$27,600	5	$200	
Molded Case Bkrs	10%			2032	$18,400	5	$200	
Molded Case Bkrs	75%			2049	* *	5	$1,400	
Wiring								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	90%			2033	$184,000	1		
Motor Controllers								
Locally Mounted	20%			2031	$24,500	5	$100	
Locally Mounted	70%			2046	* *	5	$300	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$63,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2038	* *	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,600	
Exit, Service	50%			2033	$15,700	1		
Exterior Lighting								
HID	15%			2033	$50,900	10		
HID	15%			2038	* *	10		
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

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
Alarm								
Security System								
Generic	100%			2033	$136,500	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$22,000	
Conversion Equipment								
Steam Boiler	100%			2031	$633,700	1	$70,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	5%	Now	$1,500	2033	$29,100			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Steam Piping/Pump	95%			2033	$553,100			
Terminal Devices								
Air Handler	20%			2028	$273,600	1	$8,800	
Convector/Radiator	50%			2031	$297,200	1	$11,500	
Fan Coil Unit/Heat	30%			2028	$540,800	1	$6,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	65%			2028	$179,000	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	100%			2028	$322,400	2	$2,200	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$3,700	2031	$185,600	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%	0-2	$7,000	2033	$351,500	4	$7,000	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	10%	0-2	$1,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,400	2028	$14,600	4	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$30,200	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 221 - BK MINISCHOOL**				
Address	: **791 EMPIRE BLVD @ TROY AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K892**
Program / Asset #	: **BOE0516.010 / 1296**			**Yr Built/Renovated**	: **1970 / 2001**
Area Sq Ft	: **9,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **1423**	**Lot**	: **14**	**BIN**	: **3038372**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$103,100	
Interior Architecture	$67,100	
Electrical		$73,400
Mechanical		$145,800
Total	**$170,300**	**$219,100**
Importance Code A	$103,100	
Importance Code B	$67,100	$219,100
Total	**$170,300**	**$219,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,700		$900	
Interior Architecture	$126,000		$600	$1,000
Electrical	$1,000	$23,100	$1,000	$800
Mechanical	$500	$600	$1,100	$600
Site Pavements	$2,100			
Total	**$176,300**	**$23,700**	**$3,600**	**$2,500**
Importance Code A	$47,200	$500	$1,300	$400
Importance Code B	$52,100	$23,200	$2,300	$2,000
Importance Code C	$77,000			
Total	**$176,300**	**$23,700**	**$3,600**	**$2,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK MINISCHOOL

Asset # : 1296

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$4,900	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Facade. Foundation								
Metal Panel	95%	Now	$103,100	2053	* *	5	$28,500	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Windows								
Aluminum	100%			2049	* *	5	$1,700	
Roof								
Metal Panel	100%	Now	$41,800	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Classrooms And Mechanical Room								
Interior								
Floors								
Ceramic Tile	5%	Now	$3,900	2036	$39,400	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Vestibule								
Vinyl Tile	35%			2038	* *	3	$1,800	
Vinyl Tile 9" X 9"	60%	Now	$67,100	2043	* *	3	$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Classrooms								
Interior Walls								
Concrete Masonry Unit	35%	2-4	$38,100	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	65%	2-4	$38,900	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Room 2, Janitor Closet								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$45,100	2038	* *	5	$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Rooms 17,18,19,29								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 221 - BK MINISCHOOL
Asset # : 1296

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
Site Pavements								
Activity Yard								
Asphalt	70%	0-2	$2,100	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$12,900	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$17,300	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System. Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 221 - BK MINISCHOOL
Asset # : 1296

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2038	* *	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2034	$145,800	2	$600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Interior	90%			2038	* *	2	$300	
Roof	10%			2033	$1,800	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 221 - Q**		
Address	: **57-40 MARATHON PKWY**		
Borough	: **QUEENS**	**Agency's Number**	: **Q221**
Program / Asset #	: **BOE0858.000 / 1485**	**Yr Built/Renovated**	: **1958 / 2007**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors G,1,2**		
Block	: **8276** **Lot** : **620**	**BIN**	: **4171759**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$52,900	$103,600
Interior Architecture		$4,265,600
Electrical		$2,526,000
Mechanical		$3,835,000
Site Pavements		$103,100
Total	**$52,900**	**$10,833,300**
Importance Code A	$52,900	$808,700
Importance Code B		$10,024,600
Total	**$52,900**	**$10,833,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$97,200	$17,600	$10,700	
Interior Architecture	$108,100		$1,900	$7,500
Electrical	$19,600	$7,400	$7,700	$9,700
Mechanical	$134,100	$11,200	$17,700	$11,200
Site Enclosure	$9,100			
Total	**$368,100**	**$36,200**	**$38,000**	**$28,400**
Importance Code A	$132,500	$25,500	$18,500	$7,800
Importance Code B	$184,000	$10,800	$19,500	$19,600
Importance Code C	$51,700			$1,000
Total	**$368,100**	**$36,200**	**$38,000**	**$28,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	68%			LIFE	* *	5	$105,800	
Metal/Glass Curt Wall	30%			LIFE	* *	5	$87,500	
Metal Panel	1%	0-2	$1,100	2046	* *	5	$1,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Double Access Doors In South West Corner								
Metal Sect. OHD	1%			2053	* *	5	$2,400	
Windows								
Aluminum	15%	Now	$3,700	2044	* *	5	$1,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Room 101 And 201								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Womens Bathroom								
Aluminum	84%			2044	* *	5	$21,400	
Metal Louvers	1%			2045	* *	10	$1,600	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5-10	$39,600	
Masonry: Limestone	10%			LIFE	* *	5-10	$14,100	
Metal/Glass Curt Wall	10%			2056	* *	5	$4,500	
Metal Panel	10%			2062	* *	5	$4,500	
Metal Rail	20%			2053	* *	5-10	$41,800	
Roof								
Copper/Terne	5%			2064	* *	10	$6,700	
Modified Bitumen	95%			2044	* *	10	$50,700	
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$25,700	
Mosaic Tile	3%	2-4	$4,800	2049	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Terrazzo	5%			LIFE	* *	5	$6,600	
Vinyl Tile	18%			2041	* *	3	$5,700	
Vinyl Tile 9" X 9"	62%			2031	$4,265,600	3	$26,000	
Wood	5%			2051	* *	5	$7,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

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
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	$2,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Crawlspace								
Ceramic Tile	3%			2045	* *	5	$2,000	
Concrete Masonry Unit	10%	Now	$12,600	LIFE	* *	5	$2,600	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Fan Room								
Mosaic Tile	1%			LIFE	* *	10	$400	
Plaster	59%	Now	$19,300	LIFE	* *	5	$11,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Room G19								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$8,200	
Ceilings								
AcousTile,Adhered	50%			2041	* *	5	$42,000	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$31,500	
Plaster	20%	Now	$10,500	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lobby and Women's restroom								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2046	* *			
Iron Picket	15%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	60%			2056	* *			
Masonry: Brick	40%	Now	$9,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Marathon Parkway								
Retaining Walls								
Cast in Place Concrete	39%			2056	* *			
Masonry: Brick	56%			2046	* *			
Masonry: Fieldstone	5%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	90%			2039	* *			
Rubber Matting	10%			2036	$103,100			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$199,700	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2046	* *	1		
Panelboards								
Molded Case Bkrs	85%			2035	$156,300	5	$1,800	
Molded Case Bkrs	10%			2044	* *	5	$200	
Molded Case Bkrs	5%			2058	* *	5	$100	
Wiring								
Braided Cloth	90%			2035	$184,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	$1,145,600	10	$68,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	5%			2031	$112,100	2	$100	
Egress Lighting								
Emergency, Battery	50%			2031	$67,900	10	$9,500	
Exit, Service	50%			2031	$17,400	1		
Exterior Lighting								
LED	10%			2031	$43,400			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Intrusion Alarm Only, Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$208,700	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$24,500	
Conversion Equipment								
Steam Boiler	100%	0-2	$35,300	2034	$705,100	1	$70,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. No. 2 Boiler Shell Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$32,400	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Leaking Condensate Return Pump								
Terminal Devices								
Air Handler	30%			2031	$456,700	1	$14,700	
Convector/Radiator	70%			2034	$463,000	1	$17,900	
Controls								
Pneumatic	100%			2034	$1,563,400			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Main Distribution Frame								
Explanation : 1 Unit								
Window/Wall Unit	50%	0-2	$7,700	2031	$153,200	1		
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

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
Ventilation								
Exhaust Fans								
Interior	80%			2031	$287,000	2	$1,900	
Roof	20%			2041	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$206,500	1		
Water Heater With Tanks								
Gas Fired	50%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Boiler Room								
Explanation : 2 Units 80 Gallons And 60 Gallons								
Gas Fired	50%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$28,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Cross Space								
Sump Pump(s)								
Non-Submersible	100%			2031	$16,200	4	$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$33,600	1-2	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 222 - BK**		
Address	: **3301 QUENTIN ROAD @E. 33RD STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K222**
Program / Asset #	: **BOE0517.000 / 1297**	**Yr Built/Renovated**	: **1928 / 2019**
Area Sq Ft	: **94,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **7706** **Lot** : **1**	**BIN**	: **3212254**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$274,100	$772,600
Interior Architecture	$441,300	$2,505,800
Electrical		$1,395,000
Mechanical		$3,973,000
Site Pavements	$136,100	$84,700
Total	**$851,500**	**$8,731,100**
Importance Code A	$274,100	$772,600
Importance Code B	$413,200	$7,958,600
Importance Code C	$164,200	
Total	**$851,500**	**$8,731,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$75,400			
Interior Architecture	$144,100			$10,200
Electrical	$25,600	$8,800	$11,300	$10,000
Mechanical	$64,800	$13,900	$20,800	$12,900
Site Enclosure	$35,100			
Site Pavements	$34,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$386,400**	**$29,900**	**$39,300**	**$40,200**
Importance Code A	$84,700	$9,300	$9,300	$9,300
Importance Code B	$186,100	$20,600	$30,000	$30,900
Importance Code C	$115,600			
Total	**$386,400**	**$29,900**	**$39,300**	**$40,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,200	
Concrete Masonry Unit	5%	Now	$13,000	LIFE	* *	5	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Elevator Bulkhead								
Masonry: Brick	85%			LIFE	* *	5	$161,400	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Rear Play Area First Floor Under Windows								
Masonry: Granite	3%	Now	$4,600	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 1%								
Location : Throughout								
Masonry: Granite	2%			LIFE	* *	5	$2,900	
Windows								
Aluminum	80%	Now	$57,100	2044	* *	5	$11,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	20%	Now	$19,200	2044	* *	5	$2,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Various Windows								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	$74,700	
Masonry: Brick	80%			LIFE	* *	5-10	$95,900	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Rail	5%			2041	* *	5-10	$15,800	
Roof								
Copper/Terne	5%			2051	* *	10	$7,500	
Modified Bitumen	95%			2036	$635,100	10	$56,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,300	
Ceramic Tile	5%	Now	$7,800	2039	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout Bathrooms								
Quarry Tile	5%			2041	* *	5	$10,200	
Terrazzo	5%			LIFE	* *	5	$10,600	
Vinyl Tile	58%	Now	$111,200	2036	$2,224,500	3	$29,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	2%			2031	$222,100	3	$1,400	
Wood	15%	0-2	$62,100	2051	* *	5	$19,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								

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

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$164,200	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Boiler Room Below Window								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room And Ash Hoist Area								
Ceramic Tile	5%	2-4	$14,900	2039	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Marble Panels	5%	Now	$19,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Plaster	50%			LIFE	* *	5-10	$44,800	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$15,800	
Ceilings								
AcousTile,Adhered	15%			2041	* *	5	$20,300	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$25,400	
Plaster	70%			LIFE	* *	5-10	$163,100	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	$3,800	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gate On E 34th Street								
Iron Picket	60%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$31,300	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Handball Court In Activity Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$32,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : E 34th Street								
On-Site Walkways								
Asphalt	40%	Now	$1,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Adjacent To Handicap Ramp								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

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
Site Pavements								
Activity Yard								
Asphalt	76%	Now	$136,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	8%			2041	* *			
Pavers/Stone	8%			2039	* *			
Rubber Matting	8%			2036	$84,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	$186,400	5	$300	
Fused Disc Sw	20%			2056	* *	5	$100	
Raceway								
Conduit	100%			2036	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Fused Knife Sw	25%			2035	$61,300	5	$500	
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	60%			2035	$147,100	5	$1,500	
Wiring								
Braided Cloth	85%			2035	$253,900	1		
Thermoplastic	15%			2036	$44,800	1		
Motor Controllers								
Locally Mounted	50%			2034	$61,100	5	$300	
Motor Control Center	50%			2034	$151,200	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$81,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2036	$5,900	1		
Emergency, Battery	40%	Now	$6,500	2036	$64,600			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Throughout The Building								
Explanation : Battery Replacement Required								
Exit, Service	40%			2031	$16,600	1		
Exit, Battery	10%			2041	* *	10	$600	
Exterior Lighting								
HID	10%	Now	$9,000	2036	$44,900			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter And Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$180,700	1	$35,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$57,900	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$93,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2- Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2036	$362,300	1	$11,600	
Convector/Radiator	50%			2041	* *	1	$15,200	
Fan Coil Unit/Heat	30%			2036	$715,900	1	$9,100	
Controls								
Pneumatic	100%			2034	$1,860,200			
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

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
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$228,600			
Window/Wall Unit	80%			2031	$291,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,000	
Exhaust Fans								
Interior	100%	Now	$21,300	2036	$426,900	2	$2,300	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	* *	1		
Galvanized Steel	80%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,300	4	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 222 - Q**		
Address	: **86-15 37TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q222**
Program / Asset #	: **BOE1028.000 / 13470**	**Yr Built/Renovated**	: **2002 /**
Area Sq Ft	: **45,800**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **1460** **Lot** : **34**	**BIN**	: **4035854**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$79,200
Electrical		$787,100
Mechanical	$2,834,400	$116,600
Total	**$2,834,400**	**$982,900**
Importance Code A		$140,200
Importance Code B	$2,834,400	$842,700
Total	**$2,834,400**	**$982,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$23,300	$4,500
Interior Architecture	$35,500	$6,100		$7,300
Electrical	$11,100	$7,500	$7,800	$11,400
Mechanical	$229,400	$18,100	$152,300	$61,700
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$290,400**	**$46,100**	**$197,800**	**$99,300**
Importance Code A	$4,300	$4,500	$27,700	$9,000
Importance Code B	$286,100	$37,100	$170,100	$90,300
Importance Code C		$4,400		
Total	**$290,400**	**$46,100**	**$197,800**	**$99,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$79,200	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : Rear Yard And 37th Street								
Pre-Cast Concrete	10%			LIFE	* *	5	$28,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Eroded Joints At 37th Ave And Alley Way Corner								
Windows								
Aluminum	75%			2050	* *	5	$7,100	
Aluminum	20%			2050	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$2,900	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$14,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,700	
Roof								
Built-Up (BUR)	60%			2039	* *	10	$23,300	
Copper/Terne	5%			2062	* *	10	$4,900	
Under Construction	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : 2nd Floor To Be Converted To Activity Yard								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$2,300	
Interior								
Floors								
Carpet	2%			2033	$24,700	3	$2,700	
Cast in Place Concrete	10%			LIFE	* *	5	$14,900	
Ceramic Tile	5%			2043	* *	5	$3,400	
Quarry Tile	5%			2047	* *	5	$5,100	
Vinyl Tile	78%			2039	* *	3	$26,600	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,800	
Concrete Masonry Unit	40%			LIFE	* *	5	$28,200	
Gypsum Board	25%			LIFE	* *	5	$26,500	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%			2047	* *	5	$51,200	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$8,500	
Metal Panel	5%			LIFE	* *	5	$4,300	
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : 37th Ave And Alley Way								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$14,100	
Generators								
Diesel	100%			2043	* *	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 200 Kilowatts.								

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

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%	Now	$2,500	2030	$2,500	5	$5,100	
Corroded Terminals, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Beyond Useful Life								
Fuel Storage								
Day Tank	20%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$685,100	10	$41,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$14,000	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Lobby								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	10%			2034	$21,900	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$400	
Alarm								
Security System								
Generic	100%			2034	$88,000	1	$17,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Kitchen, Basement, Toilets								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

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

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Heating								
Energy Source								
Electricity	5%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	95%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One Tank, No. 2 Oil, 5,000 Gallons								
Conversion Equipment								
Radiant Heater	5%			2034	$61,000	2	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	95%			2039	* *	1	$43,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 70 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout - Terminal Unit Steam Traps Replaced								
Terminal Devices								
Convector/Radiator	90%			2039	* *	1	$13,300	
Unit Heater - Steam	10%	Now	$2,700	2029	$26,600	4	$400	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And Exit 4 - Inoperable And Leaking - 2 Ceiling Cabinet Heaters								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance, Exits, Mechanical Rooms								
Explanation : Ceiling Mounted Cabinet Heaters And Unit Heaters								
Controls								
Pneumatic	100%	Now	$181,300	2028	$906,400			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Air Handlers Room - Defective Air Handler Controllers								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	98%			2029	$678,000	1	$20,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Chiller Room - 2 Air Cooled Chillers, Rotary Compressors								
Split Unit	1%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Telecom Room								
Split Unit	1%	Now	$11,100	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Elevator Machine Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$3,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	$910,000	1	$28,300	
Heat Rejection								
Dry Cooler	100%			2029	$215,200	2	$31,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Air Cooled Refrigerant Condensers								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,500	
Exhaust Fans								
Interior	60%			2029	$124,800	2	$800	
Roof	40%			2029	$36,400	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 80 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$11,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Ceiling - Kitchen Grease Trap								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$9,400	4	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2029	$24,600	4	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Backflow Preventer								
Generic	100%			2029	$20,900	1	$2,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$23,100	
Sprinkler								
Generic	100%			2044	* *	1-2	$12,800	
Fire Pump								
Generic	100%			2030	$44,800	1	$8,600	
Chemical System								
Wet	100%			2032	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 65 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 223 - Q**		
Address	: **125-20 SUTPHIN BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q223**
Program / Asset #	: **BOE0966.000 / 1183**	**Yr Built/Renovated**	: **1974 / 1998**
Area Sq Ft	: **102,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **12051** **Lot** : **20**	**BIN**	: **4440628**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$335,800	$1,253,000
Interior Architecture	$62,500	
Electrical	$132,700	$1,679,400
Mechanical	$637,700	$5,387,600
Total	**$1,168,700**	**$8,320,000**
Importance Code A	$335,800	$2,216,000
Importance Code B	$832,900	$6,104,000
Total	**$1,168,700**	**$8,320,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,400			$28,200
Interior Architecture	$141,600	$5,700		$16,600
Electrical	$9,500	$9,900	$12,600	$26,800
Mechanical	$79,200	$26,300	$30,100	$118,900
Site Enclosure				$1,000
Site Pavements	$17,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$307,000**	**$49,100**	**$49,900**	**$198,700**
Importance Code A	$62,500	$10,100	$10,100	$38,500
Importance Code B	$162,900	$39,000	$39,800	$159,200
Importance Code C	$81,600			$1,000
Total	**$307,000**	**$49,100**	**$49,900**	**$198,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	$335,800	LIFE	* *	5	$75,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Office, Second Floor Stairs 1 And 6								
Metal Panel	3%			2055	* *	5-10	$19,400	
Pre-Cast Concrete	17%			LIFE	* *	5	$52,000	
Windows								
Aluminum	98%	Now	$28,100	2051	* *	5	$14,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Louvers	2%			2044	* *	10	$3,700	
Parapets								
Masonry: Brick Cavity	85%	Now	$23,200	LIFE	* *	5	$11,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Chimney								
Metal Rail	10%			2040	* *	5-10	$23,900	
Pre-Cast Concrete	5%	Now	$1,100	LIFE	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Parapet Coping								
Roof								
Built-Up (BUR)	95%			2035	$1,038,800	10	$86,900	
Metal Panel	5%			2040	* *	10	$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,100	
Mosaic Tile	5%	0-2	$36,300	2040	* *	5	$9,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Boys Bathroom								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Third Floor Boys Bathroom								
Quarry Tile	5%			2048	* *	5	$11,300	
Terrazzo	5%			LIFE	* *	5	$5,900	
Vinyl Tile	73%	0-2	$62,500	2040	* *	3	$41,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : First Floor And Staircase								
Wood	2%			2050	* *	5	$5,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Interior								
Interior Walls								
Cast in Place Concrete	6%			LIFE	* *			
Ceramic Tile	4%	Now	$28,900	2044	* *	5	$5,100	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Bathrooms								
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Bathrooms								
Concrete Masonry Unit	7%			LIFE	* *	5	$7,200	
Folding Partition	1%	Now	$36,400	2043	* *	5	$3,200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Cafeteria								
Metal Panel	8%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	44%			LIFE	* *	5	$33,900	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	3%			LIFE	* *	5	$30,800	
Ceilings								
AcousTile,Adhered	35%	2-4	$34,900	2040	* *	5	$26,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Exposed Struc: Concrete	50%			LIFE	* *	5	$11,800	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%	4+	$5,100	LIFE	* *	5	$9,500	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	5%			LIFE	* *	5	$4,700	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	* *	5-10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Low Roof								
Explanation : Roof Guard Rail								
Chain Link	85%			2045	* *			
Iron Picket	10%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$10,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Stairs And 147th Street Ramp								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$6,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Trash Area								
Activity Yard								
Rubber Matting	5%			2043	* *			
Traffic Topping	80%	2-4	$700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$239,700	5	$400	
Fused Disc Sw	10%			2055	* *	5		
Raceway								
Conduit	90%			2035	$224,600	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$196,200	5	$2,100	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Thermoplastic	90%			2035	$315,000	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$700	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$88,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$43,800	10	$6,200	
Emergency, Battery	25%			2040	* *	10	$6,200	
Exit, Service	10%			2030	$4,500	1		
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$196,100	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$269,400	1-3	$62,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$242,900	5	$31,600	
Conversion Equipment								
Steam Boiler	100%			2033	$910,400	1	$101,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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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DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$41,800	2045	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pumps Leaks Badly, Replacement Needed. Basement Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Vacuum Pumps, Basement								
Terminal Devices								
Air Handler	30%			2035	$589,600	1	$18,900	
Convector/Radiator	55%			2033	$469,700	1	$18,100	
Fan Coil Unit/Heat	15%	0-2	$7,800	2030	$388,400	1	$4,400	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Controls								
Pneumatic	100%			2033	$2,018,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2043	* *	1	$18,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : 2 Units								
Window/Wall Unit	10%	0-2	$2,000	2030	$39,600	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations, 5 Percent Is Not Working								
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2045	* *	4	$2,000	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$304,000	1	$18,900	
Fan Coil - 4 Pipe	10%			2030	$198,600	1	$3,300	
No Component	60%							
Heat Rejection								
Dry Cooler	40%			2040	* *	2	$28,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	75%			2035	$347,400	2	$2,300	
Roof	25%			2030	$50,700	2	$800	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

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
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2045	* *	1		
Galvanized Steel	70%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2035	$505,000	4	$15,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$20,900	4	$2,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$53,300	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$2,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 224 - BK**		
Address	: **757 WORTMAN AVE. BTWN: CRESCENT ST., HEMLOCK ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K224**
Program / Asset #	: **BOE0519.000 / 2548**	**Yr Built/Renovated**	: **1930 / 2010**
Area Sq Ft	: **125,975**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4529** **Lot** : **133**	**BIN**	: **3346166**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$862,300	$278,400
Interior Architecture	$611,600	$150,600
Electrical	$510,200	$2,495,500
Mechanical	$371,800	$2,301,400
Site Pavements		$53,200
Total	**$2,356,000**	**$5,279,000**
Importance Code A	$935,400	$1,256,600
Importance Code B	$1,308,900	$4,022,400
Importance Code C	$111,700	
Total	**$2,356,000**	**$5,279,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,100		$27,700	
Interior Architecture	$56,300	$19,500	$200	$16,300
Electrical	$38,900	$23,000	$22,600	$20,500
Mechanical	$77,500	$26,400	$76,400	$28,000
Site Enclosure	$45,900			
Site Pavements	$23,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$278,900**	**$76,100**	**$134,100**	**$72,000**
Importance Code A	$39,900	$12,500	$40,400	$12,500
Importance Code B	$229,200	$48,800	$93,700	$59,500
Importance Code C	$9,800	$14,800		
Total	**$278,900**	**$76,100**	**$134,100**	**$72,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$384,400	LIFE	* *	5	$91,200	
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : West, South And East Sides								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Front Facade								
Masonry: Limestone	10%	Now	$245,100	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West, South And East Sides								
Other Observation, Extent : Light, Area Affected : 100%								
Location : West, South And East Sides								
Explanation : Sidewalk Shed In Place For Crumbling Limestone.								
Windows								
Aluminum	65%	Now	$114,300	2050	* *	5	$11,700	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 3rd Floor								
Wood	35%	Now	$51,900	2050	* *	5	$63,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And 3rd Floor Corridor								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5	$4,000	
Masonry: Brick	60%			LIFE	* *	5	$10,600	
Masonry: Limestone	2%			LIFE	* *	5	$400	
Metal Rail	15%			2047	* *	5-10	$47,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$3,300	
Roof								
Built-Up (BUR)	25%			2039	* *	10	$27,700	
Copper/Terne	5%			2062	* *	10	$13,900	
IRMA/Protected Membrane	60%			2039	* *	10	$66,500	
Modified Bitumen	10%			2034	$124,100	10	$11,100	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Interior								
Floors								
Asphalt Poured	3%	Now	$214,400	2054	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Stair Landings								
Cast in Place Concrete	7%	Now	$57,500	LIFE	* *	5	$28,900	
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room Expansion Joints								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Pit And Fan Room								
Ceramic Tile	5%			2043	* *	5	$9,400	
Quarry Tile	5%			2047	* *	5	$14,100	
Terrazzo	5%	2-4	$18,100	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	69%	Now	$73,600	2039	* *	3	$48,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile 9" X 9"	1%			2029	$154,400	3	$700	
Wood	5%			2062	* *	5	$17,700	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$29,700	
Concrete Masonry Unit	15%	Now	$57,100	LIFE	* *	5	$11,900	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Bulkhead Stairs								
Gypsum Board	10%			LIFE	* *	5	$11,900	
Plaster	45%			LIFE	* *	5	$26,700	
SGFT/Glazed Masonry	15%	Now	$54,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Ceilings								
AcousTileConcealSpLn	5%	Now	$3,100	2047	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors								
AcousTileSusp.Lay-In	30%	Now	$19,300	2047	* *	5	$28,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridor Throughout								
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,900	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$150,600			
Gypsum Board	5%			LIFE	* *	5	$11,800	
Metal Panel	5%			LIFE	* *	5	$11,800	
Plaster	25%			LIFE	* *	5	$29,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%	Now	$9,800	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Chain Link	8%			2054	* *			
Iron Picket	80%			2069	* *			
Masonry: Brick	2%			2044	* *			
Retaining Walls								
Cast in Place Concrete	25%	Now	$3,300	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Masonry: Brick	50%	Now	$26,000	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Masonry: Fieldstone	25%	4+	$6,900	2044	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : At Trees								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	25%			2043	* *			
Cast in Place Concrete	75%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	80%	Now	$9,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	20%			2034	$53,200			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	92%			2044	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Fused Disc Sw	8%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 200 Amperes Serving The Solar Panels								
Transformers								
Dry Type	100%			2047	* *	5	$500	
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$500	
Raceway								
Conduit	60%			2034	$149,700	1		
Conduit	40%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$3,000	
Molded Case Bkrs	5%			2033	$15,300	5	$200	
Wiring								
Braided Cloth	25%	2-4	$87,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Section Of The Building								
Thermoplastic	75%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	$18,600	5	$100	
Locally Mounted	10%			2039	* *	5	$100	
Motor Control Center	80%			2039	* *	5	$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$38,800	
Generators								
Diesel	100%			2037	* *	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$28,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Stand-by Power								
Fuel Storage								
Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	80%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	3%			2034	$57,700	10	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Flourescent Lights								
Fluorescent	95%			2034	$1,826,800	10	$109,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	$39,700	1		
Exit, Service	50%			2034	$27,800	1		
Exterior Lighting								
HID	30%			2029	$180,600	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$242,200	1	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$332,700	1-3	$77,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Heating								
Conversion Equipment								
Steam Boiler	87%			2032	$978,200	1	$108,500	
Steam Boiler	13%	0-2	$73,100	2039	* *	1	$14,600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Boiler No. 1 Has 2 Plugged Tubes; No. 2 Has 1 Tube Plugged								
Distribution								
Steam Piping/Pump	100%	0-2	$103,300	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 2 Vacuum Pumps In Basement.								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Steam Mains In Basement								
Terminal Devices								
Air Handler	40%			2039	* *	1	$31,200	
Convector/Radiator	40%			2039	* *	1	$16,300	
Fan Coil Unit/Heat	20%	Now	$12,800	2034	$639,600	1	$7,300	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2034	$475,800	1	$14,600	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	40%			2029	$195,500	1		
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2044	* *	4	$2,300	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2039	* *	1	$19,500	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2039	* *	2	$21,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$42,100	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Ventilation								
Exhaust Fans								
Interior	40%			2039	* *	2	$1,500	
Roof	60%			2034	$150,200	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	30%	0-2	$10,900	2029	$21,800	4		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement. Unit Is Not Working								
Gas Fired	70%			2032	$36,700	2		
Other Observation, Extent : Light, Area Affected : 70%								
Location : Basement								
Explanation : 200 Gallons Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$5,200	2034	$25,800	4	$2,700	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Motor On 1 Of 3 Units Is Not Working In Basement.								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$7,500	
Backflow Preventer								
Generic	100%	Now	$17,300	2034	$57,600	1	$6,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Services. Service No. 1 Off Autumn Street, Service Valves Corroded. Service No. 2 Off Hemlock Street, Not In Use.								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$65,900	
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$1,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2029	$2,400	1-10	$1,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Over Hood Covers 115 Square Feet (23x5).								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 225 - BK**		
Address	: **1075 OCEAN VIEW AVENUE BTWN: BRIGHTON 12 ST., BRIGHTON**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K225**
Program / Asset #	: **BOE0520.000 / 1299**	**Yr Built/Renovated**	: **1928 / 2005**
Area Sq Ft	: **125,075**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **8712** **Lot** : **56**	**BIN**	: **3245498**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$852,500	$335,100
Interior Architecture	$673,900	$2,403,200
Electrical	$227,000	$2,740,800
Mechanical	$4,131,900	$1,985,100
Total	**$5,885,300**	**$7,464,200**
Importance Code A	$852,500	$335,100
Importance Code B	$4,704,700	$7,129,100
Importance Code C	$328,100	
Total	**$5,885,300**	**$7,464,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,800	$24,600		
Interior Architecture	$79,400			$19,600
Electrical	$20,400	$22,800	$26,400	$64,000
Mechanical	$79,400	$18,300	$27,400	$30,700
Site Enclosure	$14,000			
Site Pavements	$64,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$281,000**	**$72,900**	**$61,000**	**$121,600**
Importance Code A	$28,100	$37,000	$12,400	$12,700
Importance Code B	$173,700	$35,900	$48,600	$108,900
Importance Code C	$79,200			
Total	**$281,000**	**$72,900**	**$61,000**	**$121,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$67,200	
Masonry: Brick	85%	Now	$616,700	LIFE	* *	5	$146,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Around Windows								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Courtyard								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And 4th Floor Gymnasium								
Masonry: Granite	10%			LIFE	* *	5	$12,900	
Windows								
Aluminum	100%	Now	$235,800	2051	* *	5	$24,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Windows Throughout								
Parapets								
Cast Stone/Terra Cotta	70%			LIFE	* *	5	$121,600	
Masonry: Brick	20%			LIFE	* *	5	$4,500	
Metal Rail	10%			2048	* *	5-10	$40,500	
Roof								
Modified Bitumen	100%	Now	$15,800	2040	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Interior								
Floors								
Cast in Place Concrete	15%	4+	$50,600	LIFE	* *	5	$63,600	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$55,900	2038	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Terrazzo	5%	0-2	$18,600	LIFE	* *	5	$7,600	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Vinyl Tile	40%	Now	$43,900	2035	$2,193,000	3	$29,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And 3rd And 4th Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Vinyl Tile 9" X 9"	1%			2030	$158,700	3	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Pantry And Storage								
Explanation : 9x9 Vinyl Tile								
Wood	34%	Now	$80,500	2050	* *	5	$61,800	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Gymnasiums And Classrooms Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Gymnasium								
Interior Walls								
Ceramic Tile	3%	Now	$16,700	2038	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 2nd And 3rd Floor Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,900	
Masonry: Brick	10%	Now	$192,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$135,400	LIFE	* *	5	$32,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classrooms 303, 305, 405 And Stairwells								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 303, 305, 405 And Stairwells								
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	$19,400	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : 4th Floor Classrooms								
Exposed Struc: Concrete	20%			LIFE	* *	5	$6,100	
Plaster	70%			LIFE	* *	5	$84,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$10,300	2055	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along Brighton 12th Street								
Iron Picket	25%	Now	$3,700	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,200	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 13th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$26,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Entrance Steps								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$22,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	100%	Now	$2,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	80%			2035	$199,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Fused Disc Sw	10%			2034	$30,700	5	$300	
Molded Case Bkrs	65%			2034	$199,300	5	$2,100	
Molded Case Bkrs	20%			2051	* *	5	$700	
Wiring								
Thermoplastic	80%			2035	$280,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$38,500	
Generators								
Diesel	100%			2044	* *	1	$48,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 125 Kilovolt Ampere								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$4,600	
Fuel Storage								
Day Tank	20%			2051	* *	5		
Main Tank	80%			2050	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2,000 Gallons Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Lighting								
Interior Lighting								
Fluorescent	85%			2035	$1,622,800	10	$97,500	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2035	$95,500	10	$5,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 4th Floor Gymnasiums And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$107,500	10	$15,100	
Exit, Service	50%			2030	$27,600	1		
Exterior Lighting								
HID	20%	2-4	$119,500	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$120,200	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$120,200	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Indoor And Outdoor								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$77,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$123,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$10,300	2035	$102,600			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : The Feeding Tank In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Explanation : Live Steam Returns Although Majority Of Steam Traps Have Been Replaced In 2022.								
Steam Piping/Pump	90%			2035	$923,000			
Terminal Devices								
Air Handler	20%			2030	$482,000	1	$15,500	
Convector/Radiator	60%			2033	$628,400	1	$24,200	
Fan Coil Unit/Heat	20%	0-2	$12,700	2030	$635,100	1	$7,300	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Motors And Electrical Defects.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Controls								
Pneumatic	2%	Now	$1,000	2029	$49,500			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Thermostats For Auditorium And Multipurpose Area								
Pneumatic	98%			2029	$2,425,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	Now	$12,100	2033	$242,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Multiple Mechanical Defects								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	5%	Now	$5,700	2030	$28,400	2	$200	
Broken, Extent : Moderate, Area Affected : 80%								
Location : Flexible Connections, Basement								
Interior	90%			2030	$511,200	2	$3,400	
Roof	5%			2030	$12,400	2	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%	0-2	$16,400	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : 2 Water Main Valves, Basement								
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Hot Water Circulating Pumps, Boiler Room								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$2,300	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : 2 Spots In Auditorium								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	10%	0-2	$1,000	2035	$2,600	4	$300	
Broken, Extent : Moderate, Area Affected : 2%								
Location : 1 Motor, Boiler Room								
Non-Submersible	90%			2035	$23,100	4	$3,600	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 120 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit. Leaking Oil In Elevator Machine Room.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$88,600	1-2	$1,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 225 - Q**
Address : **1-90 BEACH 110 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE0859.000 / 167**
Area Sq Ft : **76,229**
Date of Survey : **25-Mar-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **16181** **Lot** : **1**

Agency's Number : **Q225**
Yr Built/Renovated : **1964 / 2005**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4303853**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$928,100	$263,700
Interior Architecture	$132,000	$5,606,100
Electrical		$849,000
Mechanical		$3,314,400
Total	**$1,060,100**	**$10,033,100**
Importance Code A	$928,100	$263,700
Importance Code B	$67,900	$9,769,400
Importance Code C	$64,100	
Total	**$1,060,100**	**$10,033,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$75,500			
Interior Architecture	$222,100		$4,000	$8,600
Electrical	$16,400	$12,400	$15,700	$14,800
Mechanical	$37,900	$11,100	$17,800	$11,100
Site Enclosure	$6,000			
Site Pavements	$3,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$368,700**	**$30,700**	**$44,700**	**$41,600**
Importance Code A	$83,100	$7,500	$7,500	$7,500
Importance Code B	$127,100	$23,100	$37,200	$34,100
Importance Code C	$158,600			
Total	**$368,700**	**$30,700**	**$44,700**	**$41,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	$51,200	LIFE	* *	5	$83,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Horizontal Banding At Base Of Columns. Facades Of East And West Wing								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Horizontal Banding At Base Of Columns. East And West Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Facility Building								
Explanation : P. S. 317 And M. S. 318 Are Housed In This Facility								
Masonry: Brick	80%	Now	$376,000	LIFE	* *	5	$89,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%	Now	$7,600	2046	* *	5	$10,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : East Facade Of West Wing								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : Flashing Cap At Ledge Above Columns								
Windows								
Aluminum	97%	Now	$309,400	2052	* *	5	$15,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Various Locations, Cafeteria								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : 2nd, 3rd Floor And Cafeteria Windows								
Metal Louvers	3%			2045	* *	10	$6,100	
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	$181,800	
Metal Panel	5%			2046	* *	5	$2,800	
Metal Rail	25%	Now	$25,200	2041	* *	5	$26,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
No Component	10%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Exterior								
Roof								
Copper/Terne	10%	Now	$24,800	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Roof Over Cafeteria								
Drains Clogged, Extent : Moderate, Area Affected : 15%								
Location : Roof Over Cafeteria								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Roof Over Cafeteria								
IRMA/Protected Membrane	90%	Now	$100,500	2041	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : At Roof Penetrations. Main Roof								
Paver Block Ballast, Extent : Light, Area Affected : 5%								
Location : All Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations, Bulkheads								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$35,800	
Interior								
Floors								
Carpet	2%			2035	$41,300	3	$3,400	
Cast in Place Concrete	10%			LIFE	* *	5	$49,900	
Mosaic Tile	5%			2041	* *	5	$14,300	
Terrazzo	2%			LIFE	* *	5	$3,600	
Vinyl Tile	20%			2044	* *	3	$8,600	
Vinyl Tile 9" X 9"	60%			2031	$5,606,100	3	$34,200	
Wood	1%			2051	* *	5	$2,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	$64,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation Walls In Paint Room. Basement								
Cast in Place Concrete	7%			LIFE	* *	10	$36,000	
Ceramic Tile	5%	Now	$11,600	2039	* *	5	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Restrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,500	
Glazed Ceramic Panel	5%	4+	$16,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Base Of Walls In Vestibule Outside Of Auditorium								
Plaster	45%	Now	$46,200	LIFE	* *	5	$27,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
SGFT/Glazed Masonry	5%	Now	$18,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry Lobby								
SGFT/Glazed Masonry	15%			LIFE	* *	10	$15,400	
Ceilings								
AcousTileConcealSpLn	25%	Now	$21,300	2041	* *	5	$16,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$77,600	
Metal Panel	5%			LIFE	* *	5	$12,900	
Plaster	10%	Now	$6,400	LIFE	* *	5	$6,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads. Stair B And D								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Iron Picket	70%	2-4	$4,600	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Picket Fence On Top Of Concrete Free Standing Wall								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$1,500	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Base Of Perimeter Picket Fencing								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : South Side								
Explanation : Rust Staining								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2053	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Rubber Matting	20%			2041	* *			
Traffic Topping	80%	0-2	$3,600	2041	* *			
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Disc Sw	15%			2035	$27,600	5	$300	
Molded Case Bkrs	80%			2035	$147,100	5	$1,600	
Wiring								
Braided Cloth	65%			2035	$132,900	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2056	* *	1		
Thermoplastic	30%			2036	$61,300	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$23,500	
Generators								
Natural Gas	100%			2039	* *	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,800	
Lighting								
Interior Lighting								
Fluorescent	97%			2041	* *	10	$67,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,200	
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
HID	5%			2031	$18,200	10		
LED	5%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	$1,000	
Alarm								
Security System								
Generic	100%			2044	* *	1	$28,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$201,300	1-3	$48,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$75,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2036	$625,100			
Terminal Devices								
Air Handler	20%			2031	$293,800	1	$9,400	
Convector/Radiator	70%			2034	$446,800	1	$17,200	
Fan Coil Unit/Heat	10%			2031	$193,500	1	$2,500	
Controls								
Pneumatic	100%			2034	$1,508,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$177,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$67,300	
Exhaust Fans								
Interior	20%			2031	$69,200	2	$500	
Roof	60%			2041	* *	2	$1,400	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	10%	0-2	$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$32,400	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 226 - BX VAN CARPENTER**		
Address	: **1910 SEDGWICK AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X827**
Program / Asset #	: **BOE1174.000 / 14920**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **31,413**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **100**	**BIN**	: **2096465**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$66,800
Electrical		$806,000
Mechanical	$1,787,600	
Site Pavements	$113,500	$206,800
Total	**$1,901,100**	**$1,079,500**
Importance Code A		$66,800
Importance Code B	$1,901,100	$1,012,800
Total	**$1,901,100**	**$1,079,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$44,100	$50,700		
Interior Architecture	$2,900		$4,400	
Electrical	$8,800	$5,500	$5,100	$5,700
Mechanical	$53,600	$48,600	$21,600	$18,500
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$116,600**	**$112,000**	**$38,300**	**$31,400**
Importance Code A	$47,200	$53,900	$3,100	$3,100
Importance Code B	$66,400	$58,200	$35,200	$28,300
Importance Code C	$2,900			
Total	**$116,600**	**$112,000**	**$38,300**	**$31,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX VAN CARPENTER
Asset # : 14920

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$8,300	
Masonry: Brick Cavity	58%			LIFE	* *	5	$31,000	
Masonry: Fieldstone	15%			LIFE	* *	5	$6,000	
Metal Panel	25%			2053	* *	5-10	$91,800	
Windows								
Aluminum	98%	4+	$40,400	2049	* *	5	$4,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% Location : Throughout								
Metal Louvers	2%			2042	* *	10	$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,100	
Masonry: Brick Cavity	65%			LIFE	* *	5	$6,800	
Metal Panel	20%			2053	* *	5	$8,100	
Metal Rail	5%			2046	* *	5-10	$9,400	
Roof								
Metal Panel	15%			2038	* *	10	$9,100	
Modified Bitumen	50%	4+	$3,700	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5% Location : 3rd Floor								
Play Surface	33%			2038	* *	10	$10,900	
Skylight, Plastic	2%			2046	* *	1		
Soffits								
Metal Panel	95%			2053	* *	5-10	$6,200	
Stucco Cement	5%			2046	* *	5	$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$10,300	
Quarry Tile	5%			2046	* *	5	$3,500	
Terrazzo	10%			LIFE	* *	5	$3,700	
Vinyl Tile	75%			2038	* *	3	$13,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$5,800	
Concrete Masonry Unit	45%			LIFE	* *	5	$21,000	
Gypsum Board	5%			LIFE	* *	5	$3,500	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%			2046	* *	5	$17,600	
AcousTileSusp.Lay-In	55%			2046	* *	5	$25,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$2,900	
Metal Panel	5%			LIFE	* *	5	$2,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX VAN CARPENTER
Asset # : 14920

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$113,500	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Osborne Place								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Osborne Place								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Osborne Place								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Rubber Matting	100%			2033	$206,800			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$800	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	$100	
Motor Control Center	50%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$9,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX VAN CARPENTER
Asset # : 14920

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
Stand-by Power								
Generators								
Diesel	100%			2036	$142,000	1	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Generator Rated At 150 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,200	
Fuel Storage								
Day Tank	40%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 96 Gallons Rated Capacity								
Main Tank	60%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$431,500	10	$25,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2033	$89,100			
Egress Lighting								
Emergency, Service	50%			2033	$9,900	1		
Exit, Service	50%			2033	$6,900	1		
Exterior Lighting								
HID	30%			2033	$45,000	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$60,400	1	$11,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$83,000	1-3	$19,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX VAN CARPENTER
Asset # : 14920

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$31,100	
Distribution								
Steam Piping/Pump	100%			2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Two Vacuum Pump Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Various Location. 80% Steam Traps Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Heat Exchanger For Glycol								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2029	$655,800	1	$34,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers In Basement								
Distribution								
CW & CHW Wtr Pipe/Pump	50%	Now	$1,300	2033	$26,000	4	$800	
Broken, Extent : Moderate, Area Affected : 30%								
Location : 1 Of 3 Glycol Pumps In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Floors								
Explanation : Glycol								
Ductwork/Diffusers	50%			LIFE	* *	2	$20,400	
Terminal Devices								
Air Handler/Cool/Ht	50%			2028	$312,100	1	$9,700	
Fan Coil - 2 Pipe	50%			2028	$490,600	1	$5,100	
Heat Rejection								
Dry Cooler	100%			2028	$147,600	2	$21,900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Supply Handle Of Heat Rejection Piping								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$17,500	
Exhaust Fans								
Roof	100%			2028	$62,400	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX VAN CARPENTER
Asset # : 14920

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2027	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$3,200	2033	$6,400	4	$700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Sump Pump Is Not Working								
Sewage Ejector(s)								
Electric	100%			2028	$16,800	4	$1,900	
Backflow Preventer								
Generic	100%			2033	$14,400	1	$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Passenger Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$15,800	
Sprinkler								
No Component	75%							
Generic	25%			2043	* *	1-2	$2,200	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Exhaust, Fire Suppression System Covers 125 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 226 - BK**
Address : **6006 23 AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **BOE0521.000 / 1300**
Area Sq Ft : **108,275**
Date of Survey : **01-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **6549** **Lot** : **24**

Agency's Number : **K226**
Yr Built/Renovated : **1930 / 2005**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3172071**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$869,600	$184,300
Interior Architecture	$4,477,000	$2,204,700
Electrical	$815,600	$929,600
Mechanical	$1,595,700	$6,555,600
Site Pavements		$1,249,300
Total	**$7,757,900**	**$11,123,500**
Importance Code A	$869,600	$1,192,800
Importance Code B	$6,153,100	$8,182,400
Importance Code C	$735,200	$1,748,300
Total	**$7,757,900**	**$11,123,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$500		
Interior Architecture	$126,200	$38,300		$9,200
Electrical	$33,900	$76,800	$11,200	$10,300
Mechanical	$91,700	$38,900	$26,000	$15,600
Site Enclosure	$86,600			
Site Pavements	$50,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$395,900**	**$161,800**	**$44,300**	**$42,200**
Importance Code A	$10,700	$11,500	$10,700	$10,700
Importance Code B	$230,400	$150,300	$33,600	$31,500
Importance Code C	$154,700			
Total	**$395,900**	**$161,800**	**$44,300**	**$42,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$88,300	
Masonry: Brick	85%	Now	$404,900	LIFE	* *	5	$96,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Auditorium Around Windows								
Masonry: Granite	5%			LIFE	* *	5	$4,200	
Windows								
Aluminum	100%	Now	$373,200	2049	* *	5	$19,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Parapets								
Masonry: Brick	93%			LIFE	* *	5	$12,000	
Masonry: Limestone	5%			LIFE	* *	5	$800	
Metal Panel	2%			2053	* *	5	$1,000	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$91,400	
Copper/Terne	5%			2061	* *	10	$12,000	
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Interior								
Floors								
Cast in Place Concrete	18%	0-2	$51,300	LIFE	* *	5	$64,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Cast in Place Concrete	2%			LIFE	* *	5	$7,200	
Ceramic Tile	5%	Now	$23,600	2042	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Staff Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Terrazzo	4%	2-4	$31,300	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout 1st Floor								
Terrazzo	1%			LIFE	* *	5	$1,300	
Vinyl Tile	25%	Now	$115,600	2033	$1,156,100	3	$15,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, 1st Floor Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, 1st Floor Corridor And Classrooms Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Cafeteria, 1st Floor Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Throughout								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	20%	0-2	$535,500	2028	$2,677,500	3	$12,300	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 3rd And 4th Floor Corridors								
Wood	25%			2048	* *	5	$76,600	

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$124,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Along 23rd Avenue								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Along 23rd Avenue								
Ceramic Tile	5%	Now	$45,200	2036	$903,900	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Staff Toilets Throughout								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	32%	Now	$255,900	LIFE	* *	5	$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Auditorium, Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Cafeteria								
Plaster	18%			LIFE	* *	5	$17,300	
SGFT/Glazed Masonry	12%	4+	$354,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	8%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	Now	$12,900	2038	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Library								
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Library								
Exposed Struc: Concrete	15%	Now	$179,600	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : At Sidewalk Hatch								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Sidewalk Hatch								
Metal Panel	5%	4+	$13,200	LIFE	* *	5	$9,800	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	75%	Now	$182,300	LIFE	* *	5	$73,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair C, Classroom 424 And Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$43,500	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along 60th Street								
Iron Picket	25%	0-2	$31,600	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$11,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Exit Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	55%			2036	$157,500			
Cast in Place Concrete	45%			2046	* *			
Parking/Driveway								
Asphalt	100%	0-2	$34,300	2036	$686,800			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	65%	0-2	$15,900	2036	$318,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%			2046	* *			
Rubber Matting	15%			2033	$86,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$42,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Switch								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$213,100	5	$400	
Fused Disc Sw	20%			2059	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$2,300	
Molded Case Bkrs	10%			2055	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : AC Panelboards Throughout The Building								
Wiring								
Braided Cloth	60%	0-2	$210,000	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$105,000	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$148,600	5	$600	
Variable Frequency Drive	20%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Ground								
Grounding Devices								
Generic	100%	0-2	$10,600	LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Lighting								
Interior Lighting								
Fluorescent	92%			2038	* *	10	$91,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2028	$66,100	10	$4,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
HID	2%			2028	$26,300	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : HID Lights								
LED	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Battery	50%			2028	$93,100	10	$13,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	5%			2028	$25,900	10		
LED	3%			2041	* *			
LED	2%	Now	$11,900	2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : LED Light Malfunction								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$208,100	1	$40,400	
Fire/Smoke Detection								
Generic, Analog	50%			2028	$143,000	1-3	$33,400	
Generic, Digital	50%			2041	* *	1-3	$33,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	$254,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 7,500 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2031	$966,400	1	$107,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 7,746 Mbh Gross Each								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$15,100	
Steam Piping/Pump	75%	Now	$13,300	2033	$665,900			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Vacuum Pump Defective								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout: Steam Traps Replaced								
Terminal Devices								
Air Handler	20%			2028	$417,300	1	$13,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area								
Convector/Radiator	57%			2031	$516,800	1	$19,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2028	$549,800	1	$7,000	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Various Locations - Unit Ventilators								
Unit Heater - Steam	3%	Now	$18,900	2043	* *	4	$300	
Broken, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms 356, 358								
Controls								
Digital	90%			2033	$2,865,800			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pneumatic	10%	Now	$4,300	2027	$214,300			
Leaking, Extent : Light, Area Affected : 10%								
Location : Room 105 - Leaking Air At Abandoned Thermostat								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Old Pneumatic Thermostats Left In Place In Same Rooms Where New Building Management System Thermostats Were Installed. Few Pneumatic Controllers Are In Use.								
Air Conditioning								
Energy Source								
Electricity	100%			2058	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout. Various Power Outlets For Window A/C To Be Installed								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Air Conditioning								
Conversion Equipment								
Split Unit	3%	Now	$3,900	2038	* *			
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Telecom Room 455								
Window/Wall Unit	82%			2032	$344,400	1		
Window/Wall Unit	5%			2027	$21,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Auditorium, Other Locations								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd Floor - Gymnasium								
Explanation : Location Observed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,400	
Exhaust Fans								
Interior	80%			2028	$393,400	2	$2,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area								
Interior	20%			2043	* *	2	$700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement Fan Area - 2 Units Replaced								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	$712,000	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement Fan Area - Hydraulic Pressure Booster								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Brass/Copper	50%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room (1 Of 2)								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room (1 Of 2)								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 275 Mbh Input, 120 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$27,900	LIFE	* *	1		
Damaged, Extent : Moderate, Area Affected : 1%								
Location : Basement - Boiler Room - Boiler Rpz Drain Pipe								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$7,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room - Area Way Drain By Water Heaters								
Sump Pump(s)								
Non-Submersible	100%			2028	$22,200	4	$3,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria, 3rd Floor Corridor								
Explanation : Drinking Fountain / Bottle Filler Defective								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2033	$230,000	1-2	$4,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 226 - BX MINISCHOOL & GYM.**		
Address	: **1950 SEDGWICK AVENUE @ W.179 ST**		
Borough	: **BRONX**	**Agency's Number**	: **X826**
Program / Asset #	: **BOE0997.000 / 4491**	**Yr Built/Renovated**	: **1989 / 1996**
Area Sq Ft	: **28,930**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3222** **Lot** : **100**	**BIN**	: **2096465**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$168,000	
Electrical	$55,600	$713,900
Mechanical		$1,290,200
Site Pavements	$173,600	
Total	**$397,200**	**$2,004,100**
Importance Code A	$168,000	$36,900
Importance Code B	$229,200	$1,967,300
Total	**$397,200**	**$2,004,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,000		$13,300	$4,200
Interior Architecture	$7,600	$400	$18,100	$3,500
Electrical	$7,900	$5,500	$28,700	$4,700
Mechanical	$40,200	$8,200	$40,100	$8,700
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$111,000**	**$21,400**	**$107,400**	**$28,300**
Importance Code A	$50,100	$2,000	$15,400	$6,200
Importance Code B	$59,900	$19,300	$92,000	$22,100
Importance Code C	$1,000			
Total	**$111,000**	**$21,400**	**$107,400**	**$28,300**

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$23,700	
Masonry: Brick	70%	4+	$55,900	LIFE	* *	5	$33,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Below Window Sills And Gutters West Facade								
Masonry: Fieldstone	5%	0-2	$5,000	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base Of Building Exterior On Sedgwick Avenue								
Metal Panel	10%			2044	* *	5-10	$32,500	
Metal Panel	5%			2054	* *	5-10	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium Addition								
Explanation : Metal Panel								
Windows								
Aluminum	95%			2050	* *	5	$8,400	
Metal Louvers	5%			2037	* *	10	$2,800	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$400	
Metal Panel	70%	Now	$112,100	2054	* *	5	$2,600	1
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Soffits And Gutters Throughout								
Miss/Damaged Copings, Extent : Severe, Area Affected : 10%								
Location : East Facade, Courtyard Playground								
Metal Rail	5%			2047	* *	5-10	$1,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$600	
Roof								
Metal Panel	50%	Now	$14,200	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Connecting Corridor With East Wing								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : All Roofs								
Explanation : Paint Peeling								
Metal Panel	10%			2047	* *	10	$17,500	
Modified Bitumen	30%	2-4	$6,400	2039	* *			
Blisters, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Roof								
Skylight, Metal/Glass	10%			2044	* *	10	$31,800	
Soffits								
Alum/Vinyl Siding	80%			2054	* *	10	$1,200	
Stucco Cement	20%			2047	* *	5	$2,400	
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$9,500	
Ceramic Tile	3%			2037	* *	5	$1,300	
Ceramic Tile	2%			2043	* *	5	$900	
Panel/Paver: Cer/Brk	5%			2042	* *	5	$4,900	
Quarry Tile	2%			2039	* *	5	$1,300	
Terrazzo	3%			LIFE	* *	5	$1,000	
Vinyl Tile	65%			2039	* *	3	$14,100	
Wood	10%			2069	* *	5	$8,100	
Interior Walls								
Ceramic Tile	3%			2037	* *	5	$2,100	
Concrete Masonry Unit	45%			LIFE	* *	5	$12,500	
Gypsum Board	30%			LIFE	* *	5	$12,500	
Masonry: Brick	2%			LIFE	* *			
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2039	* *	5	$10,300	
AcousTileSusp.Lay-In	40%			2039	* *	5	$16,500	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$10,300	
Metal Panel	5%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Decking								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$173,600	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Osborne Place Near West 179th Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Osborne Place Near West 179th Street								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Osborne Place Near West 179th Street								
On-Site Walkways								
Cast in Place Concrete	98%			2047	* *			
Pavers/Stone	2%			2043	* *			
Activity Yard								
Rubber Matting	100%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement In 1996 Building								
Explanation : One 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	40%			2044	* *	5	$100	
Fused Disc Sw	60%			2034	$79,900	5	$100	
Raceway								
Conduit	40%			2044	* *	1		
Conduit	5%			2060	* *	1		
Conduit	55%			2034	$34,500	1		
Panelboards								
Fused Disc Sw	3%			2042	* *	5		
Fused Disc Sw	7%			2033	$7,200	5		
Molded Case Bkrs	30%			2042	* *	5	$200	
Molded Case Bkrs	5%			2056	* *	5		
Molded Case Bkrs	55%			2033	$56,200	5	$400	
Wiring								
Thermoplastic	35%			2044	* *	1		
Thermoplastic	5%			2060	* *	1		
Thermoplastic	60%			2034	$47,400	1		
Motor Controllers								
Locally Mounted	15%			2032	$11,000	5		
Locally Mounted	5%			2051	* *	5		
Motor Control Center	80%			2039	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gasoline Meter Room Basement								
Explanation : Connected To The Main Water Supply								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$8,900	
Generators								
Diesel	100%			2043	* *	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement In 1996 Building								
Explanation : One 188 Kilovolt Amperes, 150 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,100	

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement In 1996 Building								
Explanation : One 70 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement In 1996 Building								
Explanation : One 300 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$419,500	10	$25,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$9,100	1		
Exit, Service	50%			2034	$6,400	1		
Exterior Lighting								
HID	17%			2029	$23,500	10		
LED	3%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$55,600	1	$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$76,400	1-3	$17,800	

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
Heating								
Energy Source								
Natural Gas	60%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Interruptible Gas/Dual Fuel	40%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Heating								
Conversion Equipment								
Furnace	40%			2034	$36,900	1	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Wing 1st Floor Mechanical Room								
Explanation : 3 Gasoline Fired Units For The North Wing								
Furnace	20%			2042	* *	1	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Gymnasium Roof								
Explanation : 2 Units For The New Gymnasium								
Steam Boiler	40%			2047	* *	1	$11,500	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers. 2 Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$1,300	2042	* *	4	$300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Condensate, Vacuum Pump At Basement								
Steam Piping/Pump	20%	0-2	$23,700	2044	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 75%								
Location : Various Locations								
No Component	60%							
Terminal Devices								
Air Handler	20%			2034	$111,500	1	$3,600	
Convector/Radiator	20%			2039	* *	1	$1,900	
No Component	60%							
Controls								
Pneumatic	100%			2032	$572,500			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2034	$262,200	1	$8,100	
R-22 Refrigerant, Extent : Light, Area Affected : 60%								
Location : 2 Units, Basement								
Window/Wall Unit	10%			2029	$11,200	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2044	* *	4	$1,300	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2034	$241,400	1	$10,700	
No Component	40%							

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	60%			2034	$36,000	2	$12,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$1,600	
Ductwork/Diffusers	90%			LIFE	* *	2-5	$14,500	
Exhaust Fans								
Interior	50%			2034	$65,700	2	$400	
Roof	50%			2039	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	50%			2032	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Temporary Electric Water Heater 74 Gallons								
Gas Fired	50%	0-2	$8,700	2029	$17,500	2		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Bottom Of The Unit, Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$5,900	4	$600	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$1,700	
Backflow Preventer								
Generic	100%			2039	* *	1	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$15,100	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL & GYM.
Asset # : 4491

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$800	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 228 - Q**
Address : **32-63 93RD STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1018.000 / 13445**
Area Sq Ft : **53,775**
Date of Survey : **26-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **1423** **Lot** : **57**

Agency's Number : **Q228**
Yr Built/Renovated : **2001 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4034892**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$198,200	$279,000
Interior Architecture	$496,800	
Electrical		$1,200,000
Mechanical	$1,283,100	$326,100
Total	**$1,978,200**	**$1,805,100**
Importance Code A	$198,200	$279,000
Importance Code B	$1,780,000	$1,526,100
Total	**$1,978,200**	**$1,805,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,600	$2,600		
Interior Architecture	$4,500	$3,000		$7,300
Electrical	$27,300	$9,200	$8,800	$9,800
Mechanical	$74,500	$54,300	$26,100	$26,300
Site Enclosure	$4,500			
Site Pavements	$400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$175,200**	**$83,500**	**$49,200**	**$57,800**
Importance Code A	$73,600	$8,100	$5,300	$5,300
Importance Code B	$94,300	$75,400	$43,900	$52,500
Importance Code C	$7,400			
Total	**$175,200**	**$83,500**	**$49,200**	**$57,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	96%			LIFE	* *	5	$67,300	
Pre-Cast Concrete	2%			LIFE	* *	5	$4,600	
Window Wall	2%			2053	* *	5	$5,300	
Windows								
Aluminum	98%	Now	$46,300	2049	* *	5	$4,700	
Air Infiltration, Extent : Light, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : First Floor Exterior								
Explanation : Window Screens Rusting On First Floor								
Metal Louvers	2%			2042	* *	10	$1,200	
Parapets								
Masonry: Brick Cavity	93%	4+	$3,200	LIFE	* *	5	$600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Rail	2%	4+	$100	2046	* *	5	$100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Penthouse Roof								
Pre-Cast Concrete	5%			LIFE	* *	5	$200	
Roof								
Built-Up (BUR)	50%			2033	$211,700	10	$17,700	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Around Drain On Main Roof								
Modified Bitumen	50%	Now	$198,200	2043	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Penthouse Roof								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Penthouse Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Penthouse Roof								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$26,400	
Ceramic Tile	5%			2042	* *	5	$4,000	
Quarry Tile	2%			2046	* *	5	$2,400	
Sheet Vinyl/Rubber	5%			2038	* *	5	$6,000	
Vinyl Tile	73%	0-2	$332,400	2038	* *	3	$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Interior								
Interior Walls								
Ceramic Tile	7%			2042	* *	5	$5,000	
Concrete Masonry Unit	40%			LIFE	* *	5	$11,400	
Glass Block	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$10,700	
SGFT/Glazed Masonry	23%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2046	* *	5	$15,100	
AcousTileSusp.Lay-In	60%	0-2	$164,400	2038	* *	5	$24,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 3%								
Location : Staining Of Ceiling Tile In The Cafeteria								
Ceramic Tile	1%			LIFE	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted.								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$10,100	
Metal Panel	4%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	$3,800	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	30%	0-2	$700	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Rusting In Several Areas								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cracking At Back Exit								
Activity Yard								
Cast in Place Concrete	40%			2038	* *			
Rubber Matting	60%			2033				

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$16,500	
Generators								
Diesel	100%			2036	$142,000	1	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 230 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$12,000	
Fuel Storage								
Day Tank	20%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 50 Gallon Capacity								
Main Tank	80%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Lighting								
Interior Lighting								
Fluorescent	89%			2033	$730,500	10	$43,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	$82,100	10	$4,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors, Library								
HID	1%	Now	$3,900	2038	* *			
Damaged Fixtures, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Egress Lighting								
Emergency, Service	50%			2033	$17,000	1		
Exit, Service	50%			2033	$11,900	1		
Exterior Lighting								
HID	10%	Now	$5,100	2033	$25,700			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$103,400	1	$20,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$142,000	1-3	$34,100	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$24,000	2046	* *	1	$47,900	
Leak Evident, Extent : Moderate, Area Affected : 80%								
Location : Fuel Oil Pipe And The Chemical Feed Tank								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Louvers For Boiler No. 1 Make Up Air Are Forced Open, Do Not Close								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$8,800	2053	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In The Boiler Room								
Terminal Devices								
Air Handler	60%			2038	* *	1	$20,000	
Convector/Radiator	35%			2046	* *	1	$6,100	
Fan Coil Unit/Heat	5%			2038	* *	1	$900	
Controls								
Pneumatic	100%			2027	$1,064,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%	0-2	$14,600	2038	* *	1	$20,200	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Chiller 2								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Rotary Screw Type								
Split Unit	10%			2033	$130,800			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$2,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$33,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	$159,400	2	$37,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,000	
Exhaust Fans								
Interior	80%			2033	$195,400	2	$1,300	
Roof	20%			2033	$21,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$3,500	2053	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
Location : High Pressure Issue Constantly, Basement								
Brass/Copper	90%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallon Unit. Quantity 1.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,100	
Sewage Ejector(s)								
Electric	100%	Now	$11,500	2033	$28,800	4	$2,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Unit Broken, A Temp Unit Is Being Used								
Backflow Preventer								
No Component	50%							
Generic	50%			2038	* *	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler Main								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Cellar To 3rd Floor, One Unit From 1st Floor To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$27,100	
Sprinkler								
Generic	100%			2053	* *	1-2	$15,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 229 - BK**		
Address	: **1400 BENSON AVENUE @14TH AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K229**
Program / Asset #	: **BOE0524.000 / 1301**	**Yr Built/Renovated**	: **1932 / 2010**
Area Sq Ft	: **101,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6391** **Lot** : **24**	**BIN**	: **3167212**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$63,600	$565,200
Interior Architecture		$1,376,900
Electrical	$137,200	$259,800
Mechanical	$78,400	$1,704,600
Total	**$279,100**	**$3,906,400**
Importance Code A	$63,600	$661,700
Importance Code B	$215,500	$3,193,400
Importance Code C		$51,300
Total	**$279,100**	**$3,906,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$7,500	$4,000	$11,700	$47,500
Electrical	$21,200	$17,000	$19,200	$16,400
Mechanical	$29,500	$33,500	$25,700	$19,000
Site Pavements	$5,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$85,000**	**$76,100**	**$78,300**	**$104,600**
Importance Code A	$8,500	$8,700	$8,500	$8,500
Importance Code B	$71,300	$67,300	$69,800	$93,900
Importance Code C	$5,200			$2,200
Total	**$85,000**	**$76,100**	**$78,300**	**$104,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$77,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition, 2010								
Explanation : Recent Construction								
Masonry: Brick	15%			LIFE	* *	5	$23,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Masonry: Brick	60%			LIFE	* *	5	$92,600	
Masonry: Granite	5%			LIFE	* *	5	$5,800	
Masonry: Limestone	10%			LIFE	* *	5	$11,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Explanation : Sidewalk Shed Installed								
Windows								
Aluminum	30%	Now	$32,900	2041	* *	5	$6,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Basement, Rooms 322, 325, 329								
Aluminum	70%	Now	$30,700	2049	* *	5	$15,700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Bathroom New Wing								
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$85,300	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Masonry: Brick	40%			LIFE	* *	5	$8,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Masonry: Limestone	10%			LIFE	* *	5	$2,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Exterior								
Roof								
Built-Up (BUR)	20%			2033	$148,200	10	$12,400	
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 40%								
Location : Old Building Roof								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Old Wing Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Rooms 322, 325, 329. Old Building Roof								
IRMA/Protected Membrane	60%			2041	* *	10	$37,200	
Modified Bitumen	20%			2033	$138,800	10	$12,400	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Multipurpose Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Explanation : Repairs In Progress								
Interior								
Floors								
Ceramic Tile	2%			2036	$186,100	5	$3,200	
Ceramic Tile	3%			2042	* *	5	$4,800	
Quarry Tile	2%			2050	* *	5	$4,800	
Terrazzo	2%			LIFE	* *	5	$2,500	
Terrazzo	3%			LIFE	* *	5	$3,800	
Vinyl Tile	58%			2038	* *	3	$35,000	
Vinyl Tile	25%			2033	$1,139,500	3	$20,100	
Wood	5%			2061	* *	5	$15,100	
Interior Walls								
Ceramic Tile	10%			2046	* *	5	$17,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Folding Partition	1%			2055	* *	5	$4,400	
Gypsum Board	49%			LIFE	* *	5	$51,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$13,100	
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : 3rd Floor Old Wing								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rooms 322, 325, 329. Old Building Roof								
SGFT/Glazed Masonry	3%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2038	* *	5	$8,100	
AcousTileSusp.Lay-In	47%			2050	* *	5	$75,700	
Exposed Struc: Concrete	8%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$40,300	
Metal Panel	2%			LIFE	* *	5	$4,000	
Plaster	15%			LIFE	* *	5	$15,100	
Repairs in Progress, Extent : N/A, Area Affected : 15%								
Location : 3rd Floor Old Wing								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2068	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : 14th Avenue And Benson Avenue								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Benson Avenue, 14th Avenue								
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Sidewalk Shed And Scaffolding Installed								
On-Site Walkways								
Asphalt	70%			2042	* *			
Cast in Place Concrete	20%			2046	* *			
Masonry: Granite	10%	0-2	$5,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Entry Steps								
Activity Yard								
Asphalt	80%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Rear Yard								
Explanation : Construction Staging In Progress								
Rubber Matting	20%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Construction Staging In Progress								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	30%			2033	$74,900	1		
Conduit	70%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	25%			2032	$61,300	5	$700	
Molded Case Bkrs	60%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	70%			2053	* *	1		
Thermoplastic	30%			2033	$105,000	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$500	
Locally Mounted	10%			2031	$18,600	5	$100	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$31,100	
Generators								
Diesel	100%			2042	* *	1	$39,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,700	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	4%			2038	* *	10	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Kitchen, Library								
Explanation : T-5 Lamps								
Fluorescent	90%			2038	* *	10	$83,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
HID	10%			2028	$48,300	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$700	
Alarm								
Security System								
Generic	100%			2038	* *	1	$37,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$62,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 5,000 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Heating								
Conversion Equipment								
Furnace	30%			2033	$96,500	1	$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units, Part Of Air Conditioning System								
Steam Boiler	70%			2046	* *	1	$70,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	70%	0-2	$11,600	2043	* *			
Corroded, Extent : Moderate, Area Affected : 5%								
Location : And Leaking, Condensate Vacuum Pump In Basement								
Repairs In Progress, Extent : N/A, Area Affected : 10%								
Location : Steam Traps, Various Locations								
No Component	30%							
Terminal Devices								
Air Handler	10%			2033	$194,600	1	$6,300	
Convector/Radiator	20%			2038	* *	1	$6,500	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2033	$1,216,300	2	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 5 Rooftop Units, Using R-407c								
Window/Wall Unit	20%			2028	$78,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$39,400	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$16,900	
Exhaust Fans								
Interior	30%			2033	$137,600	2	$900	
Roof	70%			2038	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	* *	1		
Brass/Copper	30%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

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
Plumbing								
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,000	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 2nd Floor, Two Units From Basement To 4th Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2053	* *	1-2	$19,800	
Fire Pump								
No Component	30%							
Generic	70%			2042	* *	1	$13,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 80 Square Feet In Kitchen.								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 229 - Q**
Address : **67-25 51 ROAD**
Borough : **QUEENS**
Program / Asset # : **BOE0862.000 / 1487**
Area Sq Ft : **110,000**
Date of Survey : **31-Oct-2022**
Areas Surveyed : **Roof, Floors 1,2**
Block : **2423** **Lot** : **1**

Agency's Number : **Q229**
Yr Built/Renovated : **1967 / 2013**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4440274**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$216,100	$52,100
Interior Architecture	$9,186,400	$1,026,600
Electrical	$295,500	$1,395,200
Mechanical	$732,600	$1,400,200
Site Pavements	$62,100	$612,500
Total	**$10,492,700**	**$4,486,600**
Importance Code A	$216,100	$52,100
Importance Code B	$10,276,600	$4,434,500
Total	**$10,492,700**	**$4,486,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$45,000	$53,000
Interior Architecture	$33,300	$4,500	$34,100	
Electrical	$60,400	$11,100	$47,600	$12,300
Mechanical	$46,000	$21,200	$60,200	$17,100
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$154,200**	**$51,300**	**$201,300**	**$96,800**
Importance Code A	$8,200	$8,200	$53,400	$61,100
Importance Code B	$122,200	$43,100	$147,900	$35,700
Importance Code C	$23,800			
Total	**$154,200**	**$51,300**	**$201,300**	**$96,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$8,700	
Glazed Ceramic Panel	3%			LIFE	* *	5	$8,100	
Masonry: Brick Cavity	90%	2-4	$92,900	LIFE	* *	5	$52,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Exit 9								
Metal Panel	2%			2044	* *	5-10	$8,000	
Pre-Cast Concrete	2%			LIFE	* *	5	$3,800	
Windows								
Aluminum	100%			2059	* *	5	$21,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$14,200	
Masonry: Limestone	3%			LIFE	* *	5	$600	
Metal Rail	5%			2039	* *	5-10	$14,300	
Pre-Cast Concrete	2%			LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Copper/Terne	3%			2049	* *	10	$10,600	
Metal Panel	5%			2039	* *	10	$13,000	
Modified Bitumen	87%			2039	* *	10	$123,200	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Throughout								
Explanation : Solar Panels Installed								
Roll Roofing	5%			2030	$47,100	5	$11,800	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Ceramic Tile	5%	2-4	$9,500	2037	* *	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Boys Bathroom								
Terrazzo	5%			LIFE	* *	5	$6,400	
Vinyl Tile	22%			2034	$1,026,600	3	$13,600	
Vinyl Tile 9" X 9"	68%			2029	$9,186,400	3	$42,100	
Interior Walls								
Ceramic Tile	15%			2037	* *	5	$26,000	
Folding Partition	5%			2042	* *	5	$21,700	
Glazed Ceramic Panel	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Corridors								
Gypsum Board	20%			LIFE	* *	5	$20,800	
Plaster	35%			LIFE	* *	5	$18,200	
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2039	* *	5	$40,100	
Exposed Struc: Concrete	55%			LIFE	* *	5	$13,800	
Exposed Struc: Steel	3%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$10,000	
Plaster	12%			LIFE	* *	5	$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2044	* *			
Iron Picket	50%			2054	* *			
Retaining Walls								
Cast in Place Concrete	40%			2054	* *			
Masonry: Brick	60%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$62,100	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 51st Road And 67th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	60%			2037	* *			
Rubber Matting	40%			2034	$612,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2034	$21,000	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : No Available Nameplate Rating Capacity								
Fused Disc Sw	40%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Photovoltaic Panel(s)	20%			2047	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Disconnect Switch Rated At 400 Amperes. Installed In 2020								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$133,200	5	$200	
Fused Disc Sw	50%			2044	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Under 600 Volts								
Raceway								
Conduit	70%			2034	$174,700	1		
Conduit	30%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$300	
Molded Case Bkrs	40%			2042	* *	5	$1,200	
Molded Case Bkrs	50%			2033	$122,600	5	$1,400	
Wiring								
Braided Cloth	70%	2-4	$245,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100% *Location : Old Wing*								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	60%			2032	$111,500	5	$400	
Locally Mounted	20%			2039	* *	5	$100	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	50%			2039	* *	10	$50,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Old Wing*								
Fluorescent	47%			2034	$789,200	10	$47,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The New Wing*								
Fluorescent	1%			2034	$16,800	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Hallways*								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Battery	25%			2034	$47,300	10	$6,600	
Emergency, Battery	25%	Now	$47,300	2044	* *			
Not Functioning, Extent : Moderate, Area Affected : 100% *Location : Throughout*								
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
HID	7%			2029	$36,800	10		
LED	3%			2042	* *			
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$41,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Intrusion Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$69,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets, Cafeteria And Basement								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	75%			2039	* *	1	$81,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rooftop Heating And Cooling Units								
Explanation : See Air Conditioning Section								
Distribution								
Steam Piping/Pump	75%			2044	* *			
No Component	25%							
Terminal Devices								
Convector/Radiator	55%			2039	* *	1	$19,500	
No Component	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : See Air Conditioning Section								
Controls								
Electrical	100%			2027	$469,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2034	$247,000	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium Roof								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Auditorium Roof								
Explanation : 3 Rooftop Units								
Ext Pkg Unit - Heating/Cooling	25%			2034	$473,100	2	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 12 Units New Wing								
Split Unit	10%			2034	$267,500			
Window/Wall Unit	45%			2029	$192,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,300	
Exhaust Fans								
Interior	30%			2034	$149,900	2	$1,000	
Roof	70%			2034	$153,000	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	$4,300	2044	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%								
Location : Defective Unit, Basement								
Brass/Copper	85%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	30%			2027	$26,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
No Component	70%							
Sanitary Piping								
Cast Iron	100%	0-2	$70,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Basement In Hard Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$3,500	4	$3,500	
Backflow Preventer								
Generic	100%			2034	$50,300	1	$6,700	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing 1 From Ground To 3rd Floor, New Wing 1 From Ground To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2054	* *	1-5	$14,400	
Sprinkler								
No Component	70%							
Generic	30%			2054	* *	1-2	$9,200	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood Size								

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 230 - BK**
Address : **1 ALBEMARLE ROAD BTWN DAHILL RD. & MC DONALD AV**
Borough : **BROOKLYN**
Agency's Number : **K230**
Program / Asset # : **BOE0525.000 / 2552**
Yr Built/Renovated : **1930 / 2011**
Area Sq Ft : **77,000**
Project Type : **EDUCATION**
Date of Survey : **06-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **5323** **Lot** : **32** **BIN** : **3124109**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$212,300	$272,100
Interior Architecture	$270,500	$1,215,100
Electrical		$1,765,100
Mechanical		$1,697,200
Total	**$482,800**	**$4,949,500**
Importance Code A	$212,300	$272,100
Importance Code B	$204,500	$4,677,400
Importance Code C	$66,000	
Total	**$482,800**	**$4,949,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,800	$100		
Interior Architecture	$236,400	$6,100	$5,700	$6,100
Electrical	$7,300	$6,300	$7,500	$6,200
Mechanical	$115,700	$13,500	$24,300	$11,600
Site Enclosure	$31,400			
Site Pavements	$23,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$429,200**	**$33,200**	**$44,700**	**$31,100**
Importance Code A	$15,600	$7,800	$7,600	$7,600
Importance Code B	$296,500	$25,500	$34,400	$23,500
Importance Code C	$117,000		$2,600	
Total	**$429,200**	**$33,200**	**$44,700**	**$31,100**

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Estimates are rounded to the nearest hundred dollars.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$123,700	
Masonry: Brick	95%			LIFE	* *	5	$300,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Along The Alley								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Windows								
Aluminum	100%	Now	$5,900	2052	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium, Boiler Room And Room 155								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$500	
Masonry: Brick	70%			LIFE	* *	5-10	$1,800	
Metal Panel	20%			2056	* *	5	$300	
Metal Rail	5%			2053	* *	5-10	$300	
Roof								
Metal Panel	5%			2041	* *	10	$5,800	
Modified Bitumen	95%			2044	* *	10	$59,800	
Interior								
Floors								
Asphalt Poured	5%	Now	$14,500	2056	* *	5	$1,500	
Worn/Erode, Extent : Moderate, Area Affected : 65%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 60%								
Location : Stairs								
Cast in Place Concrete	15%			LIFE	* *	5	$80,500	
Ceramic Tile	5%			2039	* *	5	$6,100	
Terrazzo	5%	Now	$11,800	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	35%	Now	$60,800	2036	$1,215,100	3	$16,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Old Wing								
Vinyl Tile 9" X 9"	5%	Now	$25,100	2046	* *	3	$2,300	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Various Classrooms And Offices								
Wood	30%	Now	$45,000	2051	* *	5	$34,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Room 205 And 219 And Auditorium								

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

DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$34,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Crawl Space And Auditorium Stairwell								
Ceramic Tile	3%			2039	* *	5	$5,300	
Marble Panels	2%	Now	$31,900	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Stair								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	75%	Now	$66,000	LIFE	* *	5	$39,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
SGFT/Glazed Masonry	15%			LIFE	* *	10	$13,200	
Ceilings								
AcousTile,Adhered	10%	0-2	$20,200	2041	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2053	* *	5	$12,300	
Exposed Struc: Concrete	15%	Now	$56,500	LIFE	* *	5	$2,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	65%			LIFE	* *	5-10	$137,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$31,400	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinge								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Albemarle Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mcdonald Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Albemarle Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$6,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear And Alley								

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Site Pavements								
Activity Yard								
Traffic Topping	100%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Activity Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	$300	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	45%			2035	$82,800	5	$900	
Molded Case Bkrs	50%			2058	* *	5	$1,000	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$61,100	5	$300	
Locally Mounted	50%			2049	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Lighting								
Interior Lighting								
Fluorescent	85%			2036	$999,000	10	$60,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Incandescent	5%			2031	$109,200	2	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Incandescent Light Bulbs								
LED	10%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	25%			2036	$33,100	10	$4,600	
Emergency, Battery	25%			2044	* *	10	$4,600	
Exit, LED	25%			2071	* *	1		
Exit, Battery	25%			2036	$27,900	10	$1,300	
Exterior Lighting								
HID	30%			2031	$110,400	10	$100	
No Component	70%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : CCTV Camera System								
Generic	50%			2031	$74,000	1	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motions Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	* *	4	$5,700	
Terminal Devices								
Air Handler	25%			2036	$370,900	1	$11,900	
Convector/Radiator	50%			2041	* *	1	$12,400	
Fan Coil Unit/Heat	25%			2036	$488,700	1	$6,200	
Controls								
Electrical	100%	0-2	$43,800	2034	$438,300			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 20 Percent Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%	0-2	$33,100	2041	* *	2	$900	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : New Wing								
Split Unit	20%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Window/Wall Unit	40%			2034	$119,500	1		
No Component	15%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	$37,600	
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	30%			2041	* *	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$54,400	
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

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
Ventilation								
Exhaust Fans								
Interior	80%			2036	$279,800	2	$1,900	
Roof	20%			2036	$30,600	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 75 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First To Fourth Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$2,200	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Fire Pump								
No Component	90%							
Generic	10%	Now	$400	2039	* *	1	$1,300	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 230/I. S. 229 (UDC) - BX**			
Address	:	**275 HARLEM RIVER PARK BRIDGE @ MAJOR DEEGAN EXPY.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X229**
Program / Asset #	:	**BOE0315.000 / 373**	**Yr Built/Renovated**	:	**1977 / 2023**
Area Sq Ft	:	**165,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**25-Oct-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4**			
Block	:	**2882** **Lot** : **130**	**BIN**	:	**2009253**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,311,800	$2,597,700
Interior Architecture	$7,692,300	$2,786,600
Electrical	$470,800	$1,555,600
Mechanical	$616,900	$8,170,300
Site Enclosure	$93,300	
Site Pavements	$60,000	
Total	**$10,245,200**	**$15,110,200**
Importance Code A	$1,311,800	$2,650,300
Importance Code B	$8,873,300	$12,459,900
Importance Code C	$60,000	
Total	**$10,245,200**	**$15,110,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,700			$11,300
Interior Architecture	$56,100	$27,900	$11,100	$14,900
Electrical	$15,400	$19,300	$17,600	$65,300
Mechanical	$111,900	$44,500	$98,200	$68,300
Site Pavements	$21,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$226,900**	**$106,100**	**$141,300**	**$174,200**
Importance Code A	$20,800	$13,100	$13,100	$24,700
Importance Code B	$177,900	$93,000	$128,200	$149,500
Importance Code C	$28,200			
Total	**$226,900**	**$106,100**	**$141,300**	**$174,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	$7,700	LIFE	* *	5	$31,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,900	
Masonry: Brick	48%	Now	$1,015,900	LIFE	* *	5	$60,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Along Matthews Road								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout Window Sills								
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal/Glass Curt Wall	5%	4+	$108,300	LIFE	* *	5	$11,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	35%	0-2	$59,700	2055	* *	5	$82,400	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Throughout Penthouses								
Seams Open/Split, Extent : Light, Area Affected : 1%								
Location : Elevator Penthouse								
Window Wall	2%			2055	* *	5	$9,400	
Windows								
Aluminum	100%			2051	* *	5	$500	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Inner Surfaces								
Explanation : Covered By Roof Membrane								
Metal Panel	28%			2055	* *	5	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outer Surfaces								
Explanation : Location Noted								
Metal Security Bars	2%			2063	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

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
Exterior								
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Court At 2nd Floor								
Explanation : Location Noted								
Modified Bitumen	75%			2035	$2,176,200	10	$194,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout Main Roof								
Plaza Roof: Stone Panels	20%	Now	$68,200	2055	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Corridor								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Plaza Deck								
Explanation : Misaligned Pavers								
Soffits								
Stucco Cement	100%	0-2	$59,800	2040	* *	5	$84,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East Service Corridor Near Exit 1								
Interior								
Floors								
Cast in Place Concrete	13%	4+	$67,300	LIFE	* *	5	$84,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Mosaic Tile	5%	0-2	$142,800	2040	* *	5	$18,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Toilet Rooms Throughout								
Quarry Tile	2%	0-2	$22,400	2040	* *	5	$4,500	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Vinyl Tile	30%			2035	$2,521,900	3	$33,400	
Vinyl Tile	15%			2045	* *	3	$22,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd, 3rd And 4th Floor Corridors								
Vinyl Tile 9" X 9"	25%	Now	$1,216,800	2030	$6,084,100	3	$27,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Cafeteria And Various Classrooms								
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : 2nd, 3rd And 4th Floor Corridors								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Auditorium, Cafeteria And Various Classrooms								
Wood	10%			2063	* *	5	$55,700	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

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
Interior								
Interior Walls								
Ceramic Tile	4%	2-4	$7,000	2038	* *	5	$600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms								
Concrete Masonry Unit	15%	2-4	$9,000	LIFE	* *	5	$1,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Gypsum Board	35%	0-2	$3,100	LIFE	* *	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkheads And Various Locations Throughout								
Masonry: Brick	10%			LIFE	* *			
Operable Wall	1%	Now	$3,700	2045	* *	5	$500	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Auditorium								
Plaster	35%	0-2	$5,400	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	$122,700	2040	* *	5	$72,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Metal Frame Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Tiles Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,500	
Metal Panel	30%	4+	$58,700	LIFE	* *	5	$108,100	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Corridors								
Plaster	10%			LIFE	* *	5	$18,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%			2070	* *			
Retaining Walls								
Masonry: Brick	100%	2-4	$93,300	2045	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Surrounding South Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$21,300	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Entry At Harlem River Park Bridge								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Near Main Entrance								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$60,000	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Exit 1, East Service Corridor And South Handicapped Ramp								
Activity Yard								
Rubber Matting	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere And Three 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2035	$5,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch For Emergency Lights And One 1,600 Ampere Switch For Fire Pump								
Transformers								
Dry Type	100%			2033	$27,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 1000, One 750 And One 500 Kilovolt Ampere Transformers For Mechanical Systems								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	100%			2035	$295,800	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	90%			2034	$312,700	5	$3,900	
Wiring								
Thermoplastic	100%			2035	$409,100	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

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
Lighting								
Interior Lighting								
Fluorescent	94%			2040	* *	10	$142,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	4%			2040	* *	10	$6,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallway And Lobby								
HID	2%			2040	* *	10	$100	
Egress Lighting								
Emergency, Battery	20%			2040	* *	10	$8,000	
Emergency, Battery	30%			2030	$85,100	10	$11,900	
Exit, Service	10%			2040	* *	1		
Exit, Service	40%			2030	$29,100	1		
Exterior Lighting								
HID	10%			2030	$78,800	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Hallway And Outside								
Explanation : Surveillance Camera								
Generic	50%			2030	$158,600	1	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$101,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Mechanical Room And Basement								
Explanation : Bell, Horn, Strobes, Smoke And Heat Detector, Pull Box Station And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$51,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 7,500 Gallons Each.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2038	* *			
Steam Boiler	80%			2040	* *	1	$130,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	$12,200	
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2031	$3,100,400	1	$160,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Using Refrigerant R -11, Original To The Building								
Split Unit	10%			2030	$401,200			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$27,300	2035	$273,200	4	$8,100	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Pump Motors								
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	$3,278,300	1	$102,000	
Heat Rejection								
Water Cooling Tower	100%			2033	$853,400	2	$166,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$92,000	
Exhaust Fans								
Interior	80%			2035	$599,500	2	$4,000	
Roof	20%			2035	$65,600	2	$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$215,700	2040	* *	1		
Antiquated, Extent : Moderate, Area Affected : 10%								
Location : Main Valves Corroded And May Not Hold								
Broken, Extent : Severe, Area Affected : 10%								
Location : Riser Isolation Valves In The Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$16,300	
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$5,200	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$9,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$4,600	
Fire Pump								
Generic	100%			2044	* *	1	$30,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 232 - Q**		
Address	: **153-23 83RD STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q232**
Program / Asset #	: **BOE0864.000 / 195**	**Yr Built/Renovated**	: **1962 / 2011**
Area Sq Ft	: **83,104**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **11445** **Lot** : **1**	**BIN**	: **4247454**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,532,600
Interior Architecture	$230,600	$6,776,400
Electrical		$791,900
Mechanical		$685,600
Site Pavements		$67,800
Total	**$230,600**	**$9,854,300**
Importance Code A		$1,532,600
Importance Code B	$94,000	$8,321,700
Importance Code C	$136,700	
Total	**$230,600**	**$9,854,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$158,500		$18,100	
Interior Architecture	$139,100		$1,900	$10,900
Electrical	$5,200	$3,200	$3,500	$4,000
Mechanical	$41,700	$14,400	$20,200	$17,000
Site Pavements	$27,600			
Total	**$372,100**	**$17,600**	**$43,800**	**$32,000**
Importance Code A	$166,700	$8,200	$26,400	$8,200
Importance Code B	$152,700	$9,400	$17,400	$23,700
Importance Code C	$52,700			
Total	**$372,100**	**$17,600**	**$43,800**	**$32,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$84,900	
Masonry: Brick	90%			LIFE	* *	5	$97,700	
Windows								
Aluminum	90%	2-4	$32,000	2052	* *	5	$16,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	10%	2-4	$4,800	2052	* *	5	$1,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	4+	$22,900	LIFE	* *	5	$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Main Roof								
Metal Rail	15%			2049	* *	5-10	$29,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,900	
Roof								
Built-Up (BUR)	95%			2036	$1,414,300	10	$118,300	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Main Roof								
Copper/Terne	5%			2051	* *	10	$15,600	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$8,100	
Interior								
Floors								
Cast in Place Concrete	15%	Now	$33,000	LIFE	* *	5	$41,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	3%			2039	* *	5	$3,800	
Sheet Vinyl/Rubber	3%	4+	$5,100	2036	$253,900	5	$2,800	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	10%	4+	$7,100	2036	$357,400	3	$4,700	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Vinyl Tile 9" X 9"	59%			2031	$6,104,500	3	$37,300	
Wood	5%			2051	* *	5	$11,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

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
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	$78,800	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Basement								
Ceramic Tile	3%	Now	$7,100	2039	* *	5	$3,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Girls Toilet Room 216								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Glazed Ceramic Panel	2%			LIFE	* *	10	$3,800	
Plaster	50%			LIFE	* *	5-10	$89,400	
SGFT/Glazed Masonry	4%	4+	$15,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stair B								
SGFT/Glazed Masonry	21%			LIFE	* *	10	$22,100	
Ceilings								
AcousTile,Adhered	22%	Now	$18,300	2041	* *	5	$13,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Loose/Miss Fasteners, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	68%			LIFE	* *	5-10	$107,400	
Fiber Board	3%			2036	$60,500			
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Metal Panel	2%	2-4	$1,700	LIFE	* *	5	$3,200	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	5%			LIFE	* *	5-10	$10,900	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2046	* *			
Iron Picket	5%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$23,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 83rd Street								
On-Site Walkways								
Asphalt	70%			2039	* *			
Cast in Place Concrete	25%			2041	* *			
Masonry: Granite	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

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
Site Pavements								
Activity Yard								
Asphalt	50%	Now	$2,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Area Of Temporary Classrooms								
Rubber Matting	50%	Now	$1,400	2036	$67,800			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	85%			2036	$175,600	1		
Conduit	10%			2046	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	80%			2035	$196,200	5	$1,800	
Molded Case Bkrs	10%			2044	* *	5	$200	
Molded Case Bkrs	5%			2058	* *	5	$100	
Wiring								
Braided Cloth	75%			2035	$224,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	95%			2034	$116,200	5	$500	
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Room For 83rd Street								
Explanation : Location Noted								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

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
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2041	* *	1		
Emergency, Battery	30%	Now	$900	2041	* *			
Not Functioning, Extent : Light, Area Affected : 10%								
Location : Auditorium Stage								
Exit, Battery	50%			2041	* *	10	$2,800	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2041	* *	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$79,900	1	$15,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$82,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2056	* *			
Terminal Devices								
Convector/Radiator	80%			2041	* *	1	$21,500	
Under Construction	20%							
Controls								
Pneumatic	100%			2037	* *			
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$101,000			
Window/Wall Unit	75%			2031	$241,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,400	
Exhaust Fans								
Roof	40%			2036	$66,000	2	$1,000	
Under Construction	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$217,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,600	4	$2,600	
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Generic	100%			2041	* *	1	$5,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$2,300	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 233 - Q MINISCHOOL (OLD PS 134)**		
Address	: **109-36 204TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q835**
Program / Asset #	: **BOE0782.010 / 1538**	**Yr Built/Renovated**	: **1969 / 1997**
Area Sq Ft	: **10,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **10906** **Lot** : **1**	**BIN**	: **4440330**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$133,900
Interior Architecture		$301,400
Electrical		$140,000
Mechanical	$164,700	$133,000
Total	**$164,700**	**$708,200**
Importance Code A		$133,900
Importance Code B	$164,700	$574,400
Total	**$164,700**	**$708,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$35,300		
Interior Architecture	$23,300	$7,400	$500	$1,300
Electrical	$12,000	$40,400	$1,100	$900
Mechanical	$23,500	$79,200	$4,700	$600
Site Pavements	$31,200			
Total	**$90,000**	**$162,200**	**$6,300**	**$2,800**
Importance Code A	$500	$68,200	$500	$500
Importance Code B	$84,100	$94,000	$5,800	$2,300
Importance Code C	$5,400			
Total	**$90,000**	**$162,200**	**$6,300**	**$2,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL (OLD PS 134)
Asset # : 1538

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$1,600	
Metal Panel	98%			2043	* *	5-10	$105,600	
Windows								
Aluminum	100%			2041	* *	5	$2,400	
Roof								
Metal Panel	100%			2046	* *	10	$57,100	
Soffits								
Metal Panel	100%			2053	* *	5-10	$23,800	
Interior								
Floors								
Mosaic Tile	5%	Now	$21,900	2038	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Entrance								
Vinyl Tile	70%			2033	$301,400	3	$5,300	
Vinyl Tile	25%			2038	* *	3	$1,400	
Interior Walls								
Ceramic Tile	3%			2036	$22,700	5	$400	
Concrete Masonry Unit	27%			LIFE	* *	5	$1,500	
Metal Panel	70%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2038	* *	5	$14,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$5,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	95%	4+	$25,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Area Around Temporary Classroom Unit								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanial Room								
Explanation : One 600 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL (OLD PS 134)
Asset # : 1538

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$66,600	5	$300	
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5	$300	
Wiring								
Braided Cloth	50%	0-2	$11,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$11,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$9,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$9,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$19,200	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mechanical And Electrical Room								
Explanation : Strobe Lights, Manual Pull Station Alarm Bell, Smoke Detectors, Fire Alarm Panel And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2033	$2,700	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL (OLD PS 134)
Asset # : 1538

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
Heating								
Conversion Equipment								
Furnace	100%			2028	$32,400	1	$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Two Gasoline Fired Units. Units Are Beyond Their Useful Life Cycle Rating.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	$164,700	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Units. Units Are Beyond Their Useful Life Cycle Rating. Mechanical Room								
Distribution								
Ductwork/Diffusers	100%	0-2	$22,900	LIFE	* *	2	$13,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Condensate From Ductwork								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Exhaust Fans								
Interior	100%			2028	$46,200	2	$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	$133,000	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 233 - BK**		
Address	: **9301 AVENUE B AT EAST 93 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K233**
Program / Asset #	: **BOE0528.000 / 683**	**Yr Built/Renovated**	: **1930 / 2002**
Area Sq Ft	: **159,857**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **4753** **Lot** : **1**	**BIN**	: **3104990**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$265,800	$285,600
Interior Architecture	$1,609,800	$112,200
Electrical	$81,800	$3,307,800
Mechanical	$2,079,900	$7,824,600
Site Pavements		$108,500
Total	**$4,037,500**	**$11,638,700**
Importance Code A	$265,800	$285,600
Importance Code B	$3,698,000	$11,353,100
Importance Code C	$73,600	
Total	**$4,037,500**	**$11,638,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$96,900	$4,500		$20,500
Interior Architecture	$92,300	$20,900	$6,000	$19,400
Electrical	$26,000	$49,900	$27,800	$26,800
Mechanical	$65,800	$49,600	$46,900	$66,800
Site Enclosure	$15,900			
Site Pavements	$23,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$327,700**	**$132,100**	**$87,800**	**$140,700**
Importance Code A	$112,800	$20,300	$15,800	$36,800
Importance Code B	$140,700	$111,800	$72,000	$104,000
Importance Code C	$74,300			
Total	**$327,700**	**$132,100**	**$87,800**	**$140,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$48,200	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$150,700	
Masonry: Brick	70%			LIFE	* *	5	$135,000	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Playground Facing Courtyard								
Painted Surfaces, Extent : Light, Area Affected : 5%								
Location : Avenue B First Floor								
Masonry: Limestone	10%			LIFE	* *	5	$14,500	
Metal Panel	5%			2055	* *	5-10	$66,300	
Windows								
Aluminum	95%	Now	$265,800	2051	* *	5	$27,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Old Building								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : New Building								
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Louvers	5%			2044	* *	10	$17,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$15,800	
Copper/Terne	5%			2070	* *	5	$4,900	
Masonry: Brick	78%	0-2	$41,200	LIFE	* *	5	$15,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Old Building Parapet Interior								
Metal Rail	2%			2048	* *	5-10	$7,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,400	
Roof								
Copper/Terne	7%	0-2	$15,900	2063	* *			
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Throughout								
IRMA/Protected Membrane	45%	Now	$18,400	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor Rooftop Unit								
Modified Bitumen	45%	2-4	$21,300	2040	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Skylight, Metal/Glass	3%			2045	* *	10	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Copper Glass Skylight								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$52,300	
Ceramic Tile	5%			2044	* *	5	$12,000	
Quarry Tile	5%			2048	* *	5	$17,900	
Terrazzo	2%			LIFE	* *	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 93rd Street Entry Lobby								
Explanation : Decorative Inscription In Floor								
Terrazzo	3%			LIFE	* *	5	$5,600	
Vinyl Tile	60%	Now	$203,000	2040	* *	3	$53,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Hallways And Stairs								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	5%			2030	$979,700	3	$6,000	
Wood	10%	Now	$29,200	2050	* *	5	$22,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms								
Interior Walls								
Ceramic Tile	5%	0-2	$10,800	2044	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Bathrooms								
Concrete Masonry Unit	20%	0-2	$73,600	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Glass: Single Pane	2%			LIFE	* *	5	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairways								
Explanation : Wire Glass								
Glass: Special Gauge	1%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Charter School Administration								
Explanation : Aluminum And Glass Parition Walls								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Plaster	50%	Now	$47,600	LIFE	* *	5	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Hallways								
SGFT/Glazed Masonry	15%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	Now	$59,100	2048	* *	5	$44,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Hallways								
AcousTileSusp.Lay-In	10%			2048	* *	5	$23,900	
Exposed Struc: Concrete	3%			LIFE	* *	5	$1,100	
Exposed Struc: Steel	10%	Now	$294,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Crawl Space Below Cafeteria								
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Crawl Space Below Cafeteria								
Gypsum Board	5%			LIFE	* *	5	$15,000	
Metal Panel	2%	0-2	$3,200	LIFE	* *	5	$6,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	40%			LIFE	* *	5	$59,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$7,600	2055	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Activity Yard Gate								
Iron Picket	50%	Now	$8,300	2070	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gates								
Free Standing Walls								
Masonry: Fieldstone	100%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Playground								
Explanation : Planters								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 94th Street Side								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	80%			2038	* *			
Cast in Place Concrete	20%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Site Pavements								
Activity Yard								
Asphalt	40%	0-2	$5,900	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Play Yard								
Cast in Place Concrete	10%	4+	$2,300	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yard Seating Area								
Rubber Matting	10%			2040	* *			
Traffic Topping	30%			2035	$108,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Play Yard								
Explanation : Orange Seamless Rubber Topping								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2055	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 800 And 1,200 Amperes								
Fused Disc Sw	30%			2045	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$149,800	5	$300	
Fused Disc Sw	50%			2055	* *	5	$300	
Raceway								
Conduit	80%			2035	$236,600	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$200	
Fused Disc Sw	10%			2034	$30,700	5	$400	
Molded Case Bkrs	75%			2034	$229,900	5	$3,200	
Molded Case Bkrs	10%			2051	* *	5	$400	

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	$81,800	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	60%			2055	* *	1		
Thermoplastic	20%			2035	$81,800	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room No. 076								
Explanation : Connected To The Water Main Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$49,200	
Generators								
Diesel	100%			2038	* *	1	$61,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 200 Kilowatts, 250 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$35,600	
Fuel Storage								
Day Tank	50%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	3%			2035	$73,200	10	$4,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	90%			2035	$2,196,100	10	$132,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	7%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LEDs Observed								

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2035	$50,400	1		
Exit, Service	50%			2035	$35,300	1		
Exterior Lighting								
LED	20%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Operated Via Timer And Photocell								
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Surveillance Cameras								
Generic	50%			2035	$153,600	1	$29,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$98,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station, Alarm Bells, Horns, Strobe Lights And Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	$375,600	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 8,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$158,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%	Now	$2,100	2043	* *	4	$2,400	
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : 2 Switch Valves In Cross Bay								
Steam Piping/Pump	70%			2035	$917,600			

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Heating								
Terminal Devices								
Air Handler	25%			2035	$770,100	1	$24,700	
Convector/Radiator	45%			2033	$602,300	1	$23,200	
Fan Coil Unit/Heat	30%	Now	$60,900	2030	$1,217,500	1	$13,900	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Condensate Leaking To The Floors, New Wing Classrooms.								
Controls								
Electrical	30%	Now	$13,700	2030	$273,000			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Control Board Of Unit Vents, New Wing								
Pneumatic	70%			2033	$2,214,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2035	$724,500	1	$22,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Penthouse								
Explanation : 2 Sets								
Exterior Pkg Unit - Cooling	10%			2030	$179,500	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	30%			2030	$186,000	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Most Of The Offices In Old Wing Have No Air Condition.								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	* *	4	$2,400	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2040	* *	1	$9,900	
Fan Coil - 2 Pipe	30%			2035	$1,048,700	1	$15,500	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2030	$99,500	2	$33,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$62,400	
No Component	30%							

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Ventilation								
Exhaust Fans								
Interior	80%			2035	$580,800	2	$3,900	
Roof	20%			2030	$63,500	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$417,900	1		
Sanitary Piping								
Cast Iron	10%	Now	$10,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement Generator Room, Mechanical Room And Kitchen Back Door.								
Explanation : Condensate From Unit Vents Leaks To Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$1,200	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Room 469								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$5,000	4	$5,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Tanks								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit. Not In Service At That Time.								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$83,600	
Sprinkler								
No Component	95%							
Generic	5%			2035	$113,200	1-2	$2,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

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
Fire Suppression								
Fire Pump								
Generic	50%	Now	$1,600	2038	* *	1	$13,400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Corroded And Leaking In The Basement								
Generic	50%			2038	* *	1	$14,900	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 15 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 233 - Q MINISCHOOL**		
Address	: **114-43 142 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q875**
Program / Asset #	: **BOE0789.010 / 2939**	**Yr Built/Renovated**	: **1991 / 2014**
Area Sq Ft	: **16,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **11972** **Lot** : **70**	**BIN**	: **4259200**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$174,800	$172,900
Interior Architecture		$598,700
Electrical	$100,700	$138,500
Mechanical	$206,000	$350,200
Total	**$481,600**	**$1,260,300**
Importance Code A	$227,400	$172,900
Importance Code B	$254,200	$1,087,400
Total	**$481,600**	**$1,260,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,900			$4,100
Interior Architecture	$15,100	$6,300	$4,800	
Electrical	$15,700	$2,100	$1,500	$7,700
Mechanical	$5,500	$3,400	$5,000	$7,400
Site Enclosure	$6,100	$21,300		
Site Pavements	$2,000			
Total	**$54,300**	**$33,000**	**$11,300**	**$19,200**
Importance Code A	$12,500	$800	$800	$4,900
Importance Code B	$26,700	$10,900	$9,000	$14,300
Importance Code C	$15,100	$21,300	$1,500	
Total	**$54,300**	**$33,000**	**$11,300**	**$19,200**

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DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL
Asset # : 2939

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,700	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Perimeter								
Explanation : Glazed Concrete Block								
Metal Panel	80%			2055	* *	5-10	$237,700	
Metal Sect. OHD	4%	0-2	$6,400	2040	* *	5	$2,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Security Barn Door At Exit 9								
Pre-Cast Concrete	1%			LIFE	* *	5	$1,400	
Window Wall	5%			2055	* *	5	$8,100	
Windows								
Aluminum	98%	Now	$3,500	2051	* *	5	$1,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor Window By Room 123								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Ground Level								
Explanation : Security Grilles								
Metal Louvers	2%			2044	* *	10	$500	
Roof								
Metal Panel	90%			2048	* *	10	$110,000	
Not Accessible	10%							
Soffits								
Gypsum Board: Exterior Grade	100%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$5,800	
Ceramic Tile	5%			2044	* *	5	$1,300	
Quarry Tile	5%			2048	* *	5	$2,000	
Vinyl Tile	80%			2035	$598,700	3	$7,900	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$2,900	
Folding Partition	5%			2051	* *	5	$7,300	
Gypsum Board	90%	Now	$15,100	LIFE	* *	5	$31,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Ceilings								
AcousTileSusp.Lay-In	40%			2048	* *	5	$10,600	
Exposed Struc: Steel	45%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$3,300	
Metal Panel	5%			LIFE	* *	5	$1,700	

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DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL
Asset # : 2939

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	85%			2048	* *	5-10	$35,000	
Iron Picket	15%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,100	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp To Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Asphalt	50%			2044	* *			
Cast in Place Concrete	50%			2048	* *			
Activity Yard								
Asphalt	85%	2-4	$2,000	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Playground								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Playground								
Cast in Place Concrete	15%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$100	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	30%			2043	* *	5	$100	
Molded Case Bkrs	70%			2043	* *	5	$300	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL
Asset # : 2939

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
Lighting								
Interior Lighting								
Fluorescent	40%			2030	$100,700	10	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms And Mechanical Room								
Explanation : T-12 Lamps								
Fluorescent	5%			2035	$12,600	10	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	50%			2035	$125,900	10	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Hallways, Lobby								
Explanation : T-8 Lamps								
HID	5%			2035	$10,000	10		
Egress Lighting								
Emergency, Battery	50%	Now	$14,200	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2035	$3,600	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	$31,700	1	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 233 - Q MINISCHOOL

Asset # : 2939

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
Heating								
Conversion Equipment								
Furnace	100%	0-2	$2,600	2030	$52,600	1	$7,300	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Attic. Units Breakdown Frequently. Unequal Distribution Of Heat								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : 3 Units								
Controls								
Electrical	100%			2030	$93,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2033	$275,300	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units In Attic								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,200	
Exhaust Fans								
Interior	100%			2035	$74,900	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : 60 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	$7,500	1	$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System On Hood 5 Feet X 8 Feet Which Equals 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 234 - M**
Address : **292 GREENWICH STREET BTWN: WARREN ST., CHAMBERS ST.**
Borough : **MANHATTAN** **Agency's Number** : **M234**
Program / Asset # : **BOE0121.000 / 1643** **Yr Built/Renovated** : **1988 /**
Area Sq Ft : **83,412** **Project Type** : **EDUCATION**
Date of Survey : **22-Nov-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **142** **Lot** : **1** **BIN** : **1001533**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$502,100	
Interior Architecture		$87,600
Electrical	$300,500	$159,900
Mechanical	$120,100	$1,784,000
Total	**$922,700**	**$2,031,500**
Importance Code A	$502,100	
Importance Code B	$420,600	$1,943,900
Importance Code C		$87,600
Total	**$922,700**	**$2,031,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,300		$15,900	$9,700
Interior Architecture	$87,200	$3,100	$15,600	$14,000
Electrical	$12,500	$13,600	$59,900	$15,100
Mechanical	$86,900	$29,300	$30,100	$25,800
Site Enclosure	$1,900			
Site Pavements	$31,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$291,700**	**$53,200**	**$128,700**	**$72,000**
Importance Code A	$66,800		$16,100	$9,700
Importance Code B	$211,400	$53,200	$112,600	$62,200
Importance Code C	$13,600			
Total	**$291,700**	**$53,200**	**$128,700**	**$72,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$24,700	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Wall Base On South Side, Warren Street								
Concrete Masonry Unit	20%	4+	$17,700	LIFE	* *	5	$10,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Glass Block	5%			LIFE	* *	5	$2,500	
Masonry: Brick Cavity	60%	Now	$431,100	LIFE	* *	5	$48,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North And West Side								
Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
Location : North And West Side								
Metal Panel	10%			2054	* *	5-10	$55,400	
Windows								
Aluminum	95%			2050	* *	5	$19,500	
Metal Louvers	5%			2043	* *	10	$6,400	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	$4,900	
Masonry: Brick Cavity	40%			LIFE	* *	5	$3,400	
Metal Panel	5%			2054	* *	5	$1,700	
Metal Rail	5%			2047	* *	5-10	$7,800	
Roof								
Copper/Terne	5%			2062	* *	10	$10,500	
IRMA/Protected Membrane	70%	4+	$71,100	2039	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Throughout Upper Roof								
Insul Miss/Displaced, Extent : Light, Area Affected : 5%								
Location : Throughout Upper Roof								
Metal Panel	25%	Now	$15,600	2047	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Exit Lobbies								
Soffits								
Exposed Struc: Steel	75%			LIFE	* *	5	$5,900	
Stucco Cement	10%	Now	$1,100	2047	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exit Lobby To Yard								
Stucco Cement	15%			2047	* *	5	$900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Interior								
Floors								
Carpet	5%			2033	$113,100	3	$12,500	
Cast in Place Concrete	13%			LIFE	* *	5	$35,500	
Ceramic Tile	5%			2043	* *	5	$6,200	
Terrazzo	2%			LIFE	* *	5	$2,000	
Vinyl Tile	70%	Now	$49,400	2039	* *	3	$32,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Wood	5%			2062	* *	5	$11,700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,700	
Gypsum Board	55%			LIFE	* *	5	$80,300	
Gypsum Board	5%			LIFE	* *	5	$7,300	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%	2-4	$28,800	2047	* *	5	$21,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
AcousTileSusp.Lay-In	25%			2039	* *	5	$31,200	
Exposed Struc: Concrete	25%			LIFE	* *	5	$4,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$15,600	
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2069	* *			
Masonry: Brick	10%	Now	$1,900	2054	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Along North And East Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$11,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building, Along Greenwich Street								
Pavers/Stone	10%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2047	* *			
Masonry: Granite	20%	Now	$11,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Yard Entrance								
Activity Yard								
Rubber Matting	20%			2039	* *			
Traffic Topping	80%	2-4	$8,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								
Transformers								
Dry Type	100%			2039	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : One 15 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2039	* *	5	$100	
Motor Control Center	90%			2039	* *	5	$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$25,700	
Generators								
Diesel	100%			2037	* *	1	$32,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : Generator Rated At 187 Kilovolt Amperes, 150 Kilowatts. Generator								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,100	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : 25 Gallon Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallon Capacity								
Lighting								
Interior Lighting								
LED	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2029	$26,300	1		
Exit, Service	50%			2029	$18,400	1		
Exterior Lighting								
HID	20%			2034	$79,700	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%	Now	$80,200	2044	* *	1	$14,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : The CCTV System Is Not Operational								
Generic	50%			2034	$80,200	1	$15,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$220,300	2044	* *	1-3	$46,700	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement								

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
Heating								
Energy Source								
Utility Steam	100%			2044	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	* *	5	$5,000	
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$120,100	2044	* *	4	$4,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Basement. One Condensate And One Vacuum Pump Are Not Working								
Terminal Devices								
Air Handler	20%			2034	$321,500	1	$10,300	
Convector/Radiator	70%			2047	* *	1	$18,900	
Convector/Radiator	10%	0-2	$21,000	2047	* *	1	$2,400	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : First To Third Floor								
Explanation : Insufficient Heat For Rooms								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2039	* *	1	$31,000	
R-22 Refrigerant, Extent : Light, Area Affected : 85%								
Location : Chiller Room, Penthouse								
Other Observation, Extent : Light, Area Affected : 85%								
Location : Chiller Room, Penthouse								
Explanation : R-410a Refrigerant								
Split Unit	5%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Unit On The Roof For Computer Room								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2060	* *	4	$5,200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Chiller Room, Penthouse								
Explanation : New Insulation								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2034	$1,197,400	1	$43,800	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	85%			2042	* *	2	$49,400	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,500	
Exhaust Fans								
Interior	70%			2034	$265,200	2	$1,800	
Roof	30%			2034	$49,700	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%	0-2	$49,400	2054	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Water Main								
Galvanized Steel	10%			2039	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$12,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2034	$17,100	4	$1,800	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit, Controls Do Not Work And Unit Constantly Break Down.								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$43,600	
Sprinkler								
No Component	85%							
Generic	15%			2054	* *	1-2	$3,500	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 96 Square Feet (16x6).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 234 - Q**		
Address	: **30-15 29TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q234**
Program / Asset #	: **BOE1033.000 / 13586**	**Yr Built/Renovated**	: **2003 / 2024**
Area Sq Ft	: **121,794**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **592** **Lot** : **15**	**BIN**	: **4007619**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$967,200	$88,600
Interior Architecture	$958,500	$4,211,600
Electrical		$538,200
Mechanical	$269,100	$9,781,600
Total	**$2,194,800**	**$14,620,000**
Importance Code A	$967,200	$88,600
Importance Code B	$344,400	$14,148,000
Importance Code C	$883,200	$383,500
Total	**$2,194,800**	**$14,620,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,900		$9,700	
Interior Architecture	$196,000		$2,800	$16,600
Electrical	$85,100	$19,800	$20,200	$22,100
Mechanical	$136,400	$65,800	$49,600	$62,300
Site Enclosure	$17,500			
Site Pavements	$39,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$532,000**	**$100,000**	**$96,700**	**$115,400**
Importance Code A	$55,400	$12,100	$21,700	$12,100
Importance Code B	$460,600	$88,000	$72,200	$103,300
Importance Code C	$15,900		$2,800	
Total	**$532,000**	**$100,000**	**$96,700**	**$115,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$39,500	
Glass Block	5%			LIFE	* *	5	$7,900	
Masonry: Brick Cavity	70%	4+	$395,000	LIFE	* *	5	$88,600	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	75%	Now	$85,800	2044	* *	5	$8,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Various Rooms Throughout								
Explanation : Windows Screwed Shut								
Aluminum w/ Guards	20%			2044	* *	5	$4,700	
Metal Louvers	5%			2039	* *	10	$7,300	
Parapets								
Masonry: Brick	95%	0-2	$178,000	LIFE	* *	5	$13,700	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$9,100	
Roof								
Built-Up (BUR)	88%	Now	$308,400	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various 4th Floor Locations								
Cast in Place Concrete	12%			LIFE	* *	10	$14,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Below 2nd Floor Play Yard Rubber Mats								
Explanation : Location Noted								
Soffits								
Stucco Cement	100%			2041	* *	5	$2,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$31,800	LIFE	* *	5	$39,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Basement Locations								
Mosaic Tile	5%			2041	* *	5	$22,800	
Quarry Tile	5%	4+	$13,700	2041	* *	5	$6,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	2%			2041	* *	5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Vinyl Tile	73%	4+	$75,300	2036	$3,764,400	3	$49,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Corridors Throughout								
Wood	5%			2051	* *	5	$17,100	
Interior Walls								
Cast in Place Concrete	10%	Now	$720,700	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Basement Fan Room								
Ceramic Tile	2%			2039	* *	5	$3,700	
Concrete Masonry Unit	20%			LIFE	* *	5	$29,600	
Fabric on Framing	2%			2034	$383,500	5	$1,900	
Gypsum Board	38%			LIFE	* *	5-10	$119,600	
Metal: Cage/Fence	3%			LIFE	* *	10	$1,100	
SGFT/Glazed Masonry	25%	4+	$85,200	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Ceilings								
AcousTileSusp.Lay-In	70%	2-4	$43,500	2041	* *	5	$63,800	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	10%			LIFE	* *	10	$36,500	
Gypsum Board	7%			LIFE	* *	5-10	$43,900	
Metal Panel	3%			LIFE	* *	5	$13,700	
Plaster	10%			LIFE	* *	5-10	$31,300	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2046	* *			
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At 2nd Floor Play Yard								
Explanation : Location Noted								
Iron Picket	63%			2071	* *			
Masonry: Brick	2%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$17,500	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area At 29th Street And Along 30th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	4+	$6,900	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Pavers/Stone	5%	Now	$25,500	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Main Entry Steps								
Explanation : Recent Repairs								
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	70%	4+	$2,400	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Play Yard								
Rubber Matting	30%	2-4	$4,800	2041	* *			
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : 2nd Floor Plaza Deck								
Open Seams, Extent : Light, Area Affected : 15%								
Location : 2nd Floor Plaza Deck								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch, One 2,500 Ampere Main Disconnect Switch, One 600 Ampere Fire Pump Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$500	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$300	
Molded Case Bkrs	90%			2052	* *	5	$2,900	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C18								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$37,500	
Generators								
Diesel	100%			2045	* *	1	$47,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : One 275 Kilowatts								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$27,100	
Fuel Storage								
Day Tank	50%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room In Penthouse								
Explanation : One 100 Gallons								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$105,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	6%	Now	$11,200	2036	$111,500			
Malfunctioning, Extent : Light, Area Affected : 15%								
Location : Gymnasium								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Auditorium, Gymnasium And Lobby								
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
HID	10%	Now	$34,900	2041	* *			
Malfunctioning, Extent : Severe, Area Affected : 60%								
Location : Building Perimeter, Roof								
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$22,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior								
Explanation : CCTV System								
Generic	50%			2046	* *	1	$22,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$321,700	1-3	$77,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Heating								
Conversion Equipment								
Steam Boiler	99%			2041	* *	1	$119,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	1%	Now	$500	2041	* *	1	$1,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Outside Air Dampers								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	40%			2036	$938,800	1	$30,100	
Convector/Radiator	20%			2049	* *	1	$7,900	
Fan Coil Unit/Heat	30%			2036	$927,600	1	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling On Every Level								
Explanation : Variable Air Volume Boxes								
Unit Heater - Steam	10%			2036	$70,900	4	$1,700	
Controls								
Pneumatic	12%	4+	$5,800	2034	$289,200			
Maintenance Required, Extent : Light, Area Affected : 20%								
Location : Thermostat Calibration								
Pneumatic	88%			2034	$2,121,000			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2031	$1,655,900	1	$50,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units, Penthouse Mechanical Equipment Room								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Penthouse								
Explanation : 1 Compressor Upgraded To R-407								
Split Unit	10%	Now	$59,200	2036	$296,100			
Broken, Extent : Severe, Area Affected : 50%								
Location : 2 Of 4 Units On Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$6,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$2,419,900	1	$75,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$361,100	2	$84,800	
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$107,500	
Exhaust Fans								
Interior	40%			2036	$221,200	2	$1,500	
Roof	60%	Now	$2,900	2036	$145,200	2	$1,800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 2 Units On Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$209,900	2036	$209,900	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement 600 Gallon Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 267 Gallon Temp Unit In Use								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$44,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : 1st Floor In The Rain								
Sump Pump(s)								
Non-Submersible	100%			2036	$25,000	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2036	$65,300	4	$7,300	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : One Behind The Stage And One Accessed Outside								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$61,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$34,100	
Fire Pump								
Generic	100%			2039	* *	1	$22,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 100 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 235 - BK**
Address : **525 LENOX ROAD BTWN: EAST 39 ST., EAST 40 ST.**
Borough : **BROOKLYN** | **Agency's Number** : **K235**
Program / Asset # : **BOE0530.000 / 2550** | **Yr Built/Renovated** : **1930 / 2001**
Area Sq Ft : **66,000** | **Project Type** : **EDUCATION**
Date of Survey : **12-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **4844** **Lot** : **1** | **BIN** : **3107846**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$171,000	$1,385,800
Interior Architecture	$284,600	$557,700
Electrical	$54,500	$807,300
Mechanical	$554,100	$2,417,400
Site Pavements	$195,800	
Total	**$1,259,900**	**$5,168,300**
Importance Code A	$171,000	$1,385,800
Importance Code B	$1,088,900	$3,782,500
Total	**$1,259,900**	**$5,168,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$1,100	
Interior Architecture	$118,200		$26,200	$8,000
Electrical	$7,800	$6,800	$10,700	$7,400
Mechanical	$30,500	$9,900	$15,100	$10,600
Site Enclosure	$15,800			
Total	**$172,300**	**$16,700**	**$53,100**	**$26,000**
Importance Code A	$6,500	$6,500	$7,800	$6,500
Importance Code B	$78,900	$10,200	$45,300	$19,500
Importance Code C	$86,900			
Total	**$172,300**	**$16,700**	**$53,100**	**$26,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$53,200	
Masonry: Brick	90%			LIFE	* *	5	$122,500	
Masonry: Granite	5%	0-2	$54,900	LIFE	* *	5	$5,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Lower Portion Of Exterior Wall								
Windows								
Aluminum	100%	Now	$116,100	2042	* *	5	$11,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%								
Location : Throughout The Building								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,500	
Masonry: Brick	90%			LIFE	* *	5	$10,600	
Metal Panel	5%			2054	* *	5	$2,300	
Roof								
Built-Up (BUR)	93%			2034	$1,116,700	10	$93,400	
Copper/Terne	5%			2062	* *	10	$12,600	
Skylight, Metal/Glass	2%			2044	* *	10	$6,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,600	
Ceramic Tile	5%			2030	$284,600	5	$4,900	
Terrazzo	5%	2-4	$23,600	LIFE	* *	5	$3,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Vinyl Tile	25%			2039	* *	3	$12,300	
Vinyl Tile	20%	Now	$11,200	2034	$557,700	3	$7,400	
Uneven Substrate, Extent : Light, Area Affected : 20%								
Location : 4th Floor Classrooms								
Wood	10%			2062	* *	5	$18,500	
Wood	25%			2049	* *	5	$46,200	
Interior Walls								
Ceramic Tile	5%	0-2	$7,700	2037	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Student Toilets								
Masonry: Brick	9%			LIFE	* *			
Masonry: Brick	1%	Now	$26,500	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement Storage Room								
Marble Panels	5%	Now	$36,900	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor								
Plaster	80%			LIFE	* *	5	$32,700	

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

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	$6,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,300	
Plaster	80%			LIFE	* *	5	$49,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2060	* *			
Iron Picket	40%	0-2	$15,800	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Bent Bars								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$195,800	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Sidewalks								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	80%			2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	75%			2034	$111,000	1		
Conduit	25%			2044	* *	1		
Panelboards								
Fused Disc Sw	2%			2042	* *	5		
Molded Case Bkrs	70%			2033	$128,700	5	$1,200	
Molded Case Bkrs	28%			2042	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

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
Under 600 Volts								
Wiring								
Braided Cloth	70%			2033	$143,100	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$54,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium And Cafeteria								
Explanation : LED Lighting Fixtures.								
Egress Lighting								
Emergency, Service	10%			2029	$4,200	1		
Emergency, Battery	40%			2034	$45,400	10	$6,400	
Exit, Battery	50%			2034	$47,900	10	$2,200	
Exterior Lighting								
HID	10%			2034	$31,500	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$126,900	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : The Main Control Panel Is Located In The Mini-School.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$541,200			
Terminal Devices								
Air Handler	20%			2029	$254,400	1	$8,200	
Convector/Radiator	80%			2032	$442,100	1	$17,100	
Controls								
Pneumatic	100%			2032	$1,306,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	$12,800	2032	$128,000	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,800	
Exhaust Fans								
Interior	100%			2029	$299,700	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%	Now	$3,500	2039	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main In Basement Boiler Room								
Sanitary Piping								
Cast Iron	10%	Now	$4,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathrooms And Room 101								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Storage Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$13,500	4	$1,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 175 Gallons Units								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$28,000	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 235 - BK MINISCHOOL**				
Address	: **525 LENOX RD. BTWN: EAST 39 ST., EAST 40 ST.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K835**	
Program / Asset #	: **BOE0530.010 / 2872**		**Yr Built/Renovated**	: **1991 /**	
Area Sq Ft	: **16,796**		**Project Type**	: **EDUCATION**	
Date of Survey	: **12-Oct-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Floors 1,2,3**				
Block	: **4844**	**Lot** : **1**	**BIN**	: **3107846**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$200,500	$116,800
Interior Architecture	$62,600	
Electrical		$551,700
Mechanical	$506,600	$469,900
Total	**$769,700**	**$1,138,400**
Importance Code A	$200,500	$406,800
Importance Code B	$569,200	$731,600
Total	**$769,700**	**$1,138,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,600			
Interior Architecture	$10,800	$1,400		$2,800
Electrical	$1,900	$1,800	$10,000	$1,900
Mechanical	$32,600	$3,800	$35,400	$3,800
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$54,100**	**$14,100**	**$52,600**	**$15,600**
Importance Code A	$12,600	$1,100	$22,100	$1,100
Importance Code B	$41,500	$12,200	$30,500	$14,500
Importance Code C		$800		
Total	**$54,100**	**$14,100**	**$52,600**	**$15,600**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 235 - BK MINISCHOOL
Asset # : 2872

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
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	$67,000	2054	* *	5	$37,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Metal Trim Throughout								
Windows								
Aluminum	100%	Now	$53,900	2042	* *	5	$1,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Metal Panel	100%			2054	* *	5		
Roof								
IRMA/Protected Membrane	10%			2034	$116,800	10	$4,800	
Metal Panel	90%			2047	* *	10	$79,500	
Soffits								
Metal Panel	100%	Now	$1,600	2044	* *	5	$2,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Canopy At Rear								
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$1,200	
Quarry Tile	5%			2047	* *	5	$1,800	
Vinyl Tile	90%	0-2	$62,600	2039	* *	3	$8,300	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,500	
Gypsum Board	95%			LIFE	* *	5	$17,600	
Ceilings								
AcousTileSusp.Lay-In	80%			2047	* *	5	$19,700	
Metal Panel	20%			LIFE	* *	5	$6,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 235 - BK MINISCHOOL
Asset # : 2872

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	$111,000	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Enclosure								
Explanation : Main Service Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$111,000	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2033	$40,900	5	$400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$256,400	10	$15,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	$14,400	10	$2,000	
Exit, Battery	50%			2034	$12,200	10	$600	
Exterior Lighting								
HID	10%			2029	$8,000	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$32,300	1	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Connected To Main Building								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$10,700	

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
Heating								
Energy Source								
Electricity	40%			2044	* *	1		
Natural Gas	60%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK MINISCHOOL

Asset # : 2872

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
Heating								
Conversion Equipment								
Furnace	20%	Now	$10,700	2044	* *	1	$1,500	1
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Exterior Unit For Cafeteria, Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof.								
Explanation : 1 Extended Life Time Roof Top Unit.								
Furnace	40%			2029	$21,400	1	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : 2 Interior Package Units								
Radiant Heater	40%			2034	$179,000	2	$3,100	
Controls								
Electrical	100%			2029	$95,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2028	$196,100	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Attic								
Ext Pkg Unit - Heating/Cooling	30%			2029	$86,700	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Unit Replacement Needed. Refer To Heating Furnace.								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$21,900	
Heat Rejection								
Air Cooled Condenser Unit	30%	Now	$14,900	2044	* *	2	$2,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,400	
Exhaust Fans								
Interior	90%			2029	$68,700	2	$500	
Roof	10%			2029	$3,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$220,900	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 235 - BK MINISCHOOL
Asset # : 2872

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Equipment Room								
Explanation : One 270 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 5 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 236 - BK**		
Address	: **6302 AVENUE U BTWN: EAST 63 ST., EAST 64 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K236**
Program / Asset #	: **BOE0531.000 / 2551**	**Yr Built/Renovated**	: **1933 / 2011**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8464** **Lot** : **1**	**BIN**	: **3326821**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$159,900
Interior Architecture	$2,900,800	
Electrical	$357,400	$544,300
Mechanical	$378,800	$2,055,200
Total	**$3,637,000**	**$2,759,400**
Importance Code A		$159,900
Importance Code B	$3,637,000	$2,599,500
Total	**$3,637,000**	**$2,759,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,800		$9,700	$2,400
Interior Architecture	$115,500		$21,300	$5,300
Electrical	$30,600	$3,700	$3,200	$3,000
Mechanical	$20,100	$12,300	$93,300	$12,000
Site Pavements	$24,200			
Total	**$250,100**	**$15,900**	**$127,600**	**$22,700**
Importance Code A	$68,600	$7,500	$17,400	$9,900
Importance Code B	$124,700	$8,400	$110,200	$12,700
Importance Code C	$56,800			
Total	**$250,100**	**$15,900**	**$127,600**	**$22,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$105,200	
Masonry: Granite	5%			LIFE	* *	5	$4,900	
Masonry: Limestone	13%			LIFE	* *	5	$12,800	
Metal Panel	2%			2054	* *	5-10	$18,100	
Windows								
Aluminum	100%	Now	$34,200	2050	* *	5	$17,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$17,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Metal Panel	5%			2060	* *	5	$4,800	
Metal Rail	20%			2051	* *	5-10	$90,200	
Roof								
Copper/Terne	2%			2049	* *	10	$4,800	
Metal Panel	3%			2047	* *	10	$5,300	
Modified Bitumen	95%	Now	$20,300	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Distribution Frame Roof								
Interior								
Floors								
Cast in Place Concrete	5%	4+	$9,900	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%	4+	$16,400	2037	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Mosaic Tile	3%	Now	$16,400	2039	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms And Kitchen								
Terrazzo	5%	Now	$10,900	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairwells								
Vinyl Tile	37%			2039	* *	3	$21,100	
Vinyl Tile 9" X 9"	30%			2029	$2,796,600	3	$12,800	
Wood	15%	Now	$104,300	2049	* *	5	$16,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : 5 Classrooms On 3rd Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$25,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	3%	Now	$22,300	2043	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	47%			LIFE	* *	5	$18,600	
SGFT/Glazed Masonry	2%	Now	$4,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
SGFT/Glazed Masonry	28%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%	4+	$3,800	2039	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	20%			2039	* *	5	$28,500	
AcousTileSusp.Lay-In	5%			2039	* *	5	$5,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$7,100	
Plaster	50%			LIFE	* *	5	$35,600	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2060	* *			
Iron Picket	25%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$20,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$4,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Trash Loading Area								
Pavers/Stone	10%			2037	* *			
Activity Yard								
Asphalt	80%			2047	* *			
Rubber Matting	20%			2042	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$179,800	5	$300	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2033	$27,600	5	$300	
Fused Knife Sw	5%	2-4	$9,200	2059	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	65%			2033	$119,600	5	$1,300	
Molded Case Bkrs	15%			2050	* *	5	$300	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$61,100	5	$300	
Locally Mounted	25%	2-4	$18,300	2054	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Locally Mounted	25%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$66,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$65,400	10	$9,200	
Exit, Service	50%			2034	$16,800	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Lighting								
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : One Tank Of 9,000 Gallons								
Conversion Equipment								
Steam Boiler	95%			2039	* *	1	$71,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Entire Boiler Room And All Equipment Extremely Well Maintained.								
Steam Boiler	5%	0-2	$1,700	2039	* *	1	$3,400	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : No. 2 Burner Oil Leaks								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	15%			2039	* *	1	$7,100	
Convector/Radiator	70%			2039	* *	1	$17,200	
Fan Coil Unit/Heat	15%			2034	$289,600	1	$3,700	
Controls								
Pneumatic	100%			2032	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	$172,300	2044	* *	1	$4,800	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : One Unit For Auditorium And Cafeteria, Roof								
Window/Wall Unit	35%	0-2	$5,200	2029	$103,300	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Window/Wall Unit	35%			2029	$103,300	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2044	* *	4	$800	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2039	* *	1	$7,100	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	$28,700	2	$7,900	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	70%			2034	$241,800	2	$1,600	
Roof	30%			2029	$45,300	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 175 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

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
Plumbing								
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$32,300	1-2	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 236 - BX**
Address : **1871 WALTON AVENUE**
Borough : **BRONX**
Program / Asset # : **BOE1168.000 / 14914**
Area Sq Ft : **40,986**
Date of Survey : **14-Mar-2022**
Areas Surveyed : **Basement, Roof, Floors 1,3,Ph**
Block : **2851** **Lot** : **21**

Agency's Number : **X173**
Yr Built/Renovated : **1999 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2098479**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$95,800	$60,300
Interior Architecture		$1,814,500
Electrical	$329,000	$1,240,300
Mechanical	$811,100	$703,700
Site Pavements		$61,900
Total	**$1,236,000**	**$3,880,700**
Importance Code A	$95,800	$60,300
Importance Code B	$1,140,100	$3,363,000
Importance Code C		$457,400
Total	**$1,236,000**	**$3,880,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,600	$4,600		
Interior Architecture	$25,800	$31,000	$22,200	$5,800
Electrical	$24,100	$7,600	$6,700	$6,700
Mechanical	$29,600	$57,500	$18,800	$19,000
Site Pavements	$32,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$144,800**	**$108,000**	**$54,900**	**$38,700**
Importance Code A	$29,700	$8,800	$4,100	$4,100
Importance Code B	$115,100	$99,200	$50,900	$34,600
Importance Code C				
Total	**$144,800**	**$108,000**	**$54,900**	**$38,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	Now	$11,200	LIFE	* *	5	$31,400	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : West Facade, Play Yard								
Masonry: Brick Cavity	90%			LIFE	* *	5	$60,300	
Windows								
Aluminum	100%	2-4	$95,800	2041	* *	5	$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Various								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	$25,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	70%			LIFE	* *	5	$7,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	100%	4+	$14,400	2041	* *			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2038	* *	5	$9,300	
Interior								
Floors								
Carpet	2%	0-2	$2,200	2029	$22,200	3	$1,800	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Library								
Ceramic Tile	5%			2036	$177,100	5	$3,100	
Terrazzo	25%			LIFE	* *	5	$12,000	
Vinyl Tile	68%	4+	$23,600	2033	$1,180,000	3	$15,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Interior Walls								
Ceramic Tile	5%			2036	$457,400	5	$8,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,200	
Plaster	10%			LIFE	* *	5	$4,900	
SGFT/Glazed Masonry	80%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$19,100	
AcousTileSusp.Lay-In	70%			2038	* *	5	$42,800	
Gypsum Board	5%			LIFE	* *	5	$3,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

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
Site Enclosure								
Fence/Gates								
Chain Link	5%			2043	* *			
Iron Picket	95%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
Explanation : Glazed Units								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$26,300	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 176th Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : 176th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	85%	2-4	$6,200	2036	$61,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	15%			2033	$12,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$23,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2033	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$166,500	5	$200	
Raceway								
Conduit	100%			2033	$82,900	1		
Panelboards								
Fused Disc Sw	10%			2032	$14,300	5	$100	
Molded Case Bkrs	90%			2032	$128,700	5	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2033	$108,100	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$12,600	
Generators								
Diesel	100%			2029	$142,000	1	$15,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 180 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$9,100	
Fuel Storage								
Day Tank	30%			2032	$7,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallons								
Main Tank	70%			2036	$55,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$625,600	10	$37,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	60%			2033	$15,500	1		
Exit, LED	40%			2068	* *	1		
Exterior Lighting								
HID	10%	Now	$9,800	2043	* *			
Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$78,800	1	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Hallway And Offices								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$108,300	1-3	$25,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 236 - BX
Asset # : 14914

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$40,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Air Handler	20%			2038	* *	1	$5,100	
Convector/Radiator	80%			2046	* *	1	$10,600	
Controls								
Pneumatic	100%			2027	$811,100			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2033	$495,300	1	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Split Unit	5%			2033	$49,800			
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$20,300	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2038	* *	2	$22,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,900	
Exhaust Fans								
Interior	80%	Now	$14,900	2033	$148,900	2	$800	
Broken, Extent : Severe, Area Affected : 10%								
Location : Kitchen Ventilation Units								
Roof	20%			2033	$16,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$2,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallon Tank. Quantity 1								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$20,700	
Sprinkler								
No Component	40%							
Generic	60%			2043	* *	1-2	$6,900	
Fire Pump								
Generic	100%			2042	* *	1	$7,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 236 - BX ANNEX**
Address : **499 EAST 175 STREET @BATHGATE AVENUE**
Borough : **BRONX**
Agency's Number : **X236**
Program / Asset # : **BOE0317.000 / 375**
Yr Built/Renovated : **1971 / 2008**
Area Sq Ft : **9,694**
Project Type : **EDUCATION**
Date of Survey : **15-Feb-2024**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2917** **Lot** : **40** **BIN** : **2009572**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$297,000	
Electrical		$287,900
Mechanical		$269,300
Total	**$297,000**	**$557,200**
Importance Code B	$297,000	$557,200
Total	**$297,000**	**$557,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,800			$800
Interior Architecture	$500	$2,200		$500
Electrical	$500	$600	$900	$600
Mechanical	$70,000	$400	$3,200	$51,200
Site Pavements	$2,700			
Total	**$84,600**	**$3,200**	**$4,000**	**$53,000**
Importance Code A	$20,000	$100	$800	$10,200
Importance Code B	$64,600	$3,000	$3,200	$42,800
Importance Code C				
Total	**$84,600**	**$3,200**	**$4,000**	**$53,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	48%			LIFE	* *	5	$6,000	
Masonry: Brick	50%			LIFE	* *	5	$10,000	
Metal Panel	2%			2055	* *	5-10	$2,800	
Windows								
Steel	100%	Now	$2,900	2043	* *	5	$11,700	
Unit Inoperable, Extent : Severe, Area Affected : 2%								
Location : Room 117								
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	$1,900	
Masonry: Brick	50%			LIFE	* *	5	$2,100	
Pre-Cast Concrete	10%	4+	$700	LIFE	* *	5	$2,700	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Parapet Wall								
Explanation : Loose Missing Flashing								
Roof								
Built-Up (BUR)	100%	4+	$7,200	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Lunch Room								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$15,400	
Interior								
Floors								
Mosaic Tile	5%			2048	* *	5	$1,800	
Vinyl Tile	70%			2040	* *	3	$3,800	
Vinyl Tile 9" X 9"	25%			2030	$297,000	3	$1,800	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$9,000	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$2,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East 175th Street								
Explanation : Fence Is Metal With Bar Grilles								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	5%			2048	* *			
Pavers/Stone	95%			2044	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

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
Site Pavements								
Activity Yard								
Asphalt	100%	4+	$2,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Front Play Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$66,600	5		
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2034	$1,500	5		
Molded Case Bkrs	95%			2034	$29,100	5		$200
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5		$100
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		$100
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$148,000	10		$8,900
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$8,300	10		$1,200
Exit, Service	50%			2035	$2,100	1		
Exterior Lighting								
HID	10%			2035	$4,600	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$25,600	1-3		$6,000
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040
P. S. 236 - BX ANNEX
Asset # : 375

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
Heating								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Furnace	30%			2030	$9,300	1	$1,400	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Mechanical Room								
Explanation : One Unit								
Radiant Heater	70%	Now	$9,000	2040	* *	2	$2,500	
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Various								
Explanation : 1 Out Of 8 Units Is Not Working								
Terminal Devices								
Fan Coil Unit/Heat	70%	0-2	$8,600	2035	$172,300	1	$2,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Other Observation, Extent : Light, Area Affected : 70%								
Location : Throughout								
Explanation : 8 Electric Units								
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%	0-2	$48,500	2033	$97,000	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various								
Explanation : Building Management System Malfunctioning								
Split Unit	10%	0-2	$2,400	2040	* *			
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : First Floor. 2 Units Are Not Working								
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	$20,100	2	$6,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,400	
Exhaust Fans								
Interior	90%			2030	$39,600	2	$300	
Roof	10%			2030	$1,900	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Explanation : One Broken Sink								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 238 - BK**		
Address	: **1633 EAST 8 STREET BTWN: AVE. P, QUENTIN RD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K238**
Program / Asset #	: **BOE0532.000 / 1325**	**Yr Built/Renovated**	: **1931 / 2002**
Area Sq Ft	: **88,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **6640** **Lot** : **13**	**BIN**	: **3176229**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$136,100	$132,700
Interior Architecture	$494,600	$614,500
Electrical	$438,000	$727,400
Mechanical	$989,800	$2,937,200
Total	**$2,058,500**	**$4,411,800**
Importance Code A	$136,100	$132,700
Importance Code B	$1,747,300	$4,279,100
Importance Code C	$175,100	
Total	**$2,058,500**	**$4,411,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,300		$14,700	
Interior Architecture	$74,700		$33,900	$10,200
Electrical	$10,000	$9,200	$8,700	$10,000
Mechanical	$12,300	$12,900	$38,100	$12,900
Site Enclosure	$12,000			
Site Pavements	$67,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$244,200**	**$29,300**	**$102,600**	**$40,200**
Importance Code A	$69,000	$8,700	$23,600	$8,700
Importance Code B	$121,100	$20,600	$79,000	$31,500
Importance Code C	$54,100			
Total	**$244,200**	**$29,300**	**$102,600**	**$40,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$51,900	
Masonry: Brick	85%	Now	$136,100	LIFE	* *	5	$80,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : At Chimney								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Window Lintels								
Masonry: Limestone	8%			LIFE	* *	5	$5,700	
Windows								
Aluminum	100%	Now	$28,600	2042	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout Classrooms								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,800	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,600	
Copper/Terne	5%			2054	* *	5	$4,200	
Masonry: Brick	65%			LIFE	* *	5	$11,400	
Metal Panel	15%			2054	* *	5	$10,200	
Roof								
Copper/Terne	5%			2049	* *	10	$7,500	
Modified Bitumen	95%	Now	$31,800	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 417, 419 And 440								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Interior								
Floors								
Ceramic Tile	5%	Now	$19,600	2037	* *	5	$3,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen And Bathrooms								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen And Bathrooms								
Sheet Vinyl/Rubber	5%			2039	* *	5	$10,200	
Terrazzo	5%	0-2	$13,000	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Traffic Topping	5%	0-2	$99,400	2044	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Stairs								
Vinyl Tile	55%	Now	$105,500	2039	* *	3	$28,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridor								
Vinyl Tile 9" X 9"	5%	Now	$55,500	2034	$555,200	3	$2,500	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : 4th Floor Classroom								
Wood	20%			2049	* *	5	$50,800	
Interior Walls								
Cast in Place Concrete	5%	Now	$8,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler And Gasoline Room								
Ceramic Tile	5%	Now	$14,900	2037	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick	25%	Now	$102,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Over Windows								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corner Columns In Gymnasium								
Marble Panels	5%	2-4	$19,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	55%	0-2	$72,300	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Classrooms. Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$6,800	
Exposed Struc: Concrete	25%			LIFE	* *	5	$5,300	
Plaster	70%	Now	$59,100	LIFE	* *	5	$59,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 417, 419 And 440								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$8,800	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Rear Play Yard								
Iron Picket	25%	Now	$3,200	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$47,200	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout At Tree Pits								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : East 9th Street								
On-Site Walkways								
Cast in Place Concrete	80%			2047	* *			
Masonry: Granite	20%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	70%	2-4	$12,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%	0-2	$8,600	2037	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Around Tree Pit								
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	

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DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Under 600 Volts								
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	20%			2033	$49,000	5	$400	
Molded Case Bkrs	70%			2033	$171,700	5	$1,600	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2039	* *	5	$300	
Locally Mounted	50%			2032	$61,100	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$75,600	10	$10,600	
Exit, Service	50%			2034	$19,400	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$169,200	1	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$55,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$87,200	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Boiler No.1 Leaking								
Boiler No.2 Controls Fault Too Much Steam								
Distribution								
Steam Piping/Pump	20%			2044	* *			
Steam Piping/Pump	80%			2034	$577,300			
Terminal Devices								
Air Handler	20%			2034	$339,100	1	$10,900	
Convector/Radiator	50%			2032	$368,400	1	$14,200	
Fan Coil Unit/Heat	30%			2029	$670,200	1	$8,500	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	20%			2039	* *			
Window/Wall Unit	50%			2029	$170,700	1		
Window/Wall Unit	30%	0-2	$61,400	2034	$102,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Interior	100%			2034	$399,600	2	$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$1,150,400	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$87,400	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$18,000	4	$1,900	
Backflow Preventer								
No Component	80%							
Generic	20%			2034	$8,000	1	$1,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Boiler Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit, Elevator Is 80 Years Old And Not Reliable								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 239 - Q**		
Address	: **17-15 WEIRFIELD STREET @ CYPRESS AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q239**
Program / Asset #	: **BOE1034.000 / 13587**	**Yr Built/Renovated**	: **2003 / 2019**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Aug-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,ph**		
Block	: **3561** **Lot** : **1**	**BIN**	: **4435561**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$257,300	$93,300
Interior Architecture	$52,500	$63,000
Electrical		$331,400
Mechanical	$62,500	$7,310,600
Total	**$372,400**	**$7,798,300**
Importance Code A	$257,300	$93,300
Importance Code B	$115,100	$7,705,000
Total	**$372,400**	**$7,798,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$78,300		$5,600	
Interior Architecture	$207,300		$23,000	$5,100
Electrical	$28,300	$15,000	$18,700	$16,700
Mechanical	$112,400	$50,400	$37,900	$48,100
Site Enclosure	$39,300			
Site Pavements	$76,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$556,700**	**$79,800**	**$99,500**	**$84,400**
Importance Code A	$87,400	$9,100	$14,700	$9,100
Importance Code B	$342,500	$70,700	$84,900	$71,900
Importance Code C	$126,800			$3,400
Total	**$556,700**	**$79,800**	**$99,500**	**$84,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Exterior								
Exterior Walls								
Glass Block	8%	Now	$106,500	LIFE	* *	5	$6,400	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : All Stairwells								
Masonry: Brick Cavity	73%			LIFE	* *	5	$186,700	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$24,000	
Metal Panel	2%			2056	* *	5-10	$17,600	
Pre-Cast Concrete	10%	Now	$19,000	LIFE	* *	5	$41,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Panels Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
Location : Walls, Penthouse And Bulkheads								
Weathering Steel	2%			LIFE	* *	1		
Windows								
Aluminum	75%			2052	* *	5	$13,100	
Aluminum w/ Guards	20%	0-2	$11,500	2052	* *	5	$1,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	5%			2045	* *	10	$5,500	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5-10	$67,400	
Metal: Cage/Fence	10%			2049	* *	5-10	$9,500	
Pre-Cast Concrete	10%	Now	$2,100	LIFE	* *	5	$7,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Coping Stone Joints								
Roof								
Built-Up (BUR)	97%	Now	$15,300	2041	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 1%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 418 And Below Generator								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Stair C/4								
Explanation : Smoke Hatch Leak								
Skylight, Plastic	3%			2041	* *	1		
Soffits								
Stucco Cement	100%	Now	$11,900	2049	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 4th Floor Canopy								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Interior								
Floors								
Carpet	2%			2032	$63,400	3	$7,000	
Cast in Place Concrete	12%			LIFE	* *	5	$91,900	
Ceramic Tile	3%			2039	* *	5	$5,300	
Quarry Tile	5%			2049	* *	5	$13,100	
Sheet Vinyl/Rubber	5%			2041	* *	5	$13,100	
Terrazzo	5%			LIFE	* *	5	$13,700	
Cracking/Crumbling, Extent : Light, Area Affected : 1% *Location : Lobby*								
Vinyl Tile	63%			2041	* *	3	$41,400	
Wood	5%			2051	* *	5	$16,400	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$6,700	
Concrete Masonry Unit	49%			LIFE	* *	5	$52,700	
Concrete Masonry Unit	6%	4+	$15,500	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 1% *Location : Kitchen Corridor*								
Glass: Single Pane	3%			LIFE	* *	5	$6,100	
Gypsum Board	6%			LIFE	* *	5-10	$13,700	
Metal: Cage/Fence	3%			LIFE	* *	10	$800	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$16,800	
Wood	3%			LIFE	* *	5	$32,300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Auditorium Paneling* *Explanation : Location Noted*								
Ceilings								
AcousTileSusp.Lay-In	72%	0-2	$42,900	2049	* *	5	$63,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 5% *Location : Throughout* *Water Penetration, Extent : Severe, Area Affected : 1%* *Location : Room 418* *Worn/Erode, Extent : Moderate, Area Affected : 5%* *Location : Throughout*								
Exposed Struc: Steel	15%			LIFE	* *	10	$52,500	
Gypsum Board	10%	Now	$15,700	LIFE	* *	5	$21,900	
Water Penetration, Extent : Moderate, Area Affected : 2% *Location : Stairwells At Glass Block Walls*								
Metal Panel	3%			LIFE	* *	5	$13,100	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Site Enclosure								
Fence/Gates								
Iron Picket	90%	0-2	$29,400	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	10%	0-2	$9,900	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Gate Posts At North Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Gate Posts At North Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Throughout								
Explanation : New Installation Evident								
On-Site Walkways								
Cast in Place Concrete	75%			2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Seating In North Play Yard								
Panel/Paver: Concrete	25%			2046	* *			
Activity Yard								
Asphalt	85%	0-2	$37,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : North Play Yard								
Rubber Matting	15%	Now	$39,200	2046	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Pre-k Play Yard On Weirfield								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Pre-k Play Yard On Weirfield								
Open Seams, Extent : Severe, Area Affected : 25%								
Location : Pre-k Play Yard On Weirfield								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 3,000 Amperes, 2,000 Amperes And 1,200 Amperes								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	20%			2044	* *	5	$400	
Molded Case Bkrs	80%			2044	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	98%			2041	* *	5	$600	
Variable Frequency Drive	2%			2041	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$28,300	
Generators								
Diesel	100%			2039	* *	1	$35,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$20,500	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Adjacent To Generator Enclosure								
Explanation : 60 Gallons Rated Capacity								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2046	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2036	$29,000	1		
Exit, Service	50%			2036	$20,300	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Lighting								
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$700	
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$243,000	1-3	$58,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$91,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$15,100	2046	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : All F And T, Various Locations								
Terminal Devices								
Air Handler	35%			2036	$620,500	1	$19,900	
Convector/Radiator	30%			2041	* *	1	$8,900	
Fan Coil Unit/Heat	35%			2036	$817,500	1	$10,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Heating								
Controls								
Pneumatic	100%	Now	$36,400	2034	$1,820,700			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Room Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%	0-2	$62,500	2031	$1,250,800	1	$34,600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Penthouse 1 Of 2 Compressors Of Chiller 2								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Equipment Room 1 Of 2 Chillers								
Split Unit	10%			2036	$223,700			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$4,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$1,827,900	1	$56,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$272,700	2	$64,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,200	
Exhaust Fans								
Interior	70%			2036	$292,500	2	$2,000	
Roof	30%			2036	$54,800	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$18,900	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2036	$49,300	4	$5,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

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
Plumbing								
Backflow Preventer								
Generic	100%			2036	$42,100	1	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On The 1st Floor								
Explanation : Located One Floor Above Water Meter Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$46,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$25,800	
Fire Pump								
Generic	100%			2039	* *	1	$17,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 24 - BX**				
Address	: **660 WEST 236 STREET @ INDEPENDENCE AVE.**				
Borough	: **BRONX**			**Agency's Number**	: **X024**
Program / Asset #	: **BOE0171.000 / 501**			**Yr Built/Renovated**	: **1953 / 2019**
Area Sq Ft	: **96,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **15-May-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,Ph**				
Block	: **5917**	**Lot**	: **140**	**BIN**	: **2085869**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$104,400
Interior Architecture	$2,235,300	
Electrical	$92,300	$491,400
Mechanical	$1,668,700	$2,385,400
Site Pavements	$197,600	
Total	**$4,193,800**	**$2,981,300**
Importance Code A		$104,400
Importance Code B	$4,090,200	$2,876,800
Importance Code C	$103,600	
Total	**$4,193,800**	**$2,981,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,700	$4,800		$56,000
Interior Architecture	$64,600	$14,200		$28,200
Electrical	$11,600	$11,500	$9,200	$9,300
Mechanical	$41,200	$13,600	$21,900	$34,300
Site Enclosure	$18,600			
Site Pavements	$115,600			
Total	**$294,300**	**$44,100**	**$31,100**	**$127,800**
Importance Code A	$52,200	$14,300	$9,500	$65,600
Importance Code B	$98,900	$29,800	$21,600	$62,200
Importance Code C	$143,200			
Total	**$294,300**	**$44,100**	**$31,100**	**$127,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$104,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Bulge On South Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
Location : Along West 236th Street And East Play Yard								
Masonry: Limestone	5%			LIFE	* *	5	$4,100	
Windows								
Aluminum	50%	Now	$14,700	2051	* *	5	$6,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	50%	Now	$17,200	2051	* *	5	$6,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$7,500	
Masonry: Limestone	10%			LIFE	* *	5	$1,100	
Metal Rail	5%			2048	* *	5-10	$7,900	
Roof								
Copper/Terne	5%			2050	* *	10	$9,300	
IRMA/Protected Membrane	30%	Now	$10,800	2040	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 2nd Floor Corridor Near Room 235								
Modified Bitumen	63%			2040	* *	10	$46,700	
Skylight, Metal/Glass	2%			2055	* *	10	$4,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$26,600	
Mosaic Tile	5%	0-2	$146,000	2040	* *	5	$9,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Toilet Room 228								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms And Kitchen Area								
Terrazzo	2%	4+	$58,200	LIFE	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Entry Lobby								
Vinyl Tile	65%	0-2	$558,800	2040	* *	3	$37,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Various Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	$124,400	2030	$1,244,300	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms And Offices								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	10%			2063	* *	5	$28,500	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Gymnasium								
Explanation : Recently Refinished								
Interior Walls								
Ceramic Tile	5%	Now	$31,700	2038	* *	5	$5,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Toilet Rooms Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,000	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	3%			LIFE	* *			
Plaster	52%			LIFE	* *	5	$35,100	
SGFT/Glazed Masonry	25%	2-4	$103,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	$28,000	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
AcousTileSusp.Lay-In	15%	0-2	$7,600	2048	* *	5	$11,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Exposed Struc: Concrete	20%			LIFE	* *	5	$4,700	
Metal Panel	25%	4+	$25,300	LIFE	* *	5	$46,600	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								
Plaster	25%			LIFE	* *	5	$23,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	$9,600	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Along West Driveway								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : West Play Yard								
Iron Picket	80%			2070	* *			
Metal: Cage/Fence	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And South Wing Roofs								
Explanation : Location Noted								
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	$9,000	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along West 235th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$197,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$48,400	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Various Exit Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkways And Exist Stairs Throughout								
Masonry: Granite	10%	Now	$48,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Various Exit Stairs								
Parking/Driveway								
Asphalt	100%	4+	$4,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Driveway And Ramp								
Activity Yard								
Asphalt	40%	4+	$13,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Play Yard								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Play Yard								
Explanation : Rubber Matting. Inaccessible Due To Construction								
Not Accessible	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Play Yard								
Explanation : Asphalt. Inaccessible Due To Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	73%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	27%			2048	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Solar Generator Disconnect								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Under 600 Volts								
Transformers								
Dry Type	100%			2052	* *	5	$400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Kva Transformer								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	88%			2035	$181,800	1		
Conduit	8%			2055	* *	1		
Conduit	4%			2065	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Various Locations								
Panelboards								
Fused Disc Sw	4%			2051	* *	5	$100	
Fused Disc Sw	6%			2034	$14,700	5	$100	
Molded Case Bkrs	80%			2051	* *	5	$2,000	
Molded Case Bkrs	10%			2034	$24,500	5	$300	
Wiring								
Braided Cloth	68%			2034	$203,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	19%			2055	* *	1		
Thermoplastic	9%			2035	$26,900	1		
Thermoplastic	4%			2061	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Various Locations								
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$300	
Locally Mounted	45%			2033	$55,000	5	$300	
Variable Frequency Drive	5%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Lighting								
Interior Lighting								
LED	90%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Retrofitted Ballast Bypass Type LED Lighting Fixtures								
LED	10%			2043	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	20%			2035	$12,100	1		
Emergency, Battery	40%	0-2	$1,300	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 35%								
Location : Auditorium, 1st Floor Cafeteria, Staircases								
Exit, Battery	40%	0-2	$1,100	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Staircase D								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout Exterior Of The Building								
Explanation : Scaffolding								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$800	
Alarm								
Security System								
Generic	50%			2040	* *	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Entrance Lobby And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2030	$92,300	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Some Offices, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$59,200	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$95,100	
Distribution								
Steam Piping/Pump	1%	Now	$7,900	2065	* *			
Broken, Extent : Moderate, Area Affected : 2%								
Location : 1 Of 2 Condensate Pumps In Room B42								
Steam Piping/Pump	99%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$370,000	1	$11,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Fan Room								
Convector/Radiator	80%			2033	$643,100	1	$24,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Classrooms								
Controls								
Digital	50%			2033	$1,411,600			
Pneumatic	50%			2029	$949,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2040	* *	2	$300	
Split Unit	10%			2040	* *			
Window/Wall Unit	75%			2033	$279,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,500	
Exhaust Fans								
Interior	80%	Now	$17,400	2030	$348,800	2	$1,900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement And Penthouse Fan Rooms								
Roof	20%			2035	$38,100	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2030	$19,700	4	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room Pit								
Sewage Ejector(s)								
Electric	100%			2035	$51,500	4	$5,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 241 - BK**		
Address	: **976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K241**
Program / Asset #	: **BOE0535.000 / 2545**	**Yr Built/Renovated**	: **1931 / 1999**
Area Sq Ft	: **66,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **1188** **Lot** : **1**	**BIN**	: **3029702**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$313,000	$237,000
Interior Architecture	$2,474,900	$52,400
Electrical	$301,200	$1,817,600
Mechanical	$2,202,100	$1,874,400
Site Enclosure	$153,900	
Site Pavements	$434,600	
Total	**$5,879,800**	**$3,981,300**
Importance Code A	$313,000	$237,000
Importance Code B	$5,252,500	$3,744,400
Importance Code C	$314,200	
Total	**$5,879,800**	**$3,981,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,900			
Interior Architecture	$27,900	$2,500	$37,000	$4,900
Electrical	$37,900	$6,800	$17,100	$6,300
Mechanical	$49,800	$9,300	$114,500	$9,300
Site Enclosure	$10,100			
Site Pavements	$66,400			
Total	**$261,100**	**$18,600**	**$168,500**	**$20,600**
Importance Code A	$75,500	$6,500	$6,700	$6,500
Importance Code B	$174,500	$12,100	$161,800	$14,100
Importance Code C	$11,200			
Total	**$261,100**	**$18,600**	**$168,500**	**$20,600**

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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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$68,100	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$53,200	
Masonry: Brick	85%	Now	$195,100	LIFE	* *	5	$115,700	
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : Stair Bulkhead								
Windows								
Aluminum	100%	2-4	$23,200	2042	* *	5	$11,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	$27,300	LIFE	* *	5	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : East Roof								
Crazing, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Northwest Roof								
Copper/Terne	10%	2-4	$18,400	2069	* *	5	$2,800	
Open Joints, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	80%	2-4	$60,900	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	Now	$57,000	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Roof								
Explanation : Damaged Base Flashing								
Copper/Terne	5%			2062	* *	10	$12,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,600	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Terrazzo	5%			LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridor								
Vinyl Tile	10%	2-4	$27,900	2039	* *	3	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Throughout								
Vinyl Tile 9" X 9"	30%	Now	$2,421,900	2044	* *	3	$11,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	40%			2049	* *	5	$73,900	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%	Now	$53,000	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Oil Tank Room And Area								
Glass: Single Pane	5%			LIFE	* *	5	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Divider Panels								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout 1st Floor								
Plaster	70%			LIFE	* *	5	$28,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Interior									
Ceilings									
Exposed Struc: Concrete	15%			LIFE		* *	5	$2,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Plaster	80%			LIFE		* *	5	$49,300	
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 2%									
Location : Throughout									
Plaster	5%			LIFE		* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Auditorium - Decorative Plaster									
Explanation : Location Noted									
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	5%			2054		* *			
Chain Link	70%	4+	$10,100	2054		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Impact Damage, Extent : Light, Area Affected : 2%									
Location : Parking Area									
Iron Picket	25%			2054		* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Retaining Walls									
Cast in Place Concrete	100%	2-4	$153,900	2054		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Along Carroll Street									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	$173,300	2039		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Explanation : Curbs Damaged Or Missing									

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

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	98%	Now	$1,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	2%	Now		2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Stairs At Exit 3								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Rear Stairs At Exit 3								
Parking/Driveway								
Asphalt	100%	2-4	$261,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	85%	0-2	$46,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	15%	Now	$19,300	2039	* *			
Open Seams, Extent : Severe, Area Affected : 100%								
Location : Rear Play Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Play Yard								
Explanation : Seams Filled With Debris And Growth								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch For Main Building, One 400 Ampere Main Disconnect Switch For Mini Building								
Switchgear / Switchboard								
Fused Knife Sw	100%			2034	$199,700	5	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Knife Sw	40%			2033	$73,600	5	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2033	$73,600	5	$700	
Molded Case Bkrs	20%			2050	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Under 600 Volts								
Wiring								
Braided Cloth	70%			2033	$143,100	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	99%			2034	$997,400	10	$59,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Service	5%			2034	$2,100	1		
Emergency, Battery	45%			2039	* *	10	$7,200	
Exit, Battery	50%			2039	* *	10	$2,200	
Exterior Lighting								
HID	10%	Now	$31,500	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$126,900	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$174,300	1-3	$40,700	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank, 6,500 Gallons No. 2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 165 Bhp Each								
Distribution								
Steam Piping/Pump	100%			2034	$541,200			
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2029	$254,400	1	$8,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Convector/Radiator	55%			2032	$303,900	1	$11,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2029	$335,100	1	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout - Unit Ventilators								
Unit Heater - Steam	5%			2029	$19,200	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : Location Noted								
Controls								
Pneumatic	100%			2028	$1,306,100			
Air Conditioning								
Energy Source								
Electricity	70%			2042	* *	1		
No Component	30%							
Conversion Equipment								
Split Unit	2%			2029	$32,100			
Window/Wall Unit	5%			2027	$12,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Library								
Window/Wall Unit	63%			2033	$161,300	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Gymnasium								
Explanation : Location Noted								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,800	
Exhaust Fans								
Interior	98%	Now	$5,900	2029	$293,700	2	$1,600	
Damaged, Extent : Severe, Area Affected : 10%								
Location : Basement - Flexible Duct Connection At Cafeteria Exhaust Fan								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Wall Unit	2%			2029	$600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 118 Within Kitchen								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$17,400	2034	$868,000	1		
Corroded, Extent : Severe, Area Affected : 2%								
Location : Toilet Room 451 - Water Pipe Connection To Toilet								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%	Now	$17,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Near Oil Tank Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2029	$13,500	4	$1,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 225 Mbh Input								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 250 Gallons Approximately								

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

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$46,700	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 241 - BK MINISCHOOL**				
Address	: **976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K840**	
Program / Asset #	: **BOE0535.010 / 454**		**Yr Built/Renovated**	: **1969 / 1997**	
Area Sq Ft	: **7,500**		**Project Type**	: **EDUCATION**	
Date of Survey	: **07-Sep-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **1188**	**Lot** : **1**	**BIN**	: **3029702**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$73,100
Interior Architecture	$481,700	
Electrical		$114,500
Mechanical		$147,200
Total	**$481,700**	**$334,900**
Importance Code A		$73,100
Importance Code B	$481,700	$261,700
Total	**$481,700**	**$334,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,900		$27,400	$600
Interior Architecture	$2,900			$1,400
Electrical	$2,600	$700	$21,800	$700
Mechanical	$48,800	$1,500	$900	$1,500
Site Enclosure	$9,200			
Site Pavements	$18,500			
Total	**$109,900**	**$2,200**	**$50,200**	**$4,200**
Importance Code A	$28,200	$400	$27,800	$1,000
Importance Code B	$53,900	$1,800	$22,400	$3,200
Importance Code C	$27,800			
Total	**$109,900**	**$2,200**	**$50,200**	**$4,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK MINISCHOOL

Asset # : 454

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$9,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter Foundation								
Metal Panel	95%			2054	* *	5-10	$100,600	
Windows								
Aluminum	100%			2050	* *	5	$1,300	
Roof								
Metal Panel	100%	Now	$18,400	2047	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Soffits								
Metal, Corrugated	100%			2054	* *	1		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,300	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Mechanical Room								
Ceramic Tile	5%	Now	$700	2043	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Vinyl Tile	55%	0-2	$57,000	2039	* *	3	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Corridor								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridor								
Vinyl Tile 9" X 9"	35%	4+	$349,900	2044	* *	3	$1,600	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Classrooms Throughout								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$1,900	
Gypsum Board	25%			LIFE	* *	5	$2,900	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$74,800	2039	* *	5	$5,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Mechanical Room								
Misaligned/Bulging, Extent : Light, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room								
Gypsum Board	10%	Now	$2,200	LIFE	* *	5	$1,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Student Toilets								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 241 - BK MINISCHOOL
Asset # : 454

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
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$9,200	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$18,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Raceway								
Conduit	100%			2034	$16,600	1		
Panelboards								
Molded Case Bkrs	90%			2042	* *	5	$200	
Molded Case Bkrs	10%			2050	* *	5		
Wiring								
Thermoplastic	100%			2034	$22,000	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$114,500	10	$6,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$900	
Exit, Battery	50%			2039	* *	10	$300	
Exterior Lighting								
HID	10%	Now	$1,800	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$14,400	1	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$19,800	1-3	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Pull Stations Only. Controlled From Main Building.								

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

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK MINISCHOOL

Asset # : 454

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
Heating								
Energy Source								
Electricity	5%			2044	* *	1		
Natural Gas	95%			2044	* *	1		
Conversion Equipment								
Furnace	95%			2034	$22,700	1	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit, Gas Fired Duct Furnace								
Radiant Heater	5%			2034	$10,000	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Convector								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	$147,200	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	$22,200	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	100%			2034	$34,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : 1 Unit, 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 242 - BK P.S. 279 - BK ANNEX**		
Address	: **100-01 FLATLANDS AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K242**
Program / Asset #	: **BOE0536.000 / 1328**	**Yr Built/Renovated**	: **1935 / 2010**
Area Sq Ft	: **80,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **8188** **Lot** : **1**	**BIN**	: **3229773**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$185,900	$83,800
Interior Architecture	$1,478,000	$1,712,300
Electrical	$272,600	$1,853,800
Mechanical	$1,376,300	$2,956,600
Total	**$3,312,700**	**$6,606,500**
Importance Code A	$185,900	$83,800
Importance Code B	$3,126,900	$6,522,700
Total	**$3,312,700**	**$6,606,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$28,500		$31,600
Interior Architecture	$52,200	$6,600	$7,200	$19,300
Electrical	$9,000	$7,800	$8,400	$45,300
Mechanical	$17,300	$14,500	$20,600	$18,500
Site Pavements	$1,200			
Total	**$79,700**	**$57,500**	**$36,100**	**$114,700**
Importance Code A	$7,900	$36,400	$7,900	$39,600
Importance Code B	$70,500	$17,300	$28,200	$75,000
Importance Code C	$1,200	$3,800		
Total	**$79,700**	**$57,500**	**$36,100**	**$114,700**

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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DEPARTMENT OF EDUCATION - 040
P. S. 242 - BK P.S. 279 - BK ANNEX
Asset # : 1328

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	* *	5	$83,800	
Masonry: Limestone	20%			LIFE	* *	5	$15,700	
Windows								
Aluminum	50%			2043	* *	5	$18,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Levels								
Aluminum	45%			2043	* *	5	$16,300	
Metal Louvers	5%			2038	* *	10	$11,300	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$9,900	
Masonry: Limestone	10%			LIFE	* *	5	$1,500	
Metal Rail	5%			2040	* *	5-10	$10,500	
Roof								
Built-Up (BUR)	35%			2030	$185,900	10	$15,600	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2050	* *	10	$5,600	
Metal Panel	5%			2040	* *	10	$4,100	
Modified Bitumen	55%			2045	* *	10	$24,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Upper Roofs								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,100	
Ceramic Tile	5%			2038	* *	5	$5,700	
Mosaic Tile	3%			2040	* *	5	$8,600	
Terrazzo	5%			LIFE	* *	5	$4,500	
Vinyl Tile	50%			2035	$1,620,700	3	$21,500	
Vinyl Tile 9" X 9"	15%	Now	$70,400	2030	$1,407,600	3	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Corridor, Thresholds And Gymnasium								
Wood	12%			2050	* *	5	$25,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,000	
Folding Partition	2%			2043	* *	5	$7,500	
Glazed Ceramic Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$23,900	
SGFT/Glazed Masonry	25%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040
P. S. 242 - BK P.S. 279 - BK ANNEX
Asset # : 1328

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$23,600	2040	* *	5	$17,900	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	24%			LIFE	* *	5	$4,300	
Fiber Board	5%			2035	$91,500			
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Gymnasium And Cafeteria								
Metal Panel	5%			LIFE	* *	5	$7,200	
Staining/Discoloring, Extent : Light, Area Affected : 100%								
Location : Auditorium And Kitchen								
Plaster	40%	Now	$28,500	LIFE	* *	5	$28,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads A And D								
Wood	1%			LIFE	* *	5	$10,000	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2045	* *			
Iron Picket	65%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 101st Street								
On-Site Walkways								
Cast in Place Concrete	85%			2040	* *			
Masonry: Granite	15%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$1,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard By Dumpster								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 242 - BK P.S. 279 - BK ANNEX
Asset # : 1328

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2045	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes.								
Fused Knife Sw	10%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electric Room								
Explanation : Main Disconnect Switch Rated At 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$99,900	5	$200	
Fused Disc Sw	50%			2045	* *	5	$200	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Fused Toggle Switch	5%			2034	$9,200	5	$100	
Molded Case Bkrs	10%			2043	* *	5	$200	
Molded Case Bkrs	75%			2034	$137,900	5	$1,600	
Wiring								
Braided Cloth	30%	2-4	$61,300	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2035	$61,300	1		
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	20%			2040	* *	5	$100	
Locally Mounted	80%			2033	$97,800	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,160,100	10	$69,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2035	$36,600	10	$2,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Kitchen And Corridor								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2030	$5,000	1		
Emergency, Battery	40%			2035	$55,000	10	$7,700	
Exit, Service	50%			2030	$17,700	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - BK P.S. 279 - BK ANNEX
Asset # : 1328

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
Lighting								
Exterior Lighting								
HID	7%			2040	* *	10		
Incandescent	3%			2030	$13,200	2		
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$211,300	1-3	$50,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	30%			2030	$462,500	1	$14,800	
Convector/Radiator	50%			2033	$334,900	1	$12,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2030	$406,200	1	$5,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
Explanation : Unit Ventilators								
Controls								
Pneumatic	100%			2033	$1,583,200			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - BK P.S. 279 - BK ANNEX
Asset # : 1328

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
Air Conditioning								
Energy Source								
Electricity	85%			2051	* *	1		
No Component	15%							
Conversion Equipment								
Split Unit	5%			2035	$97,300			
Window/Wall Unit	80%			2030	$248,300	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	20%			2030	$72,700	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	80%			2030	$127,200	2	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	10%	4+	$2,100	2055	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 2%								
Location : Hot Water Piping At Domestic Hot Water Heater								
Galvanized Steel	90%			2033	$941,200	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	55%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Old Wing								
Cast Iron	45%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
Cast Iron	50%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Old Wing								
Sump Pump(s)								
Non-Submersible	100%			2035	$16,400	4	$2,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,100	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 242 - M (FORMER P. S. 144 - M)**		
Address	: **134 WEST 122ND STREET @ MALCOM X BLVD.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M144**
Program / Asset #	: **BOE0087.000 / 2773**	**Yr Built/Renovated**	: **1959 / 2012**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **1906** **Lot** : **11**	**BIN**	: **1057683**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$558,700	$2,017,200
Interior Architecture	$1,002,900	$5,829,100
Electrical		$702,200
Mechanical	$1,696,100	$2,325,800
Site Pavements	$645,200	$185,300
Total	**$3,902,800**	**$11,059,600**
Importance Code A	$558,700	$2,017,200
Importance Code B	$3,134,300	$9,042,400
Importance Code C	$209,800	
Total	**$3,902,800**	**$11,059,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,000		$9,400	$5,500
Interior Architecture	$282,700			$11,800
Electrical	$10,000	$7,900	$10,200	$7,800
Mechanical	$137,300	$12,200	$18,800	$14,800
Site Enclosure	$52,100			
Site Pavements	$15,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$545,900**	**$34,500**	**$52,800**	**$54,300**
Importance Code A	$42,200	$8,200	$17,600	$13,700
Importance Code B	$353,300	$26,300	$35,200	$40,600
Importance Code C	$150,300			
Total	**$545,900**	**$34,500**	**$52,800**	**$54,300**

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$108,600	
Masonry: Brick	75%	2-4	$68,700	LIFE	* *	5	$40,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : West 122nd Street Facade								
Mosaic Tile	5%			2056	* *	10	$8,500	
Windows								
Aluminum	70%	0-2	$373,500	2035	$1,245,000	5	$12,800	
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Polycarbonate Panes Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Polycarbonate Panes Throughout								
Explanation : Thermally Inefficient								
Aluminum w/ Guards	30%			2035	$717,900	5	$10,900	
Parapets								
Masonry: Brick	87%	2-4	$62,200	LIFE	* *	5	$9,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal: Cage/Fence	3%			2049	* *	5-10	$2,600	
Pre-Cast Concrete	10%			LIFE	* *	5	$13,900	
Roof								
Metal Panel	3%			2049	* *	10	$6,900	
Modified Bitumen	97%	Now	$27,000	2041	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : 2nd And 3rd Floor Locations								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Kitchen Storage Closet								
Soffits								
Stucco Cement	100%			2049	* *	5	$2,000	
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$55,300	
Mosaic Tile	3%	Now	$364,200	2056	* *	5	$4,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Kitchen Area								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Kitchen Area								
Mosaic Tile	2%	2-4	$24,300	2041	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$9,900	
Vinyl Tile	30%	2-4	$21,400	2036	$1,072,200	3	$14,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	45%	Now	$465,600	2031	$4,656,000	3	$21,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Classrooms And Offices Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	5%	2-4	$38,600	2051	* *	5	$5,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	0-2	$29,600	2039	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area And Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,800	
Glazed Ceramic Panel	5%	2-4	$41,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Exit Vestibules								
Masonry: Brick	10%			LIFE	* *	10	$6,300	
Plaster	45%			LIFE	* *	5-10	$80,400	
SGFT/Glazed Masonry	25%	2-4	$96,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Interior								
Ceilings								
AcousTileConcealSpLn	40%	0-2	$41,600	2041	* *	5	$31,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corridors And Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2041	* *	5	$12,600	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$15,800	
Exposed Struc: Steel	3%			LIFE	* *	10	$7,600	
Fiber Board	5%			2036	$100,900			
Metal Panel	5%	2-4	$4,300	LIFE	* *	5	$7,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	27%			LIFE	* *	5-10	$58,600	
Site Enclosure								
Fence/Gates								
Chain Link	85%	2-4	$47,700	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate At West 121st Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Along West 121st Street								
Iron Picket	15%	4+	$1,800	2071	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Along West 122nd Street								
Retaining Walls								
Cast in Place Concrete	50%			2071	* *			
Masonry: Brick	40%			2056	* *			
Masonry: Granite	10%	2-4	$2,500	LIFE	* *	5	$19,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Capstones Along West 121st Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$333,300	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Multiple Locations Along West 121st And 122nd Streets								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Multiple Locations Along West 121st And 122nd Streets								
Pavers/Stone	5%			2045	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	2-4	$15,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Site Stairs At West 121st Street								
Masonry: Granite	15%	2-4	$61,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Exit Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Exit Stairs								
Activity Yard								
Asphalt	80%	Now	$250,900	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Play Yard								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Potholes, Extent : Severe, Area Affected : 2%								
Location : Running Track								
Pavers/Stone	5%			2045	* *			
Rubber Matting	15%			2036	$185,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2049	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Transformers								
Dry Type	100%			2053	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kilovolt Ampere Transformer For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	40%			2056	* *	1		
Conduit	60%			2036	$124,000	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Molded Case Bkrs	90%			2052	* *	5	$2,000	
Wiring								
Braided Cloth	60%			2035	$179,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	40%			LIFE	* *	5	$1,000	
Generic	60%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$72,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2036	$57,100	10	$8,000	
Exit, Service	10%			2031	$3,700	1		
Exit, Battery	40%			2041	* *	10	$2,200	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2031	$159,500	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$51,200	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$82,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	40%			2056	* *			
Steam Piping/Pump	60%			2036	$408,300			
Terminal Devices								
Air Handler	25%			2031	$399,800	1	$12,800	
Convector/Radiator	75%			2034	$521,200	1	$20,100	
Controls								
Pneumatic	100%	Now	$82,100	2030	$1,642,600			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%			2041	* *			
Window/Wall Unit	70%			2031	$225,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,300	
Exhaust Fans								
Interior	30%			2031	$113,100	2	$800	
Roof	70%			2031	$115,400	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$542,500	1		
Sanitary Piping								
Cast Iron	100%	Now	$53,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 104 Mens Bathroom								
Storm Drain Piping								
Cast Iron	100%	Now	$15,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking In Kitchen During Heavy Rain								
Sump Pump(s)								
Submersible	100%			2030	$2,600	4	$2,600	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Units, Passenger Elevator Is Broken								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,200	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 242 - Q**		
Address	: **29-66 137TH STREET @ LINDEN PL.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q242**
Program / Asset #	: **BOE1017.000 / 13444**	**Yr Built/Renovated**	: **2001 /**
Area Sq Ft	: **59,512**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **4371** **Lot** : **173**	**BIN**	: **4462993**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$125,100	$74,200
Electrical		$1,405,000
Mechanical	$369,000	$481,800
Total	**$494,100**	**$1,961,000**
Importance Code A	$178,200	$74,200
Importance Code B	$315,900	$1,886,800
Total	**$494,100**	**$1,961,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,700	$800		
Interior Architecture	$7,300		$12,000	
Electrical	$48,400	$10,300	$9,700	$10,800
Mechanical	$54,100	$27,500	$35,800	$19,700
Site Enclosure	$4,200			
Site Pavements	$7,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$143,100**	**$53,000**	**$71,900**	**$45,000**
Importance Code A	$7,700	$6,800	$5,900	$5,900
Importance Code B	$119,100	$46,300	$61,800	$39,100
Importance Code C	$16,300		$4,200	
Total	**$143,100**	**$53,000**	**$71,900**	**$45,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$74,200	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$7,300	
Windows								
Aluminum	97%	4+	$7,700	2049	* *	5	$4,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Exterior Window Sills								
Metal Louvers	3%			2042	* *	10	$1,500	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$3,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,500	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Upper Roof Edge								
Explanation : Metal Guard Railing								
Roof								
Modified Bitumen	98%	Now	$125,100	2038	* *			1
Seams Open/Split, Extent : Severe, Area Affected : 100%								
Location : At Pitch Pockets								
Single Ply Membrane	2%			2038	* *	10	$800	
Soffits								
Stucco Cement	100%			2046	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Facade Soffit								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$48,700	
Ceramic Tile	5%			2042	* *	5	$4,500	
Vinyl Tile	70%			2038	* *	3	$23,400	
Interior Walls								
Ceramic Tile	15%			2042	* *	5	$10,100	
Concrete Masonry Unit	30%			LIFE	* *	5	$8,100	
Folding Partition	5%			2049	* *	5	$8,400	
Glass: Single Pane	5%			LIFE	* *	5	$2,500	
Gypsum Board	20%			LIFE	* *	5	$8,100	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%			2046	* *	5	$57,900	
Exposed Struc: Steel	25%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$11,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	10%			2068	* *			
Cast in Place Concrete	5%	Now	$4,200	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Cap Stones Of Brick Piers								
Masonry: Brick	85%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$7,000	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Entry Steps								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Main Entry Ramp								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Front Entry Steps								
Explanation : Eroded Joints								
Activity Yard								
Cast in Place Concrete	10%			2046	* *			
Rubber Matting	90%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	30%			2041	* *	5	$400	
Molded Case Bkrs	70%			2041	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$18,300	
Generators								
Diesel	100%			2036	$142,000	1	$23,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor Generator Room								
Explanation : Emergency Generator Rated At 230 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$13,300	
Fuel Storage								
Day Tank	18%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	82%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	99%			2033	$899,300	10	$54,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2033	$9,100	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Service	50%			2033	$18,800	1		
Exit, LED	50%			2048	* *	1		
Exterior Lighting								
HID	10%			2033	$28,400	10		
HID	10%	2-4	$28,400	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$400	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Alarm								
Security System								
Generic	100%			2033	$114,400	1	$22,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$157,200	1-3	$37,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Toilets								
Explanation : Alarm Bells, Manual Pull Station, Strobe Lights, Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$53,100	2038	* *	1	$53,000	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. Fresh Air Damper Is Not Working								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Tubes Both Boiler								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Penthouse								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	10%	Now	$29,300	2053	* *			
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Compressor Control Is Not Working								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Various Locations, Steam Leaking. Vacuum Pump Is Leaking								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Chemical Mixer Is Not Working								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : And All Float And Thermostatic Traps, Basement And Various Locations								
Steam Piping/Pump	90%			2053	* *			
Terminal Devices								
Air Handler	75%	0-2	$172,000	2038	* *	1	$24,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : No. 1 Air Handler Is Not Working. Broken Damper								
Convector/Radiator	20%	0-2	$5,000	2046	* *	1	$3,500	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Fan Coil Unit/Heat	5%			2033	$75,500	1	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%	0-2	$143,800	2038	* *	1	$19,900	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Unit Down For More Than A Year, Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 80%								
Location : 2 Units In Penthouse								
Split Unit	10%			2033	$144,700			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2053	* *	4	$2,300	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$29,400	
Fan Coil - 2 Pipe	10%			2038	* *	1	$1,900	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	90%			2033	$142,900	2	$37,300	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,200	
Exhaust Fans								
Interior	50%			2038	* *	2	$900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Return Fan Is Not Working								
Roof	50%	0-2	$3,000	2033	$59,100	2	$700	
Not in Service, Extent : Moderate, Area Affected : 15%								
Location : Roof. Two Units Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$12,200	4	$1,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

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
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st Floor To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$30,000	
Sprinkler								
Generic	100%			2053	* *	1-2	$16,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 76 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 243 - BK**
Address : **1580 DEAN STREET BTWN: TROY AVE, SCHENECTADY AVE.**
Borough : **BROOKLYN** **Agency's Number** : **K243**
Program / Asset # : **BOE0537.000 / 1329** **Yr Built/Renovated** : **1962 / 2000**
Area Sq Ft : **92,000** **Project Type** : **EDUCATION**
Date of Survey : **19-Oct-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3**
Block : **1347** **Lot** : **1** **BIN** : **3035761**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$2,137,400	
Electrical	$511,900	$892,500
Mechanical	$839,800	$1,437,400
Total	**$3,489,100**	**$2,329,800**
Importance Code A		$821,100
Importance Code B	$3,421,000	$1,508,700
Importance Code C	$68,100	
Total	**$3,489,100**	**$2,329,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,800		$900	
Interior Architecture	$108,800		$7,800	$11,800
Electrical	$7,700	$6,200	$7,300	$5,300
Mechanical	$65,300	$12,800	$30,400	$12,800
Site Pavements	$23,400			
Total	**$227,900**	**$19,100**	**$46,400**	**$30,000**
Importance Code A	$63,800	$9,100	$10,200	$9,100
Importance Code B	$164,100	$10,000	$36,200	$20,900
Importance Code C				
Total	**$227,900**	**$19,100**	**$46,400**	**$30,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

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
Exterior								
Exterior Walls								
Under Construction	15%							
Under Construction	80%							
Under Construction	2%							
Under Construction	3%							
Windows								
Aluminum	100%			2042	* *	5	$36,400	
Parapets								
No Component	80%							
Under Construction	18%							
Under Construction	2%							
Roof								
Metal Panel	2%			2047	* *	10	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bulkhead								
Explanation : This Item Is For The Bulkhead Roof								
Under Construction	98%							
Soffits								
Stucco Cement	90%			2039	* *	5	$1,800	
Under Construction	10%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Ceramic Tile	5%	0-2	$7,300	2043	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Basement								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	55%	0-2	$39,300	2039	* *	3	$26,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations								
Vinyl Tile 9" X 9"	20%	0-2	$41,400	2029	$2,069,300	3	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Wood	5%			2049	* *	5	$11,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$4,200	
Plaster	65%	0-2	$68,100	LIFE	* *	5	$41,000	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Toilet Basement								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$20,800	2039	* *	5	$15,800	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileSusp.Lay-In	3%			2039	* *	5	$3,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,000	
Exposed Struc: Steel	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$47,400	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Iron Picket	60%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$23,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	75%			2043	* *			
Rubber Matting	15%			2039	* *			
No Component	10%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches, No Nameplate Ratings Available								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%			2033	$196,200	5	$1,900	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2044	* *	10	$75,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2034	$79,100	10	$11,100	
Exit, Service	50%			2034	$20,300	1		
Exterior Lighting								
HID	10%	Now	$2,200	2034	$44,000			
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : Rear Yard Fixtures Are Not Accessible								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$243,000	1-3	$56,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Alarm Bells And Manual Pull Station								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$28,500	
Conversion Equipment								
Steam Boiler	100%	2-4	$41,100	2032	$821,100	1	$82,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units In Basement Boiler Room								
Explanation : General Controls Malfunction								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	20%			2029	$354,600	1	$11,400	
Convector/Radiator	80%			2032	$616,300	1	$23,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	2%			2034	$44,700			
Window/Wall Unit	65%			2029	$232,000	1		
No Component	33%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$20,500	
No Component	60%							
Exhaust Fans								
Interior	30%			2029	$125,300	2	$800	
Roof	70%	Now	$12,800	2029	$128,000	2	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$6,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Back Ups In Basement During Heavy Rains.								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,300	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Kitchen Hood Covers 48 Square Feet (12x4)							

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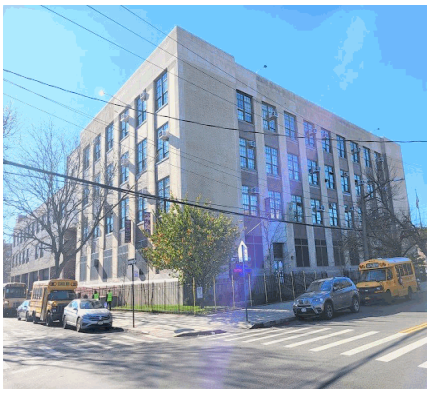
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 244 - BK**		
Address	: **5404 TILDEN AVENUE BTWN: EAST 54 ST., EAST 55 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K244**
Program / Asset #	: **BOE0538.000 / 2544**	**Yr Built/Renovated**	: **1939 / 1999**
Area Sq Ft	: **158,163**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **4739** **Lot** : **1**	**BIN**	: **3104513**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$87,700	$218,300
Interior Architecture	$2,995,000	$81,400
Electrical	$446,200	$796,600
Mechanical	$436,300	$5,021,800
Total	**$3,965,100**	**$6,118,000**
Importance Code A	$87,700	$244,600
Importance Code B	$3,877,500	$5,873,400
Total	**$3,965,100**	**$6,118,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,000		$38,600	$29,800
Interior Architecture	$68,100	$11,700		$23,700
Electrical	$29,200	$26,700	$46,600	$29,900
Mechanical	$60,900	$42,500	$69,700	$55,300
Site Pavements	$13,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$191,500**	**$88,200**	**$162,100**	**$145,800**
Importance Code A	$28,600	$15,700	$54,600	$45,400
Importance Code B	$162,800	$66,700	$107,400	$100,300
Importance Code C		$5,800		
Total	**$191,500**	**$88,200**	**$162,100**	**$145,800**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$52,000	
Masonry: Brick	40%			LIFE	* *	5	$83,200	
Masonry: Brick	5%	Now	$87,700	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads								
Masonry: Brick Cavity	35%			LIFE	* *	5	$72,800	
Masonry: Granite	5%			LIFE	* *	5	$7,800	
Masonry: Limestone	5%			LIFE	* *	5	$7,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$33,800	
Windows								
Aluminum	100%			2050	* *	5	$59,600	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$9,400	
Masonry: Brick Cavity	40%			LIFE	* *	5	$7,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,900	
Roof								
IRMA/Protected Membrane	40%			2039	* *	10	$38,600	
Modified Bitumen	60%	Now	$13,000	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Room 429								
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,900	
Ceramic Tile	5%			2043	* *	5	$11,800	
Vinyl Tile	65%	0-2	$87,100	2039	* *	3	$57,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors On 3rd And 4th Floors								
Uneven Substrate, Extent : Light, Area Affected : 15%								
Location : Corridors On 3rd And 4th Floors								
Vinyl Tile 9" X 9"	15%	Now	$2,907,900	2044	* *	3	$13,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair Landings And Throughout								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Stair Landings								
Wood	5%			2062	* *	5	$22,200	
Wood	5%			2062	* *	5	$22,200	

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$11,600	
Concrete Masonry Unit	20%			LIFE	* *	5	$18,500	
Gypsum Board	20%			LIFE	* *	5	$27,800	
Masonry: Brick	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$20,900	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2047	* *	5	$44,400	
AcousTileSusp.Lay-In	20%			2047	* *	5	$47,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Plaster	55%			LIFE	* *	5	$81,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	Now	$13,100	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2034	$26,300	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Original Building								
Explanation : Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	50%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room New Building Addition								
Explanation : Main Service Switch Rated At 3,000 Amperes								

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DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$149,800	5	$300	
Fused Disc Sw	50%			2054	* *	5	$300	
Raceway								
Conduit	50%			2034	$147,900	1		
Conduit	50%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$200	
Molded Case Bkrs	45%			2033	$137,900	5	$1,900	
Molded Case Bkrs	50%			2050	* *	5	$2,100	
Wiring								
Braided Cloth	40%	2-4	$163,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$500	
Locally Mounted	50%			2032	$92,900	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	50%			2032	$13,700	1	$24,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Original Building Electrical Room								
Explanation : Rating 260 Amperes								
Automatic	50%			2047	* *	1	$24,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room In New Addition								
Explanation : Rating. 800 Amperes								
Generators								
Diesel	100%			2043	* *	1	$61,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilovolt Amperes, 200 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$35,200	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallon Capacity								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								

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DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$130,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2034	$38,400	10	$100	
Incandescent	2%			2034	$89,700	2	$100	
LED	6%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Service	50%			2034	$49,900	1		
Exit, Service	50%			2034	$34,900	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$152,000	1	$29,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Only								
Explanation : Cameras Security System								
Generic	50%			2029	$152,000	1	$29,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$100,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$156,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Boilers								

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DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Heating								
Distribution								
Hot Wtr Piping/Pump	50%	0-2	$8,900	2042	* *	4	$3,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Steam Leaks 2nd Floor And Basement.								
Central Plant Steam Piping/Pmp	50%			2054	* *	4	$3,900	
Terminal Devices								
Air Handler	10%			2039	* *	1	$9,800	
Convector/Radiator	60%			2039	* *	1	$30,700	
Fan Coil Unit/Heat	30%			2034	$1,204,600	1	$15,300	
Controls								
Pneumatic	100%			2035	$3,130,000			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2039	* *	1	$29,300	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : 3 Sets In Basement Air Conditioning Room								
Window/Wall Unit	20%	Now	$12,300	2029	$122,700	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Defective Window Air Conditioning Units								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	$3,100	2054	* *	4	$3,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Glycol Leaks At Various Locations								
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	40%			2039	* *	1	$20,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2034	$112,500	2	$44,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,200	
Exhaust Fans								
Interior	80%			2034	$574,600	2	$3,900	
Roof	20%			2039	* *	2	$1,000	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	$15,600	
Sanitary Piping								
Cast Iron	100%	0-2	$204,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. Clogged Sink In About 10 Classrooms.								
Storm Drain Piping								
Cast Iron	100%	0-2	$57,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Backup In Kitchen And Sewage Backing Up During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$5,000	
Backflow Preventer								
Generic	100%			2039	* *	1	$9,700	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$82,700	
Sprinkler								
No Component	60%							
Generic	40%			2054	* *	1-2	$17,700	
Chemical System								
Wet	2%			2029	$4,400	1-10	$2,300	
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 375 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 244 - Q ACTIVE LEARNING ELEMENTARY**		
Address	: **137-20 FRANKLIN AVE. @ COLDEN ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q244**
Program / Asset #	: **BOE1069.000 / 14415**	**Yr Built/Renovated**	: **2008 /**
Area Sq Ft	: **48,925**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,2,Ph**		
Block	: **5137** **Lot** : **43**	**BIN**	: **4824853**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$544,600
Interior Architecture		$1,817,600
Mechanical		$1,595,500
Total		**$3,957,700**
Importance Code A		$544,600
Importance Code B		$3,356,300
Importance Code C		$56,900
Total		**$3,957,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,200			$4,200
Interior Architecture	$2,700	$11,200	$25,600	
Electrical	$5,600	$4,600	$57,200	$6,100
Mechanical	$6,700	$6,100	$42,700	$6,100
Site Enclosure	$1,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$39,800**	**$36,200**	**$139,900**	**$30,900**
Importance Code A	$9,200		$100	$4,200
Importance Code B	$29,500	$34,700	$139,800	$26,600
Importance Code C	$1,100	$1,500		
Total	**$39,800**	**$36,200**	**$139,900**	**$30,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	* *	5	$58,500	
Metal/Glass Curt Wall	20%			LIFE	* *	5	$31,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$27,100	
Windows								
Aluminum	80%			2050	* *	5	$6,800	
Aluminum	20%			2050	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$1,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$400	
Roof								
IRMA/Protected Membrane	80%			2034	$486,100	10	$20,100	
Metal Panel	20%			2047	* *	10	$9,200	
Soffits								
Alum/Vinyl Siding	100%			2054	* *	10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$8,000	
Ceramic Tile	5%			2043	* *	5	$3,700	
Quarry Tile	3%			2047	* *	5	$3,300	
Sheet Vinyl/Rubber	2%			2042	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multi-purpose Room								
Explanation : Recent Installation								
Vinyl Tile	85%			2034	$1,760,700	3	$23,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2043	* *	5	$3,100	
Gypsum Board	92%			LIFE	* *	5	$56,900	
Ceilings								
AcousTileSusp.Lay-In	70%			2039	* *	5	$51,300	
Exposed Struc: Steel	8%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Metal Decking								
Gypsum Board	20%			LIFE	* *	5	$18,300	
Metal Panel	2%			LIFE	* *	5	$1,800	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

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
Site Enclosure								
Fence/Gates								
Chain Link	65%			2054	* *			
Iron Picket	30%	4+	$1,100	2069	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Franklin Avenue								
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Lower Roof								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	80%			2047	* *			
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Fused Disc Sw	30%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Fire Pump Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Vertical Sections								
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$44,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2039	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Library Area								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$5,900	
Exit, Battery	50%			2039	* *	10	$1,700	
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Building Perimeter								
Explanation : Intrusion Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$31,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Controls								
Digital	100%			2032	$1,438,800			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2039	* *	2	$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : 5 Rooftop Package Units. R-410a Refrigerant							
Split Unit	5%			2039	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$27,300	
Exhaust Fans								
Roof	100%			2034	$97,200	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$2,900	
Backflow Preventer								
Generic	100%			2039	* *	1	$3,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 200 Gallons							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2 Units From Cellar To 4th Floor							
	Explanation : 2 Units							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$13,700	
Fire Pump								
Generic	100%			2037	* *	1	$9,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Hood Size Is 45 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 245 - BK**		
Address	: **249 EAST 17TH STREET @ BEVERLEY RD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K735**
Program / Asset #	: **BOE1078.000 / 14424**	**Yr Built/Renovated**	: **1963 / 2009**
Area Sq Ft	: **69,217**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **5121** **Lot** : **32**	**BIN**	: **3117584**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,817,500	$549,100
Interior Architecture	$503,200	$611,100
Electrical	$1,373,800	$672,600
Mechanical	$59,500	$161,100
Site Pavements	$182,500	$348,100
Total	**$3,936,400**	**$2,342,000**
Importance Code A	$1,817,500	$549,100
Importance Code B	$1,734,400	$1,542,500
Importance Code C	$384,500	$250,400
Total	**$3,936,400**	**$2,342,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,200	$14,100		
Interior Architecture	$71,500		$7,400	$6,500
Electrical	$7,800	$30,400	$6,500	$7,800
Mechanical	$17,800	$45,400	$17,500	$13,600
Site Enclosure	$38,400			
Site Pavements	$88,700			
Total	**$265,400**	**$89,900**	**$31,300**	**$27,800**
Importance Code A	$48,100	$21,100	$6,900	$6,900
Importance Code B	$151,800	$68,800	$24,500	$21,000
Importance Code C	$65,600			
Total	**$265,400**	**$89,900**	**$31,300**	**$27,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	$66,600	LIFE	* *	5	$63,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	Now	$1,551,100	LIFE	* *	5	$92,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Masonry: Granite	2%			LIFE	* *	5	$1,500	
Windows								
Aluminum	100%	Now	$29,800	2041	* *	5	$6,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Rooms 104, 204, 208 And 215								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$8,400	LIFE	* *	5	$7,000	
Open Joints, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	85%	0-2	$199,700	LIFE	* *	5	$7,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Coating Over The Brick On The Roof Side Of Parapet Wall Is Peeling								
Slate	5%	Now	$3,000	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Roof								
Asphalt Shingle	30%			2042	* *	10	$3,500	
Built-Up (BUR)	20%			2038	* *	10	$14,100	
Modified Bitumen	50%			2033	$393,300	10	$35,100	
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$22,600	LIFE	* *	5	$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%			2036	$179,400	5	$3,100	
Quarry Tile	5%			2050	* *	5	$7,800	
Terrazzo	5%	0-2	$66,900	LIFE	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Treads								
Vinyl Tile	57%			2038	* *	3	$22,100	
Vinyl Tile 9" X 9"	20%	Now	$169,700	2043	* *	3	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	5%	2-4	$31,600	2061	* *	5	$4,900	
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Gymnasium And Auditorium Stage								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$17,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2036	$250,400	5	$4,400	
Gypsum Board	5%			LIFE	* *	5	$2,700	
Masonry: Brick	15%	0-2	$130,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Plaster	65%	Now	$72,000	LIFE	* *	5	$17,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2046	* *	5	$2,100	
Embossed Metal	63%			LIFE	* *	5	$29,400	
Metal Panel	5%			LIFE	* *	5	$6,500	
Plaster	10%	Now	$64,500	LIFE	* *	5	$6,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	20%			LIFE	* *	5	$181,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Tongue And Groove Over Wood Purlins								
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	$3,600	2043	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Iron Picket	90%	Now	$34,900	2053	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Side Yard Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$40,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	80%	Now	$9,800	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Slate	20%			LIFE	* *	5	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$182,500	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout Parking Lot								
Activity Yard								
Asphalt	60%	Now	$38,900	2036	$194,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	40%			2033	$153,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	5%			2032	$9,200	5	$100	
Molded Case Bkrs	95%			2041	* *	5	$1,700	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Crawl Space								
Explanation : Connected To Main Water Pipe.								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Lighting								
Interior Lighting								
Fluorescent	95%			2028	$1,003,700	10	$60,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Lighting Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.								
Incandescent	2%	2-4	$39,300	2043	* *	2		
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Incandescent	1%	Now	$11,800	2033	$19,600	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms Floors 1 Through 2, Boiler Room								
Explanation : Insufficient Lighting								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$59,500	10	$8,400	
Exit, Service	50%			2028	$15,300	1		
Exterior Lighting								
HID	20%	0-2	$66,100	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$133,100	1	$25,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Custodian Office								
Explanation : Building Intrusion Alarm System Is Tied In To Central Monitoring Station								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$182,800	1-3	$44,000	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$68,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Heating								
Distribution								
Steam Piping/Pump	5%	0-2	$1,400	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Steam Piping/Pump	95%			2043	* *			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$22,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$161,100	1		
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lunch Area And Gymnasium, Auditorium								
Explanation : Lunch Area And Gymnasium, Auditorium Air Condition Equipment Needed								
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$19,300	
No Component	50%							
Exhaust Fans								
Roof	50%			2038	* *	2	$1,100	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,200	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2033	$37,100	4	$2,800	
Backflow Preventer								
Generic	100%			2033	$31,700	1	$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$34,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,000	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 246 - BX (POE CENTER)**				
Address	: **2641 GRAND CONCOURSE @E. KINGSBRIDGE ROAD**				
Borough	: **BRONX**			**Agency's Number**	: **X843**
Program / Asset #	: **BOE0340.000 / 329**			**Yr Built/Renovated**	: **1916 / 2021**
Area Sq Ft	: **62,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **3168**	**Lot**	: **27**	**BIN**	: **2013830**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$66,700	$141,100
Interior Architecture	$280,100	$469,900
Electrical	$56,300	$682,000
Mechanical	$557,400	$924,400
Site Pavements	$74,700	
Total	**$1,035,200**	**$2,217,400**
Importance Code A	$66,700	$141,100
Importance Code B	$796,200	$2,076,300
Importance Code C	$172,300	
Total	**$1,035,200**	**$2,217,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,000			$5,200
Interior Architecture	$52,500	$6,400		$16,200
Electrical	$15,400	$7,400	$6,500	$25,900
Mechanical	$54,600	$43,900	$12,100	$38,500
Site Enclosure	$21,600			
Site Pavements	$5,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$182,400**	**$64,900**	**$25,800**	**$93,100**
Importance Code A	$32,100	$6,100	$6,100	$11,400
Importance Code B	$145,200	$58,800	$19,700	$81,700
Importance Code C	$5,100			
Total	**$182,400**	**$64,900**	**$25,800**	**$93,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 246 - BX (POE CENTER)

Asset # : 329

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$42,000	
Copper/Terne	2%			2070	* *	10	$5,000	
Masonry: Brick	83%			LIFE	* *	5	$89,100	
Masonry: Limestone	10%	0-2	$26,000	LIFE	* *	5	$8,100	
Spalling, Extent : Light, Area Affected : 5%								
Location : Various Locations At Base								
Windows								
Aluminum	65%	Now	$41,200	2051	* *	5	$8,400	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms								
Aluminum	35%	Now	$25,500	2051	* *	5	$4,500	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,600	
Masonry: Brick	90%			LIFE	* *	5	$20,500	
Roof								
Copper/Terne	2%			2063	* *	10	$2,700	
Modified Bitumen	95%			2043	* *	10	$52,000	
Skylight, Metal/Glass	3%			2061	* *	10	$5,500	
Soffits								
Stucco Cement	100%			2040	* *	5	$400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$17,900	LIFE	* *	5	$22,500	
Spalling, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Ceramic Tile	3%			2050	* *	5	$3,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement Staff, 2nd And 3rd Floor Boys Toilet Rooms								
Mosaic Tile	3%			2033	$296,900	5	$7,700	
Marble Panels	1%	2-4	$4,600	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Vestibule								
Poured Epoxy/Resin	2%	Now	$23,600	2033	$118,200			
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Basement Library								
Terrazzo	2%			LIFE	* *	5	$1,600	
Vinyl Tile	74%	0-2	$107,800	2040	* *	3	$28,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Corridor And Classroom Locations								
Wood	5%	2-4	$6,300	2050	* *	5	$4,800	
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Multipurpose Room								
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	$11,400	
Masonry: Fieldstone	10%	Now	$89,500	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room And Electrical Panel Area								
Explanation : Water Penetration								
Plaster	70%	0-2	$82,800	LIFE	* *	5	$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Cafeterias, Stairwells And Various Classrooms								
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$10,300	
AcousTileSusp.Lay-In	5%			2048	* *	5	$5,200	
Plaster	85%			LIFE	* *	5	$54,700	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%			2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Along The Grand Concourse								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	80%	0-2	$9,400	2070	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Fence Base At Kingsbridge Road Parking Area								
Masonry: Fieldstone	20%	2-4	$12,200	2045	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Creston Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$74,700	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Along Creston Avenue And East 193rd Street								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Throughout								
Explanation : Recent Repairs Evident								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$5,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Steps At Main Entry								
Parking/Driveway								
Asphalt	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along East Kingsbridge Road								
Explanation : Recent Installation								
Activity Yard								
Asphalt	80%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								
Cast in Place Concrete	5%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								
Rubber Matting	15%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recent Installation								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

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
Under 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : One 14 Kilovolt-ampere Transformer								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$159,800	5	$200	
Fused Disc Sw	20%			2055	* *	5	$100	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$100	
Molded Case Bkrs	85%			2034	$156,300	5	$1,400	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	10%			2034	$20,400	1		
Thermoplastic	70%			2035	$143,100	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	99%			2040	* *	10	$56,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2030	$17,600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Multipurpose Room								
Explanation : Chandelier Fixture								
Egress Lighting								
Emergency, Service	5%			2035	$2,000	1		
Emergency, Battery	45%	Now	$9,600	2040	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Corridors								
Exit, Battery	50%			2040	* *	10	$2,100	
Exterior Lighting								
Fluorescent	1%			2040	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Roof Bulkhead								
LED	9%			2040	* *			
No Component	90%							
Lightning Protection								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$600	
Alarm								
Security System								
Generic	100%			2035	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$38,200	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$61,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	100%			2033	$519,100	1	$20,000	
Controls								
Electrical	100%			2030	$352,900			
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	85%	Now	$10,200	2030	$204,400	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Multipurpose Room, Library And Computer Room								
No Component	10%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2030	$2,700	2	$200	
No Component	90%							
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%	Now	$8,100	2033	$405,200	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Basement Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : At Water Main								
Sanitary Piping								
Cast Iron	100%	Now	$16,000	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 2%								
Location : Basement At Top Of The Pipe								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$600	2040	* *	4	$1,300	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	0-2	$6,600	2028	$33,200	2	$1,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Car								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$32,400	
Sprinkler								
Generic	100%			2045	* *	1-2	$17,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 247 - BK**		
Address	: **7000 21 AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K247**
Program / Asset #	: **BOE0540.000 / 2746**	**Yr Built/Renovated**	: **1937 / 2022**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4**		
Block	: **6174** **Lot** : **36**	**BIN**	: **3157466**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$85,300	$1,941,800
Interior Architecture	$223,200	$1,081,900
Electrical	$221,900	$483,100
Mechanical	$128,000	$2,031,100
Total	**$658,500**	**$5,537,900**
Importance Code A	$85,300	$1,941,800
Importance Code B	$573,100	$3,596,100
Total	**$658,500**	**$5,537,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$8,700	$44,600
Interior Architecture	$131,900	$5,900	$4,600	
Electrical	$6,000	$5,300	$5,800	$58,000
Mechanical	$22,700	$7,600	$12,200	$18,500
Site Enclosure	$27,900			
Site Pavements	$30,100			
Total	**$218,600**	**$18,800**	**$31,400**	**$121,100**
Importance Code A	$5,400	$5,400	$14,200	$50,100
Importance Code B	$97,200	$7,500	$17,200	$71,000
Importance Code C	$116,000	$5,900		
Total	**$218,600**	**$18,800**	**$31,400**	**$121,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$106,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$5,000	
Masonry: Limestone	15%			LIFE	* *	5	$15,000	
Windows								
Aluminum	50%	Now	$85,300	2034	$853,400	5	$8,700	
Air Infiltration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Some Units Screwed Shut								
Aluminum	50%			2034	$981,400	5	$17,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floors								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$2,600	
Masonry: Brick	41%			LIFE	* *	5	$6,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	8%			LIFE	* *	5	$1,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	49%			2061	* *	5	$32,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Inner Side Throughout								
Roof								
Copper/Terne	5%			2063	* *	10	$5,900	
Modified Bitumen	95%			2040	* *	10	$44,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,400	
Mosaic Tile	8%	2-4	$80,100	2048	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Exit Vestibules And Kitchen Areas								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Marble Panels	5%			LIFE	* *	5	$3,900	
Terrazzo	2%			LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridor								
Vinyl Tile	35%			2035	$1,031,200	3	$13,700	
Wood	45%	0-2	$143,100	2050	* *	5	$43,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms Throughout								
Interior Walls								
Cast in Place Concrete	5%	2-4	$45,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations In Basement								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various Locations In Basement								
Ceramic Tile	5%			2038	* *	5	$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen Area								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	2-4	$42,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	50%			LIFE	* *	5	$35,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	15%	2-4	$43,900	LIFE	* *	5	$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations In Basement								
Plaster	85%			LIFE	* *	5	$50,700	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	3%	2-4	$300	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Chain Link	10%			2045	* *			
Iron Picket	87%	Now	$27,600	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$30,100	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Spalling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$23,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	$179,800	5	$200	
Fused Disc Sw	10%			2055	* *	5		
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Molded Case Bkrs	30%			2051	* *	5	$400	
Molded Case Bkrs	70%			2034	$100,100	5	$1,000	
Wiring								
Braided Cloth	20%			2034	$40,900	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2055	* *	1		
Thermoplastic	20%			2035	$40,900	1		
Motor Controllers								
Locally Mounted	80%			2033	$58,700	5	$300	
Locally Mounted	20%			2048	* *	5	$100	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	99%			2040	* *	10	$49,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2040	* *			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2035	$37,800	10	$5,300	
Exit, Battery	50%			2040	* *	10	$1,900	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$105,700	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	80%			2030	$116,200	1-3	$27,900	
Generic, Digital	20%			2035	$29,100	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Duct Work Throughout The Building								
Explanation : Duct Smoke Detectors And Automatic Fan Shutdown Controls								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

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
Heating								
Terminal Devices								
Air Handler	20%			2035	$212,000	1	$6,800	
Convector/Radiator	80%			2040	* *	1	$14,200	
Controls								
Pneumatic	100%			2033	$1,088,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2035	$94,600	2	$300	
Split Unit	20%			2035	$267,500			
Window/Wall Unit	60%			2030	$128,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,700	
Exhaust Fans								
Interior	90%			2035	$224,800	2	$1,500	
Roof	10%			2030	$10,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$143,800	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%	2-4	$14,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement And 1st Floor Drains During Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$11,300	4	$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$300	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 249 - BK**				
Address	: **18 MARLBOROUGH ROAD @CATON AVENUE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K249**
Program / Asset #	: **BOE0541.000 / 1302**			**Yr Built/Renovated**	: **1951 / 2011**
Area Sq Ft	: **77,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**				
Block	: **5075**	**Lot**	: **1**	**BIN**	: **3116438**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$372,500	$1,088,100
Interior Architecture	$342,300	$2,606,300
Electrical	$217,200	$201,500
Mechanical	$453,600	$1,582,100
Total	**$1,385,700**	**$5,478,000**
Importance Code A	$372,500	$1,088,100
Importance Code B	$889,300	$4,308,500
Importance Code C	$123,900	$81,400
Total	**$1,385,700**	**$5,478,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$16,100		
Interior Architecture	$136,800	$5,200		$11,500
Electrical	$12,800	$15,000	$16,500	$30,400
Mechanical	$31,400	$17,500	$22,500	$34,700
Site Enclosure	$9,200			
Site Pavements	$23,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$228,000**	**$68,200**	**$53,300**	**$91,100**
Importance Code A	$7,600	$23,700	$7,600	$7,800
Importance Code B	$170,200	$44,500	$45,700	$83,300
Importance Code C	$50,100			
Total	**$228,000**	**$68,200**	**$53,300**	**$91,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$21,200	
Masonry: Brick	80%			LIFE	* *	5	$34,000	
Masonry: Limestone	10%			LIFE	* *	5	$3,200	
Windows								
Aluminum	98%	Now	$154,800	2051	* *	5	$15,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : New Wing								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : New Wing								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Metal Louvers	2%			2044	* *	10	$4,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	75%			LIFE	* *	5	$3,000	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : All Sides								
Metal Rail	15%			2048	* *	5-10	$11,000	
Roof								
Metal Panel	5%			2048	* *	10	$9,400	
Modified Bitumen	95%	Now	$217,600	2035	$1,088,100			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Upper Roof, Various Locations								
Ponding, Extent : Severe, Area Affected : 5%								
Location : At Expansion Joint. Cafeteria Roof								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Cafeteria, Room 306 And 320								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,300	
Ceramic Tile	5%	2-4	$16,000	2038	* *	5	$2,800	
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Bathrooms								
Marble Panels	2%			LIFE	* *	5	$1,700	
Quarry Tile	2%			2040	* *	5	$3,300	
Terrazzo	5%			LIFE	* *	5	$4,300	
Vinyl Tile	66%	Now	$41,400	2035	$2,070,700	3	$27,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$90,800	2035	$454,100	3	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Upper Classrooms								
Wood	5%			2063	* *	5	$10,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$41,000	2038	* *	5	$7,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$5,800	
Marble Panels	3%			LIFE	* *			
Plaster	45%	Now	$65,200	LIFE	* *	5	$39,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 149								
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	7%	4+	$58,700	LIFE	* *	5	$81,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								

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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$11,000	2040	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Cafeteria								
AcousTileConcealSpLn	30%	Now	$27,400	2040	* *	5	$20,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Corridors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Corridors								
Exposed Struc: Concrete	15%	Now	$127,600	LIFE	* *	5	$2,600	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Basement Storage								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement Storage								
Plaster	40%			LIFE	* *	5	$27,700	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	2%			2055	* *			
Chain Link	88%	Now	$9,200	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : West Activity Yard Gate								
Iron Picket	5%			2070	* *			
Masonry: Brick	5%			2055	* *			
Graffiti, Extent : Light, Area Affected : 2%								
Location : South East Corner								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Surface								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Face Old Building								
Explanation : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$23,500	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Marlborough Road And Caton Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Site Pavements								
Activity Yard								
Asphalt	93%			2044	* *			
Pavers/Stone	2%			2038	* *			
Rubber Matting	5%			2035	$43,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$300	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	15%			2043	* *	5	$300	
Molded Case Bkrs	85%			2043	* *	5	$1,700	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2052	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Crawlspace								
Explanation : Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$23,700	
Generators								
Diesel	100%			2031	$142,000	1	$29,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Stand-by Power								
Fuel Storage								
Day Tank	10%			2034	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 25 Gallons Rated Capacity								
Main Tank	90%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$69,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	5%			2035	$2,400	1		
Emergency, Battery	45%			2035	$59,600	10	$8,400	
Exit, Service	50%			2030	$17,000	1		
Exterior Lighting								
HID	30%			2043	* *	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2030	$148,000	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2043	* *	1-3	$47,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Three New Gasoline Burning Steam Boilers								
Distribution								
Steam Piping/Pump	90%			2035	$568,200			
Steam Piping/Pump	10%			2061	* *			
Terminal Devices								
Air Handler	20%			2035	$296,700	1	$9,500	
Convector/Radiator	80%			2033	$515,800	1	$19,900	
Controls								
Pneumatic	100%			2039	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	$7,500	2030	$149,300	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	70%			2030	$244,800	2	$1,700	
Roof	30%			2035	$45,900	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$201,300	1		
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%	Now	$6,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Outside Of Building Trench Which Is Causing Water Back Up At 1st Floor Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$2,400	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$4,600	
Backflow Preventer								
Generic	100%			2040	* *	1	$4,700	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 400 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$40,300	
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$6,500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 5 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 25 - BX**				
Address	: **811 EAST 149 STREET BTWN: TINTON AVE - UNION AVE**				
Borough	: **BRONX**			**Agency's Number**	: **X025**
Program / Asset #	: **BOE0172.000 / 477**			**Yr Built/Renovated**	: **1897 / 1998**
Area Sq Ft	: **70,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **14-Mar-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **2664**	**Lot**	: **1**	**BIN**	: **2004772**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$155,100	$87,000
Interior Architecture	$337,900	$64,500
Electrical	$319,400	$681,200
Mechanical	$100,800	$3,806,400
Site Pavements	$294,700	
Total	**$1,207,800**	**$4,639,000**
Importance Code A	$155,100	$87,000
Importance Code B	$992,700	$4,552,000
Importance Code C	$60,000	
Total	**$1,207,800**	**$4,639,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$44,400
Interior Architecture	$26,100	$12,000	$1,700	$22,600
Electrical	$6,500	$6,900	$8,600	$30,900
Mechanical	$90,300	$10,100	$10,600	$41,900
Site Pavements	$2,400			
Total	**$125,300**	**$29,000**	**$20,900**	**$139,700**
Importance Code A	$11,800	$6,900	$6,900	$51,500
Importance Code B	$112,600	$18,300	$14,000	$88,200
Importance Code C	$900	$3,800		
Total	**$125,300**	**$29,000**	**$20,900**	**$139,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$16,400	
Masonry: Brick Cavity	83%	Now	$155,100	LIFE	* *	5	$87,000	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Foundation, Electrical Room, North Facade								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Exit1 And Others								
Explanation : All Entrance Doors In Poor Condition								
Masonry: Fieldstone	10%			LIFE	* *	5	$7,900	
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Windows								
Aluminum	100%			2051	* *	5	$36,200	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$8,700	
Masonry: Brick Cavity	20%			LIFE	* *	5	$2,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,700	
Roof								
Modified Bitumen	100%			2040	* *	10	$44,400	
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								
Floors								
Asphalt Poured	30%	Now	$26,100	2048	* *	5	$8,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard								
Uneven Surface, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard								
Ceramic Tile	3%			2044	* *	5	$3,400	
Mosaic Tile	2%			2040	* *	5	$5,700	
Vinyl Tile	20%			2040	* *	3	$8,600	
Vinyl Tile 9" X 9"	25%	Now	$117,300	2045	* *	3	$10,700	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria Work Room								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	15%			2050	* *	5	$32,200	
Wood	5%			2063	* *	5	$10,700	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$7,500	
Glass: Single Pane	5%			LIFE	* *	5	$5,600	
Masonry: Brick	10%			LIFE	* *			
Plaster	80%	Now	$60,000	LIFE	* *	5	$36,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Plaster	90%	Now	$160,600	LIFE	* *	5	$64,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Bulkheads								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2045	* *			
Iron Picket	80%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$900	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Steps To Basement, Exit 13 And 10								
Activity Yard								
Asphalt	98%	Now	$294,700	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Play Yard								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	2%	0-2	$1,400	2035	$7,100			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rubber Matting Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Play Yard Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$300	
Raceway								
Conduit	80%			2035	$118,400	1		
Conduit	20%			2045	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	20%			2043	* *	5	$400	
Molded Case Bkrs	70%			2034	$128,700	5	$1,300	
Wiring								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	80%			2035	$163,500	1		
Motor Controllers								
Locally Mounted	30%			2040	* *	5	$100	
Locally Mounted	70%			2033	$85,600	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$60,200	10	$8,400	
Exit, Service	50%			2030	$15,500	1		
Exterior Lighting								
HID	20%			2030	$66,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$134,600	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$184,900	1-3	$43,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 4,500 Gallon Tanks. No 2 Fuel								
Conversion Equipment								
Steam Boiler	20%	Now	$6,200	2048	* *	1	$12,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Defective Control Valve								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Make Up Tank.								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Only 1 Boiler Is Working With Oil								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Boiler No. 2 Refractory Defective								
Steam Boiler	80%			2048	* *	1	$55,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$100,800	2035	$2,015,600	4	$3,500	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Basement. Broken Condensate Pump Switch								
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Corroded Condensate, Vacuum Pump								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Condensate Pump Is Leaking								
Terminal Devices								
Air Handler	20%			2035	$269,800	1	$8,700	
Convector/Radiator	75%	2-4	$22,000	2040	* *	1	$15,300	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 6 Radiators Needs To Be Replaced								
Fan Coil Unit/Heat	5%			2040	* *	1	$1,100	
Controls								
Pneumatic	100%			2033	$1,385,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%	Now	$8,500	2040	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Kitchen And Main Distribution Frame Room. Temperature Control Switch Is Broken								
Window/Wall Unit	50%			2033	$135,800	1		
No Component	40%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$3,900	
No Component	90%							
Exhaust Fans								
Interior	10%			2030	$31,800	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$45,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 3%								
Location : Sub Level Of Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Occasional Sewer Backup In Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,400	2040	* *	4	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement, Sump Pump Is Malfunctioning								
Backflow Preventer								
Generic	100%			2040	* *	1	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : New Installed Units								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$19,800	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 250 - BK**
Address : **108 MONTROSE AVENUE BTWN: LEONARD ST., MANHATTAN A**
Borough : **BROOKLYN** **Agency's Number** : **K250**
Program / Asset # : **BOE0542.000 / 1304** **Yr Built/Renovated** : **1964 / 2015**
Area Sq Ft : **85,000** **Project Type** : **EDUCATION**
Date of Survey : **21-Dec-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3060** **Lot** : **1** **BIN** : **3071199**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$141,400	$78,300
Interior Architecture	$506,400	$417,900
Electrical	$734,700	$783,900
Mechanical	$1,630,800	$173,700
Total	**$3,013,400**	**$1,453,800**
Importance Code A	$444,900	$78,300
Importance Code B	$2,450,100	$1,375,500
Importance Code C	$118,400	
Total	**$3,013,400**	**$1,453,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,500		$1,000	$17,900
Interior Architecture	$63,100	$4,700	$23,700	$11,800
Electrical	$3,500	$8,800	$8,300	$9,700
Mechanical	$19,300	$17,400	$45,600	$13,000
Site Enclosure	$44,600			
Site Pavements	$54,000			
Total	**$237,900**	**$31,000**	**$78,600**	**$52,500**
Importance Code A	$53,500	$8,400	$9,600	$26,300
Importance Code B	$73,000	$22,600	$69,000	$26,200
Importance Code C	$111,400			
Total	**$237,900**	**$31,000**	**$78,600**	**$52,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,700	
Masonry: Brick Cavity	90%			LIFE	* *	5	$48,900	
Masonry: Limestone	2%			LIFE	* *	5	$800	
Pre-Cast Concrete	3%			LIFE	* *	5	$5,300	
Windows								
Aluminum	98%			2050	* *	5	$35,700	
Metal Louvers	2%	Now	$4,100	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Parapets								
Metal Rail	100%	0-2	$37,900	2039	* *	5	$78,300	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	Now	$141,400	2039	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Gymnasium								
Metal Panel	5%			2047	* *	10	$11,400	
Soffits								
Stucco Cement	100%			2039	* *	5	$2,000	
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$6,300	
Sheet Vinyl/Rubber	5%			2039	* *	5	$9,500	
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	10%			2034	$357,400	3	$4,700	
Vinyl Tile 9" X 9"	75%	Now	$388,000	2044	* *	3	$35,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classroom 323								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$118,400	2037	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%	Now	$40,500	LIFE	* *	5	$8,400	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2039	* *	5	$31,600	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2039	* *	5	$6,300	
Exposed Struc: Concrete	2%	Now	$7,800	LIFE	* *	5	$400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bilco Door Hoist Way								
Exposed Struc: Concrete	40%			LIFE	* *	5	$7,900	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	3%	Now	$3,000	2034	$60,500			
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Roof Drains								
Metal Panel	5%			LIFE	* *	5	$7,900	
Plaster	15%	Now	$11,800	LIFE	* *	5	$11,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor Boys Bathroom								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$14,000	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Iron Picket	50%	Now	$30,600	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Montrose Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$23,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$16,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	0-2	$10,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	75%	Now	$4,300	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : At Drywell								
Rubber Matting	25%			2034	$33,900			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$186,400	5	$300	
Fused Disc Sw	20%			2054	* *	5	$100	
Raceway								
Conduit	20%			2054	* *	1		
Conduit	80%			2034	$165,300	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	50%			2033	$122,600	5	$1,100	
Molded Case Bkrs	20%			2050	* *	5	$400	
Molded Case Bkrs	20%			2033	$49,000	5	$400	
Wiring								
Braided Cloth	50%	2-4	$149,400	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Thermoplastic	30%			2034	$89,600	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2039	* *	10	$75,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$73,000	10	$10,300	
Exit, Service	50%			2034	$18,800	1		
Exterior Lighting								
HID	15%			2029	$60,900	10		
HID	15%	Now	$60,900	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Alarm								
Security System								
Generic	100%			2029	$163,400	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$224,500	2044	* *	1-3	$47,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	85%			2044	* *	5	$22,400	
Natural Gas	15%	Now	$1,700	2044	* *	1		
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Explanation : Kitchen Service Control Valve Is Not Operational, Must Be By Passed. Safety Hazard.								
Conversion Equipment								
Steam Boiler	100%	0-2	$303,500	2039	* *	1	$75,800	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room, Defective Oil Burner. Boiler No. 1 Burners Tend To Cause Blow Back.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1 In Basement Fan Room And 1 In Boiler Room								
Explanation : 2 Duplex Vacuum Pump Sets								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Heating								
Terminal Devices								
Air Handler	10%	0-2	$98,300	2044	* *	1	$4,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room Defective Climate Control System								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement Fan Room								
Explanation : Unit Provides Cooling								
Air Handler	5%	0-2	$4,100	2029	$81,900	1	$2,400	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
Air Handler	10%	Now	$8,200	2029	$163,800	1	$4,700	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	75%			2039	* *	1	$20,600	
Controls								
Electrical	100%			2029	$483,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2029	$128,400	1	$3,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	2%			2034	$41,300			
Window/Wall Unit	60%	2-4	$4,000	2029	$197,800	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Multiple Mechanical And Or Electrical Defects Throughout Classrooms								
No Component	28%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	$600	
No Component	90%							
Terminal Devices								
No Component	90%							
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement Fan Room								
Explanation : Equipment Covered Under Heating Section								
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	$18,100	2	$5,900	
No Component	90%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

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
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$19,000	
No Component	60%							
Exhaust Fans								
Interior	10%			2029	$38,600	2	$300	
Interior	10%			2034	$38,600	2	$300	
Roof	80%			2034	$135,100	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2044	* *	1		
Galvanized Steel	90%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$122,400	2		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit 500 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$12,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	2-4	$6,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Intermittent Back Ups From Various Area Drains And Catch Basins.								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Cafeteria								
Explanation : Condensate Forms On Piping.								
Sump Pump(s)								
Submersible	100%			2027	$2,700	4	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Duplex Unit In Basement Fan Room And 1 Duplex Unit In Boiler Room.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,400	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 100 Square Feet (20x5).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 251 - BK**		
Address	: **1037 EAST 54TH ST. BTWN: AV.E H, AVE. I**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K251**
Program / Asset #	: **BOE0543.000 / 2543**	**Yr Built/Renovated**	: **1951 / 2015**
Area Sq Ft	: **76,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **7758** **Lot** : **1**	**BIN**	: **3214729**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$851,700	$450,200
Interior Architecture		$2,712,300
Electrical	$412,100	$491,100
Mechanical	$833,900	$2,847,400
Site Pavements		$245,000
Total	**$2,097,600**	**$6,746,000**
Importance Code A	$851,700	$450,200
Importance Code B	$1,246,000	$6,295,800
Total	**$2,097,600**	**$6,746,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,900			
Interior Architecture	$68,200	$16,100	$25,000	
Electrical	$2,900	$7,900	$10,000	$8,700
Mechanical	$33,400	$11,200	$47,400	$12,000
Site Enclosure	$20,300			
Site Pavements	$70,800			
Total	**$232,500**	**$35,100**	**$82,400**	**$20,700**
Importance Code A	$44,400	$7,500	$7,700	$7,500
Importance Code B	$128,600	$25,200	$74,700	$13,100
Importance Code C	$59,400	$2,400		
Total	**$232,500**	**$35,100**	**$82,400**	**$20,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$759,100	LIFE	* *	5	$450,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircase C And Penthouse								
Masonry: Limestone	5%			LIFE	* *	5	$17,800	
Windows								
Aluminum	100%	Now	$92,500	2050	* *	5	$9,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,700	
Masonry: Limestone	5%			LIFE	* *	5	$300	
Metal Rail	3%			2047	* *	5-10	$2,200	
Metal Security Bars	2%			2062	* *			
Roof								
Copper/Terne	5%			2062	* *	10	$8,400	
Modified Bitumen	95%	4+	$35,500	2039	* *			
Ponding, Extent : Light, Area Affected : 10%								
Location : Roof Throughout								
Interior								
Floors								
Ceramic Tile	3%			2043	* *	5	$3,400	
Panel/Paver: Bluestone	5%			LIFE	* *	5	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs								
Explanation : Tread Material								
Terrazzo	2%			LIFE	* *	5	$1,800	
Vinyl Tile	85%			2034	$2,712,300	3	$36,000	
Wood	5%			2049	* *	5	$10,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$4,800	
Concrete Masonry Unit	5%	Now	$9,200	LIFE	* *	5	$1,900	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	50%	Now	$23,900	LIFE	* *	5	$14,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead C And Penthouse								
SGFT/Glazed Masonry	25%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

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
Interior								
Ceilings								
AcousTile,Adhered	35%			2039	* *	5	$39,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Plaster	50%	Now	$35,100	LIFE	* *	5	$35,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staircase Bulkhead C								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2044	* *			
Iron Picket	40%	Now	$20,300	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Avenue I								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$18,900	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : 54th And 55th Street								
Pavers/Stone	10%	Now	$14,700	2037	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Tree Pit Areas On South Elevation								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$6,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Elevation By Exit 4								
Pavers/Stone	10%			2037	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	75%	Now	$31,100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Courtyard								
Rubber Matting	25%			2034	$245,000			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	96%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	4%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 60 Amperes Serving The Solar Panels								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	95%			2034	$140,700	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	70%			2033	$128,700	5	$1,400	
Molded Case Bkrs	20%			2050	* *	5	$400	
Wiring								
Braided Cloth	70%	2-4	$143,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2034	$51,100	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2032	$24,500	5	$100	
Locally Mounted	80%			2051	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$68,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	$24,000	1		
Exit, Battery	50%			2039	* *	10	$2,600	
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

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
Alarm								
Security System								
Generic	100%			2034	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$200,700	2044	* *	1-3	$42,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations, Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2054	* *	1	$75,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$623,200			
Terminal Devices								
Air Handler	25%			2029	$366,100	1	$11,800	
Convector/Radiator	75%			2032	$477,300	1	$18,400	
Controls								
Pneumatic	100%			2032	$1,504,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	65%			2029	$191,600	1		
Window/Wall Unit	15%	0-2	$22,100	2034	$44,200	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

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
Ventilation								
Exhaust Fans								
Interior	80%			2029	$276,100	2	$1,900	
Roof	20%			2029	$30,200	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$198,700	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$1,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 200 Gallon Units								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$32,300	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 253 - BK**		
Address	: **601 OCEAN VIEW AVENUE @ BRIGHTON 7TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K253**
Program / Asset #	: **BOE0545.000 / 1306**	**Yr Built/Renovated**	: **1938 / 2014**
Area Sq Ft	: **68,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **8666** **Lot** : **610**	**BIN**	: **3244470**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$226,400	$151,400
Interior Architecture	$480,800	$59,500
Electrical	$299,200	$666,100
Mechanical	$995,800	$1,420,800
Total	**$2,002,100**	**$2,297,800**
Importance Code A	$226,400	$151,400
Importance Code B	$1,676,400	$2,146,400
Importance Code C	$99,300	
Total	**$2,002,100**	**$2,297,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$19,800	
Interior Architecture	$44,500	$7,100	$6,100	
Electrical	$11,700	$19,600	$11,200	$12,300
Mechanical	$43,300	$9,800	$14,700	$10,500
Site Enclosure	$8,000			
Site Pavements	$39,100			
Total	**$146,600**	**$36,500**	**$51,800**	**$22,800**
Importance Code A	$6,700	$6,900	$26,600	$6,700
Importance Code B	$114,100	$28,700	$25,200	$16,100
Importance Code C	$25,700	$900		
Total	**$146,600**	**$36,500**	**$51,800**	**$22,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$163,000	LIFE	* *	5	$96,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Chimney								
Masonry: Limestone	10%			LIFE	* *	5	$8,100	
Windows								
Aluminum	100%	Now	$63,400	2049	* *	5	$13,000	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,600	
Masonry: Brick	45%			LIFE	* *	5	$10,300	
Metal Panel	45%			2059	* *	5	$39,700	
Roof								
Modified Bitumen	100%			2041	* *	10	$54,700	
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$269,200	LIFE	* *	5	$22,500	
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Ceramic Tile	1%			2036	$59,500	5	$1,000	
Ceramic Tile	2%			2048	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boys And Girls Bathrooms								
Explanation : Boys And Girls Bathrooms Under Construction								
Terrazzo	5%			LIFE	* *	5	$4,000	
Vinyl Tile	47%			2038	* *	3	$18,200	
Wood	35%	Now	$44,000	2048	* *	5	$33,800	
Dry Rot/Decay, Extent : Severe, Area Affected : 2%								
Location : At Classroom Radiators								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceramic Tile	1%			2042	* *	5	$1,000	
Ceramic Tile	2%			2048	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boys And Girls Bathrooms								
Explanation : Boys And Girls Bathrooms Under Construction								
Masonry: Brick	10%			LIFE	* *			
Plaster	42%	Now	$99,300	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : By Radiators								
SGFT/Glazed Masonry	35%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$10,300	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,200	
Plaster	70%	Now	$112,300	LIFE	* *	5	$45,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Above Radiators								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Hallways								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2053	* *			
Iron Picket	45%	Now	$8,000	2068	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : 6th Street								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ocean View								
On-Site Walkways								
Asphalt	85%			2042	* *			
Cast in Place Concrete	5%			2046	* *			
Masonry: Granite	10%	0-2	$17,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								

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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DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Site Pavements								
Activity Yard								
Asphalt	98%			2042	* *			
Rubber Matting	2%	Now	$7,100	2043	* *			
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Play Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Not In Use								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2033	$37,100	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	20%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	$149,800	5	$200	
Fused Disc Sw	25%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	10%			2041	* *	5	$200	
Molded Case Bkrs	75%			2032	$137,900	5	$1,300	
Molded Case Bkrs	10%			2049	* *	5	$200	
Wiring								
Thermoplastic	90%			2033	$184,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$200	
Locally Mounted	50%			2046	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$20,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Stand-by Power								
Generators								
Natural Gas	100%			2042	* *	1	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 150 Kilowatts. Not In Service.								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$61,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$58,400	10	$8,200	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2036	$2,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stacks Only								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2038	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$179,600	2043	* *	1-3	$38,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$67,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$557,600			
Terminal Devices								
Air Handler	10%	0-2	$52,400	2033	$131,000	1	$3,800	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Unit For Gymnasium. Basement								
Air Handler	10%			2028	$131,000	1	$4,200	
Convector/Radiator	60%			2031	$341,600	1	$13,200	
Fan Coil Unit/Heat	20%			2028	$345,300	1	$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2032	$133,900	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$158,300	1		
Window/Wall Unit	10%	0-2	$26,400	2033	$26,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,900	
Exhaust Fans								
Interior	100%			2028	$308,800	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$3,600	2031	$177,800	1		
Not Insulated, Extent : Moderate, Area Affected : 5%								
Location : Water Main And Piping								
Water Heater With Tanks								
Gas Fired	100%			2032	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 200 Gallon Tank.								
Sanitary Piping								
Cast Iron	10%	Now	$4,400	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Near Water Main Valve In Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$28,900	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 253 - Q**		
Address	: **1307 CENTRAL AVENUE @ NEILSON ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q253**
Program / Asset #	: **BOE1045.000 / 14258**	**Yr Built/Renovated**	: **2004 /**
Area Sq Ft	: **98,266**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **15541** **Lot** : **1**	**BIN**	: **4297972**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$276,700	$1,300,300
Interior Architecture	$108,400	$2,843,400
Mechanical		$7,364,300
Site Pavements	$88,200	$75,000
Total	**$473,200**	**$11,583,000**
Importance Code A	$276,700	$1,300,300
Importance Code B	$88,200	$10,282,700
Importance Code C	$108,400	
Total	**$473,200**	**$11,583,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$99,600			
Interior Architecture	$190,700		$7,400	$12,500
Electrical	$54,700	$18,500	$18,600	$16,000
Mechanical	$124,100	$54,000	$41,500	$51,500
Site Enclosure	$23,500			
Site Pavements	$22,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$529,900**	**$86,900**	**$81,900**	**$94,400**
Importance Code A	$109,200	$9,700	$9,600	$9,700
Importance Code B	$349,500	$77,200	$72,300	$84,700
Importance Code C	$71,100			
Total	**$529,900**	**$86,900**	**$81,900**	**$94,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$8,500	
Masonry: Brick Cavity	75%			LIFE	* *	5	$204,900	
Pre-Cast Concrete	15%			LIFE	* *	5	$133,200	
Window Wall	5%			2046	* *	5	$25,600	
Windows								
Aluminum	65%	Now	$35,600	2044	* *	5	$7,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	25%	Now	$18,400	2044	* *	5	$2,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	10%	Now	$12,800	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Parapets								
Masonry: Brick Cavity	40%	Now	$16,200	LIFE	* *	5	$7,800	
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Metal Rail	50%			2049	* *	5-10	$177,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$24,700	
Roof								
Built-Up (BUR)	100%			2036	$979,600	10	$82,000	
Soffits								
Stucco Cement	100%			2041	* *	5		
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Main Entry								
Interior								
Floors								
Carpet	2%			2032	$53,300	3	$5,900	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Library								
Cast in Place Concrete	13%	4+	$33,300	LIFE	* *	5	$41,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Boiler Room								
Ceramic Tile	10%			2039	* *	5	$14,700	
Quarry Tile	5%			2041	* *	5	$11,000	
Sheet Vinyl/Rubber	3%	4+	$5,900	2036	$295,600	5	$3,300	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Science Laboratory 321								
Vinyl Tile	60%			2036	$2,496,300	3	$44,100	
Wood	7%			2051	* *	5	$19,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Interior								
Interior Walls								
Concrete Masonry Unit	22%	2-4	$56,800	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridor And Basement								
Gypsum Board	35%			LIFE	* *	5-10	$79,800	
Masonry: Brick	5%			LIFE	* *	10	$2,000	
Metal: Cage/Fence	3%			LIFE	* *	10	$800	
SGFT/Glazed Masonry	35%			LIFE	* *	10	$23,500	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	$35,100	2041	* *	5	$51,500	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Rooms 302 And 321								
AcousTileSusp.Lay-In	5%			2041	* *	5	$7,400	
Exposed Struc: Steel	10%			LIFE	* *	10	$29,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : This Component Is Actually Metal Decking								
Gypsum Board	15%			LIFE	* *	5-10	$75,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	50%	4+	$5,600	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : By Driveway On Central Avenue And Standpipe Connection On Neilson Street								
Free Standing Walls								
Cast in Place Concrete	25%			2056	* *			
Masonry: Brick	75%	0-2	$17,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Rear Yard								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Rear Yard Walls								
Explanation : Efflorescence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Pavers/Stone	100%	Now	$18,300	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$3,100	2041	* *			
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Site Pavements								
Activity Yard								
Rubber Matting	15%	0-2	$1,500	2036	$75,000			
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Activity Yard								
Traffic Topping	85%	Now	$88,200	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Rear Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B108								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes And Fire Pump Disconnect Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B108								
Explanation : 4 Vertical Sections								
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	15%			2052	* *	5	$300	
Molded Case Bkrs	85%			2052	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	45%			2049	* *	5	$300	
Motor Control Center	50%			2049	* *	5	$1,300	
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B118a								
Explanation : Location Noted								
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$30,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 401c, B111, B108a								
Explanation : Locations Noted								
Generators								
Diesel	100%	Now	$28,400	2045	* *	1	$34,200	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Generator Room 410b								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room 410b								
Explanation : Emergency Generator Rated At 360 Kilowatts.								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$21,900	
Fuel Storage								
Day Tank	50%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room 401b								
Explanation : 60 Gallons Rated Capacity								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B114								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	90%			2041	* *			
LED	10%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$18,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Major Spaces								
Explanation : Intrusion Alarm System								
Generic	50%			2044	* *	1	$18,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV System								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	99%			2041	* *	1-3	$60,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Alarm Bells And Horns								
Generic, Digital	1%	Now	$500	2041	* *	1-3	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridor Near Room 108								
Explanation : Magnetic Contactor Is Not Operational								

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
Heating								
Energy Source								
Electricity	1%			2056	* *	1		
Interruptible Gas/Dual Fuel	99%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 7,500 Gallon Tank								
Conversion Equipment								
Radiant Heater	1%			2036	$26,200	2	$500	
Steam Boiler	99%			2041	* *	1	$96,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	95%	Now	$15,300	2046	* *			
Broken, Extent : Moderate, Area Affected : 1%								
Location : Valves Near Boilers								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Vacuum Pump In Boiler Room								
No Component	5%							
Terminal Devices								
Air Handler	70%			2036	$1,325,500	1	$42,500	
Convector/Radiator	25%			2041	* *	1	$7,900	
No Component	5%							
Controls								
Pneumatic	100%	Now	$38,900	2034	$1,944,700			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2031	$1,410,200	1	$43,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Split Unit	5%			2036	$119,500			
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2046	* *	4	$4,600	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2036	$1,854,800	1	$57,700	
No Component	5%							
Heat Rejection								
Air Cooled Condenser Unit	95%			2036	$276,700	2	$65,000	
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,800	
Exhaust Fans								
Interior	50%			2036	$223,100	2	$1,500	
Roof	50%			2036	$97,600	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$20,100	4	$3,100	
Sewage Ejector(s)								
Electric	100%			2036	$52,700	4	$5,900	
Backflow Preventer								
Generic	100%			2036	$44,900	1	$6,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$49,500	
Sprinkler								
Generic	100%			2046	* *	1-2	$27,500	
Fire Pump								
Generic	100%			2039	* *	1	$18,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 254 - BK**		
Address	: **2469 E18TH STREET 1801 AVENUE Y**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K254**
Program / Asset #	: **BOE0546.000 / 2664**	**Yr Built/Renovated**	: **1938 / 2006**
Area Sq Ft	: **110,382**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7420** **Lot** : **26**	**BIN**	: **3203132**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$101,000	$117,600
Interior Architecture	$219,900	$669,400
Electrical	$235,800	$487,200
Mechanical	$329,000	$2,477,400
Total	**$885,600**	**$3,751,600**
Importance Code A	$101,000	$188,000
Importance Code B	$631,700	$3,563,600
Importance Code C	$153,000	
Total	**$885,600**	**$3,751,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,200			$61,700
Interior Architecture	$279,200		$38,300	$11,600
Electrical	$20,200	$23,500	$32,800	$20,300
Mechanical	$29,600	$28,400	$45,600	$25,000
Site Enclosure	$38,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$416,000**	**$73,500**	**$138,300**	**$140,300**
Importance Code A	$34,800	$7,600	$7,700	$69,500
Importance Code B	$279,000	$65,800	$130,500	$70,800
Importance Code C	$102,200			
Total	**$416,000**	**$73,500**	**$138,300**	**$140,300**

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

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Exterior								
Exterior Walls								
Masonry: Brick	53%	Now	$101,000	LIFE	* *	5	$59,900	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Chimney And Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Chimney								
Masonry: Brick Cavity	35%			LIFE	* *	5	$39,600	
Masonry: Granite	5%			LIFE	* *	5	$4,200	
Masonry: Limestone	2%			LIFE	* *	5	$1,700	
Metal Panel	5%			2060	* *	5-10	$38,800	
Windows								
Aluminum	60%	Now	$22,400	2050	* *	5	$11,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1937 Wing								
Aluminum	38%			2056	* *	5	$14,500	
Metal Louvers	2%			2047	* *	10	$4,800	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2022 Addition Interior Parapet Wall								
Explanation : Roofing Membrane Run Up Interior Parapet Wall								
Masonry: Brick Cavity	65%			LIFE	* *	5	$8,400	
Masonry: Limestone	5%			LIFE	* *	5	$800	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,000	
Roof								
IRMA/Protected Membrane	40%			2042	* *	10	$38,500	
Modified Bitumen	60%			2042	* *	10	$57,700	
Soffits								
Metal Panel	100%			2060	* *	5-10	$46,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$17,900	
Ceramic Tile	3%	Now	$28,300	2043	* *	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Restrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Restrooms								
Marble Panels	2%			LIFE	* *	5	$2,500	
Quarry Tile	5%			2047	* *	5	$12,300	
Terrazzo	3%	Now	$23,500	LIFE	* *	5	$3,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Auditorium								
Vinyl Tile	52%	Now	$48,100	2039	* *	3	$31,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	5%	2-4	$66,900	2034	$669,400	3	$3,100	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 1937 Building								
Wood	25%			2049	* *	5	$76,600	
Interior Walls								
Ceramic Tile	5%	Now	$90,400	2043	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Boys Bathroom Old Building								
Ceramic Tile	10%			2047	* *	5	$32,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$19,300	
Gypsum Board	25%			LIFE	* *	5	$48,100	
Masonry: Brick	5%	Now	$62,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Along 19th Street Old Building								
Plaster	30%	0-2	$48,000	LIFE	* *	5	$28,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1937 Building Entrance								
SGFT/Glazed Masonry	10%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$32,100	2047	* *	5	$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	30%			2051	* *	5	$46,800	
Exposed Struc: Concrete	10%	Now	$47,900	LIFE	* *	5	$2,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Below Nurses Office In Basement								
Gypsum Board	5%			LIFE	* *	5	$9,800	
Plaster	30%	Now	$29,200	LIFE	* *	5	$29,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 312 And 330								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2047	* *	5-10	$21,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2000 Building Roof								
Explanation : Roof Guard Rail								
Chain Link	45%			2060	* *			
Iron Picket	40%	0-2	$25,300	2054	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	50%			2039	* *			
Masonry: Granite	50%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Activity Yard								
Asphalt	75%			2047	* *			
Rubber Matting	25%			2042	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	60%			2060	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	40%			2044	* *	5	$200	
Fused Disc Sw	60%			2060	* *	5	$300	
Raceway								
Conduit	60%			2034	$149,700	1		
Conduit	40%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2056	* *	5	$100	
Fused Disc Sw	10%			2033	$24,500	5	$300	
Molded Case Bkrs	55%			2033	$134,900	5	$1,600	
Molded Case Bkrs	30%			2056	* *	5	$900	
Wiring								
Braided Cloth	50%	2-4	$175,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Wing								
Thermoplastic	50%			2060	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$400	
Variable Frequency Drive	50%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$34,000	
Generators								
Natural Gas	100%			2043	* *	1	$42,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$60,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Explanation : T-8 Lamps								
LED	40%			2042	* *			
Egress Lighting								
Emergency, Battery	20%			2042	* *	10	$5,300	
Emergency, Battery	30%			2034	$56,900	10	$8,000	
Exit, Service	30%			2029	$14,600	1		
Exit, Service	20%			2042	* *	1		
Exterior Lighting								
HID	10%			2034	$52,700	10		
LED	20%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$41,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2042	* *	1-3	$70,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	60%			2054	* *	1		
Interruptible Gas/Dual Fuel	40%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Heating								
Conversion Equipment								
Furnace	20%			2034	$70,300	1	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 8 Gasoline Fired Rooftop Units Serve Newer Wing.								
Furnace	40%			2039	* *	1	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Of New Wing								
Explanation : 3 Gasoline Fired Rooftop Units								
Steam Boiler	40%			2039	* *	1	$43,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Steam Piping/Pump	40%			2034	$362,000			
No Component	60%							
Terminal Devices								
Air Handler	10%			2042	* *	1	$6,800	
Convector/Radiator	30%			2039	* *	1	$10,700	
No Component	60%							
Controls								
Electrical	60%			2032	$377,000			
Pneumatic	40%			2032	$873,800			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2039	* *	1	$20,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	20%			2034	$379,800	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 8 Units Serve Newer Wing. See Heating Conversion Equipment.								
Window/Wall Unit	30%			2029	$128,500	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2039	* *	1	$27,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2039	* *	2	$30,800	
No Component	60%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$24,600	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$36,900	
Exhaust Fans								
Interior	40%			2029	$200,500	2	$1,400	
Roof	60%			2039	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2054	* *	1		
Galvanized Steel	20%			2032	$288,600	1		
Sanitary Piping								
Cast Iron	40%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Old Wing								
Cast Iron	60%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	40%			LIFE	* *	1		
Cast Iron	60%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$3,500	4	$3,500	
Backflow Preventer								
Generic	100%			2039	* *	1	$6,800	
Fixtures								
Generic	40%							
Generic	60%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit Is On New Wing Penthouse. 1 Unit Is In Old Wing Boiler Room.								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit Is On New Wing Penthouse. 1 Unit Is In Old Wing Boiler Room.								
Explanation : Two 200 Gallon Units								
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor, New Wing								
Explanation : 2 Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor, Old Wing								
Explanation : 1 Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

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
Fire Suppression								
Standpipe								
No Component	40%							
Generic	60%			2054	* *	1-5	$34,600	
Sprinkler								
No Component	30%							
Generic	70%			2054	* *	1-2	$21,600	
Fire Pump								
No Component	40%							
Generic	60%			2043	* *	1	$12,400	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 25 Square Feet							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 254 - Q**		
Address	: **84-40 101ST STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q254**
Program / Asset #	: **BOE1046.000 / 14259**	**Yr Built/Renovated**	: **2004 /**
Area Sq Ft	: **98,266**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **9177** **Lot** : **23**	**BIN**	: **4191296**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$350,100	$999,000
Interior Architecture	$57,100	$2,975,300
Mechanical	$116,100	$5,837,300
Total	**$523,300**	**$9,811,600**
Importance Code A	$350,100	$999,000
Importance Code B	$173,200	$8,812,500
Total	**$523,300**	**$9,811,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$120,100		$11,900	
Interior Architecture	$168,900		$3,800	$12,600
Electrical	$29,700	$18,500	$18,200	$16,000
Mechanical	$84,200	$49,000	$41,100	$47,100
Site Enclosure	$6,200			
Site Pavements	$24,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$448,100**	**$81,900**	**$89,400**	**$90,200**
Importance Code A	$138,400	$9,700	$21,700	$9,700
Importance Code B	$212,400	$72,200	$64,000	$80,400
Importance Code C	$97,400		$3,800	
Total	**$448,100**	**$81,900**	**$89,400**	**$90,200**

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$28,400	
Glass Block	5%	Now	$37,000	LIFE	* *	5	$4,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Inside Stair By Main Entry								
Masonry: Brick	80%			LIFE	* *	5	$227,400	
Metal Panel	7%	Now	$13,500	2046	* *	5	$18,700	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Roof Door								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof Door								
Pre-Cast Concrete	3%			LIFE	* *	5	$27,700	
Window Wall	3%			2046	* *	5	$16,000	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Inside Stair By Main Entry								
Windows								
Aluminum	97%	Now	$59,300	2044	* *	5	$12,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	3%			2039	* *	10	$4,700	
Parapets								
Masonry: Brick	40%			LIFE	* *	5-10	$38,300	
Metal Rail	10%			2041	* *	5-10	$25,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$17,600	
Stucco Cement	40%			2049	* *	5	$14,500	
Roof								
Modified Bitumen	100%	Now	$177,100	2036	$885,400			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Roof								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$31,600	
Mosaic Tile	1%	4+	$2,800	2041	* *	5	$1,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : 1st Floor Mens Room								
Mosaic Tile	4%			2041	* *	5	$14,400	
Quarry Tile	5%			2041	* *	5	$10,800	
Terrazzo	10%			LIFE	* *	5	$22,500	
Vinyl Tile	70%	2-4	$57,100	2036	$2,857,000	3	$37,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Wood	5%			2051	* *	5	$13,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$18,800	
Ceramic Tile	5%			2039	* *	5	$7,500	
Concrete Masonry Unit	5%	4+	$14,500	LIFE	* *	5	$3,000	
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Between Boiler Room And Elevators								
Concrete Masonry Unit	45%			LIFE	* *	5	$54,200	
Masonry: Brick	5%			LIFE	* *	10	$2,300	
Metal: Cage/Fence	5%			LIFE	* *	10	$1,500	
SGFT/Glazed Masonry	28%			LIFE	* *	10	$21,100	
Wood	2%			LIFE	* *	5	$24,100	
Ceilings								
AcousTileSusp.Lay-In	6%	Now	$7,400	2041	* *	5	$4,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Bathroom And Elevator Lobby								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 406								
AcousTileSusp.Lay-In	82%			2041	* *	5	$118,300	
Exposed Struc: Steel	3%			LIFE	* *	10	$8,700	
Gypsum Board	7%			LIFE	* *	5-10	$34,700	
Metal Panel	2%			LIFE	* *	5	$7,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,200	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$6,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	10%			2039	* *			
Cast in Place Concrete	90%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	85%	Now	$18,300	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Front Activity Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Front Activity Yard								
Cast in Place Concrete	10%			2041	* *			
Rubber Matting	5%			2036	$12,700			

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$200	
Molded Case Bkrs	90%			2052	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C20								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$30,200	
Generators								
Diesel	100%			2039	* *	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Emergency Generator Rated At 450 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$21,900	
Fuel Storage								
Day Tank	20%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : 45 Gallons Estimated Rated Capacity								
Main Tank	80%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Lighting								
Exterior Lighting								
HID	5%			2041	* *	10		
LED	5%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$36,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$60,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	98%			2041	* *	1	$95,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	2%	Now	$8,800	2041	* *	1	$1,800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Boiler Dampers								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boiler 2 Sensor								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Convector/Radiator	30%			2041	* *	1	$9,500	
Unit Heater - Hot Water	10%			2036	$59,700			
No Component	60%							
Controls								
Pneumatic	100%			2034	$1,944,700			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2036	$1,410,200	1	$43,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Split Unit	5%			2036	$119,500			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$3,300	2056	* *	4	$4,800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : One Of 4 Pumps								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$1,952,400	1	$60,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$291,300	2	$68,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,800	
Exhaust Fans								
Interior	95%			2041	* *	2	$2,900	
Roof	5%	Now	$2,000	2036	$9,800	2	$100	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Two Rooftop Units								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$63,400	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$2,100	
Sewage Ejector(s)								
Electric	100%	Now	$52,700	2046	* *	4	$3,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Pump Is Broken In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Temp Unit In Place								
Backflow Preventer								
Generic	100%			2036	$44,900	1	$6,000	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Booster Pump w/Tank								
Generic	100%	Now	$3,700	2036	$37,100	1	$14,900	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$49,500	
Sprinkler								
Generic	100%			2046	* *	1-2	$27,500	
Fire Pump								
Generic	100%			2039	* *	1	$18,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, 1st Floor								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 255 - BK**		
Address	: **1866 EAST 17TH ST. BTWN: AVE. R, AVE. S**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K255**
Program / Asset #	: **BOE0547.000 / 2542**	**Yr Built/Renovated**	: **1953 / 2023**
Area Sq Ft	: **76,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **6821** **Lot** : **123**	**BIN**	: **3184034**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$477,100
Interior Architecture	$4,268,200	
Electrical	$346,800	$421,300
Mechanical	$124,600	$3,451,500
Site Pavements	$77,800	
Total	**$4,817,500**	**$4,349,800**
Importance Code A		$1,155,400
Importance Code B	$4,817,500	$3,194,400
Total	**$4,817,500**	**$4,349,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,500			$5,000
Interior Architecture	$53,100	$4,700	$5,200	$4,900
Electrical	$12,900	$8,400	$7,100	$25,900
Mechanical	$20,000	$11,000	$20,900	$55,900
Site Enclosure	$17,500			
Site Pavements	$77,900			
Total	**$190,800**	**$24,000**	**$33,200**	**$91,800**
Importance Code A	$17,000	$7,500	$7,500	$12,700
Importance Code B	$122,900	$16,500	$23,200	$79,100
Importance Code C	$50,900		$2,400	
Total	**$190,800**	**$24,000**	**$33,200**	**$91,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

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
Exterior								
Exterior Walls								
Masonry: Brick	87%			LIFE	* *	5	$412,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$17,800	
Masonry: Limestone	3%			LIFE	* *	5	$10,700	
Slate Panels	5%			LIFE	* *	5	$17,800	
Windows								
Aluminum	70%			2057	* *	5	$13,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	30%			2057	* *	5	$5,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st And Partial Second Floor								
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$2,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	50%			LIFE	* *	5	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inner Side Of Parapet								
Explanation : Location Noted								
Roof								
Copper/Terne	3%			2050	* *	10	$5,000	
Modified Bitumen	97%			2043	* *	10	$64,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$39,300	LIFE	* *	5	$49,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Boiler Pit								
Ceramic Tile	5%			2044	* *	5	$5,600	
Terrazzo	5%			LIFE	* *	5	$4,400	
Vinyl Tile	25%			2040	* *	3	$10,600	
Vinyl Tile 9" X 9"	35%	0-2	$970,000	2030	$3,233,200	3	$14,800	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%	2-4	$13,800	2050	* *	5	$10,600	
Dry Rot/Decay, Extent : Light, Area Affected : 2%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$4,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Glazed Ceramic Panel	2%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$15,200	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%	0-2	$65,100	2040	* *	5	$19,700	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
AcousTileSusp.Lay-In	2%			2048	* *	5	$2,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Plaster	53%			LIFE	* *	5	$37,400	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2055	* *			
Chain Link	75%	2-4	$17,500	2055	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : East 17th Street Near South Play Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$77,800	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 17th Street								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : East 17th Street								
On-Site Walkways								
Asphalt	10%			2048	* *			
Cast in Place Concrete	83%	2-4	$28,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Stairs								
Explanation : Location Noted								
Pavers/Stone	2%	Now	$5,400	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : South Walkway								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

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
Site Pavements								
Activity Yard								
Asphalt	60%	4+	$24,900	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Play Yard								
Ponding, Extent : Severe, Area Affected : 2%								
Location : South Play Yard								
Rubber Matting	40%	4+	$19,600	2040	* *			
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : South Play Yard								
Open Seams, Extent : Light, Area Affected : 10%								
Location : South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch.								
Fused Disc Sw	10%			2045	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$2,000	
Wiring								
Thermoplastic	70%			2035	$143,100	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
LED	100%			2040	* *			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2035	$52,300	10	$7,300	
Exit, Battery	50%			2040	* *	10	$2,600	
Exterior Lighting								
HID	4%	Now	$4,400	2030	$14,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
LED	6%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$200,700	1-3	$48,300	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$181,000	5	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2033	$678,300	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$124,600	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Under Auditorium Crawl Space And Other Locations In Basement - Steam Leaks Due To Corroded Steam And Condensate Return Piping								
Malfunctioning, Extent : Severe, Area Affected : 80%								
Location : Defective Steam Traps, Radiator Control Valves And Room Thermostats								
Terminal Devices								
Air Handler	20%			2035	$292,900	1	$9,400	
Convector/Radiator	80%			2040	* *	1	$19,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

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
Heating								
Controls								
Pneumatic	100%			2033	$1,504,000			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Split Unit	10%			2035	$184,800			
Window/Wall Unit	90%			2033	$265,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	100%	0-2	$6,900	2035	$345,100	2	$1,900	
Broken, Extent : Severe, Area Affected : 5%								
Location : Exhaust Fan Louvers In Kitchen								
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Deteriorated Flexible Duct Connection On Various Exhaust Fans								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$7,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$15,600	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2035	$40,700	4	$4,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2045	* *	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 256 - BK**			
Address	:	**114 KOSCIUSZKO STREET BTWN: NOSTRAND AVE., MARCY AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K256**
Program / Asset #	:	**BOE0548.000 / 1307**	**Yr Built/Renovated**	:	**1959 / 2002**
Area Sq Ft	:	**89,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**15-Sep-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3**			
Block	:	**1784** **Lot** : **11**	**BIN**	:	**3049768**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$570,000	$1,414,300
Interior Architecture	$2,060,000	
Electrical	$994,400	$761,300
Mechanical	$1,166,900	$2,846,100
Total	**$4,791,300**	**$5,021,700**
Importance Code A	$570,000	$2,208,600
Importance Code B	$4,108,200	$2,813,100
Importance Code C	$113,100	
Total	**$4,791,300**	**$5,021,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,700		$15,300	
Interior Architecture	$106,100		$5,900	$12,600
Electrical	$13,300	$8,300	$25,000	$8,400
Mechanical	$45,600	$13,600	$107,500	$18,000
Site Enclosure	$27,900			
Site Pavements	$9,000			
Total	**$274,600**	**$21,900**	**$153,700**	**$39,000**
Importance Code A	$81,500	$8,800	$24,300	$8,800
Importance Code B	$144,300	$13,100	$129,400	$30,200
Importance Code C	$48,700			
Total	**$274,600**	**$21,900**	**$153,700**	**$39,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$77,800	LIFE	* *	5	$46,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs And Chimney								
Metal Panel	15%			2054	* *	5-10	$56,000	
Windows								
Aluminum	100%	Now	$35,600	2050	* *	5	$18,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 206, Gymnasium Window Heads								
Parapets								
Masonry: Brick	95%	Now	$67,900	LIFE	* *	5	$10,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Near Parapet Walls								
Explanation : Metal Guard Railing Added To Site Information								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,500	
Roof								
Built-Up (BUR)	95%	Now	$424,300	2034	$1,414,300			
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over 3rd Floor Corridors								
Metal Panel	5%	Now	$37,100	2039	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead Stairs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,100	
Paint Peeling, Extent : Light, Area Affected : 50%								
Location : Throughout Entrances								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	5%	0-2	$18,200	2037	* *	5	$3,200	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilets On 2nd And 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilets On 2nd And 3rd Floor								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	65%	Now	$46,500	2039	* *	3	$30,800	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Classroom 206								
Vinyl Tile 9" X 9"	15%	Now	$77,600	2029	$1,552,000	3	$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	5%			2049	* *	5	$11,800	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$29,600	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets, Kitchen And Cafeteria								
Concrete Masonry Unit	15%	Now	$60,700	LIFE	* *	5	$12,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Wall Along Kosciuszko Street								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	50%	Now	$52,400	LIFE	* *	5	$31,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	$104,100	2039	* *	5	$15,800	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridor, Kindergarten Corridor And Gymnasium								
Exposed Struc: Concrete	55%	Now	$213,200	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%	Now	$11,800	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 3rd Floor Boys Toilet								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 3rd Floor Boys Toilet								
Site Enclosure								
Fence/Gates								
Aluminum Rail	30%			2047	* *	5-10	$20,500	
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Parapet Perimeter At Roof Level								
Explanation : Metal Guard Railing								
Chain Link	45%			2054	* *			
Iron Picket	25%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$15,400	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$6,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Dumpster								
Activity Yard								
Asphalt	40%	Now	$2,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Building								
Rubber Matting	60%			2039	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : Rear Play Yard								
Explanation : Pads Separating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Electrical Services Ratings At 800 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	10%			2060	* *	5		
Molded Case Bkrs	90%			2034	$209,700	5	$2,100	
Raceway								
Conduit	95%			2034	$196,300	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%	Now	$4,700	2033	$233,000	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : First Floor Panelboard								
Explanation : Broken Circuit Breaker								
Wiring								
Braided Cloth	95%	2-4	$283,800	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$78,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	$76,500	10	$10,700	
Exit, Battery	50%			2029	$64,600	10	$3,000	
Exterior Lighting								
HID	20%			2029	$85,000	10	$100	
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Alarm								
Security System								
Generic	100%			2029	$171,100	1	$33,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$235,100	1-3	$54,800	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$211,900	5	$27,600	
Conversion Equipment								
Steam Boiler	100%			2032	$794,300	1	$88,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%			2034	$729,800			
Terminal Devices								
Air Handler	35%	2-4	$120,000	2029	$600,200	1	$17,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room								
Explanation : Cafeteria Unit Not In Use Reportedly Due To Dust Accumulation In Ducts And Intake Openings.								
Convector/Radiator	60%			2032	$447,100	1	$17,300	
Fan Coil Unit/Heat	5%			2029	$113,000	1	$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	$207,100	1		
Window/Wall Unit	20%	0-2	$34,500	2029	$69,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$19,900	
No Component	60%							
Exhaust Fans								
Interior	20%			2034	$80,800	2	$500	
Roof	80%			2034	$141,500	2	$2,200	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	* *	1		
Galvanized Steel	50%			2039	* *	1		
Water Heater With Tanks								
Electric	25%			2029	$18,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Tank With 50 Gallon Capacity								
Gas Fired	75%			2029	$39,300	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank With 150 Gallon Capacity								
HW Heat Exchanger								
Steam Fired	100%			2034	$440,700	4	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Capped, No Longer In Use								
Sanitary Piping								
Cast Iron	100%	Now	$57,400	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boys Lavatories 216 And 116								
Explanation : Seals Around Removed Floor Urinal Leaks								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$18,200	4	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Sump Pump								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,200	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 75 Square Feet (15x5).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 256 - Q**
Address : **445 BEACH 135 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1189.000 / 15551**
Area Sq Ft : **36,000**
Date of Survey : **31-Aug-2022**
Areas Surveyed : **Roof, Floors 1,3,Ph**
Block : **16258** **Lot** : **6**

Agency's Number : **Q438**
Yr Built/Renovated : **2020 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4305631**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$64,900
Interior Architecture	$54,300	$54,300
Mechanical		$1,058,700
Total	**$54,300**	**$1,177,900**
Importance Code A		$64,900
Importance Code B		$1,058,700
Importance Code C	$54,300	$54,300
Total	**$54,300**	**$1,177,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,400		$42,000	
Interior Architecture	$7,400			$6,000
Electrical	$4,100	$3,400	$3,500	$4,100
Mechanical	$11,400	$13,400	$13,500	$17,000
Site Pavements	$27,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$84,500**	**$23,900**	**$66,100**	**$34,300**
Importance Code A	$29,200	$1,800	$43,700	$1,800
Importance Code B	$55,300	$22,100	$22,400	$32,500
Importance Code C				
Total	**$84,500**	**$23,900**	**$66,100**	**$34,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q

Asset # : 15551

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$19,300	
Cement - Fiber Panel	95%	Now	$27,400	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Windows								
Aluminum	100%			2056	* *	5	$10,700	
Parapets								
Metal Rail	100%			2054	* *	5-10	$106,800	
Roof								
IRMA/Protected Membrane	100%			2042	* *	10	$25,400	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,900	
Ceramic Tile	5%			2047	* *	5	$2,700	
Vinyl Tile	90%			2042	* *	3	$24,200	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	70%			2047	* *	5	$108,700	
Gypsum Board	28%			LIFE	* *	5	$26,100	
Ceilings								
AcousTileSusp.Lay-In	100%			2051	* *	5	$53,700	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Room 305								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2060	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$27,100	2051	* *			
Spalling, Extent : Light, Area Affected : 10%								
Location : Along Cronston Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2051	* *			

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
Over 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q

Asset # : 15551

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
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Under 600 Volts								
Raceway								
Conduit	100%			2060	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$900	
Wiring								
Thermoplastic	100%			2060	* *	1		
Motor Controllers								
Locally Mounted	25%			2051	* *	5	$100	
Variable Frequency Drive	75%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$4,300	
Exit, Battery	50%			2042	* *	10	$1,200	
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$300	
Alarm								
Security System								
Generic	50%			2039	* *	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$22,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q

Asset # : 15551

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	* *	1	$17,800	
Distribution								
Hot Wtr Piping/Pump	100%			2056	* *	4	$2,700	
Terminal Devices								
Convector/Radiator	100%			2051	* *	1	$11,600	
Controls								
Digital	100%			2033	$1,058,700			
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2047	* *	1	$37,000	
Split Unit	5%			2042	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2060	* *	4	$2,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2042	* *	1	$22,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,100	
Exhaust Fans								
Roof	100%			2042	* *	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2060	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2042	* *	1	$2,200	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2042	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Tank								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q

Asset # : 15551

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Unit, 1st To 3rd Floor								
Fire Suppression								
Standpipe								
Generic	100%			2060	* *	1-5	$18,800	
Sprinkler								
Generic	100%			2060	* *	1-2	$10,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 257 - BK**		
Address	: **60 COOK STREET @ GRAHAM AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K257**
Program / Asset #	: **BOE0549.000 / 968**	**Yr Built/Renovated**	: **1962 / 2003**
Area Sq Ft	: **89,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3114** **Lot** : **11**	**BIN**	: **3071571**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$104,600
Interior Architecture	$2,262,700	$450,900
Electrical	$235,100	$2,679,600
Mechanical	$2,392,300	$2,973,000
Total	**$4,890,000**	**$6,208,200**
Importance Code A		$899,000
Importance Code B	$4,672,900	$5,309,200
Importance Code C	$217,100	
Total	**$4,890,000**	**$6,208,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,400			$4,100
Interior Architecture	$71,100			$13,500
Electrical	$17,000	$8,600	$9,400	$10,400
Mechanical	$66,100	$16,200	$20,800	$94,700
Site Enclosure		$17,700		
Site Pavements	$69,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$269,200**	**$49,800**	**$37,400**	**$129,900**
Importance Code A	$62,200	$8,800	$8,800	$13,100
Importance Code B	$151,300	$23,200	$28,600	$116,700
Importance Code C	$55,700	$17,700		
Total	**$269,200**	**$49,800**	**$37,400**	**$129,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$28,400	
Glass Block	3%	Now	$7,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Corridor								
Masonry: Brick	92%			LIFE	* *	5	$104,600	
Windows								
Aluminum	100%			2051	* *	5	$36,200	
Parapets								
Metal Panel	5%			2055	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Coping								
Explanation : Metal Panel Coping								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Metal Gaurd Rail On Roof								
Roof								
Built-Up (BUR)	98%	Now	$31,300	2040	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Courtyard Level Roof Perimeter								
Ponding, Extent : Light, Area Affected : 5%								
Location : All Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairwell D, Gymnasium, Teachers Cafeteria, Boys Bath 1st Floor								
Copper/Terne	2%			2050	* *	10	$2,700	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,700	
Ceramic Tile	2%	Now	$7,800	2044	* *	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Sheet Vinyl/Rubber	5%	Now	$22,500	2035	$450,900	5	$5,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Classrooms 128 And 130								
Terrazzo	3%			LIFE	* *	5	$3,200	
Vinyl Tile	65%	Now	$247,500	2040	* *	3	$32,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : 2nd And 3rd Floor Corridor								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : 2nd And 3rd Floor Corridor								
Vinyl Tile 9" X 9"	15%	Now	$82,700	2030	$1,653,400	3	$7,600	
Loose Units, Extent : Light, Area Affected : 5%								
Location : Corridors And Stair Landings								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Corridors And Stair Landings								
Wood	5%	Now	$8,200	2063	* *	5	$6,300	
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Stage								
Interior Walls								
Ceramic Tile	5%	Now	$14,500	2038	* *	5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$5,200	
Marble Panels	2%			LIFE	* *			
Plaster	58%	Now	$74,600	LIFE	* *	5	$44,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair D								
SGFT/Glazed Masonry	30%	Now	$142,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corridors Throughout								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	$8,900	2048	* *	5	$6,700	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Corridors								
AcousTileSusp.Lay-In	10%	Now	$4,600	2048	* *	5	$6,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Teachers Cafeteria								
Exposed Struc: Concrete	15%	Now	$62,000	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Lightbulb Storage Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Basement Lightbulb Storage Room								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Classrooms Throughout								
Exposed Struc: Concrete	60%			LIFE	* *	5	$12,600	
Metal Panel	5%	4+	$4,600	LIFE	* *	5	$8,400	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen And Cafeteria								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2048	* *	5-10	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								
Chain Link	65%			2055	* *			
Iron Picket	20%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$11,700	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Side Sidewalk								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$4,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main And Side Entrance								
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$36,400	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout South Lot								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Center Of South Lot								

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DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Site Pavements								
Activity Yard								
Asphalt	85%	4+	$10,900	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Side Play Yard								
Rubber Matting	15%	Now	$5,700	2040	* *			
Open Seams, Extent : Moderate, Area Affected : 15%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	10%			2055	* *	1		
Conduit	90%			2035	$185,900	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Disc Sw	5%			2051	* *	5	$100	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	80%			2034	$196,200	5	$1,900	
Molded Case Bkrs	4%			2051	* *	5	$100	
Wiring								
Braided Cloth	90%			2034	$268,900	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Main Ground Connected To The Water Main Pipe								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,290,600	10	$77,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2035	$54,300	10	$3,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Second Floor Classroom Entrances And Auditorium								
LED	1%	Now	$5,000	2043	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Explanation : Twenty LED Fixtures Are Defective								
Egress Lighting								
Emergency, Battery	50%			2035	$76,500	10	$10,700	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%	Now	$2,000	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
Explanation : 12 Light Fixtures Are Not Operational								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$171,100	1	$33,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System And Vedio Intercom								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$235,100	1-3	$56,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2045	* *	5	$27,600	
Conversion Equipment								
Steam Boiler	10%	0-2	$15,900	2033	$79,400	1	$7,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Leak, Both Units								
Steam Boiler	90%			2033	$714,900	1	$79,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Heating								
Distribution								
Steam Piping/Pump	100%	4+	$14,600	2035	$729,800			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Fan Room								
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pumps								
Terminal Devices								
Air Handler	20%			2030	$343,000	1	$11,000	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 3rd Floor Fan Room								
Explanation : One Unit Also Has Cooling Coil And Serves The Auditorium								
Convector/Radiator	80%			2033	$596,200	1	$23,000	
Controls								
Pneumatic	100%			2029	$1,761,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	20%			2040	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Totally 8 Units. Gymnasium And Auditorium								
Window/Wall Unit	60%			2030	$207,100	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2040	* *	1	$5,800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	$12,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	20%			2030	$80,800	2	$500	
Roof	80%			2043	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%	Now	$7,000	2033	$349,000	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main And Connecting Pipe, Basement								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Piping At Water Main								
HW Heat Exchanger								
Steam Fired	100%			2035	$440,700	4	$13,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$5,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Restrooms								
Explanation : Water Backup To 1st Floor Restrooms When It Rains Heavily.								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,600	2035	$18,200	4	$1,900	
Broken, Extent : Severe, Area Affected : 50%								
Location : 1 Unit Of 2 Pumps, Boiler Room								
Sewage Ejector(s)								
Electric	100%			2035	$47,700	4	$5,300	
Fixtures								
Generic	40%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : Extended Life Time Units								
Generic	60%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 700 Gallon Heat Converter Used As Storage Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$63,000	1-2	$1,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 26 - BX**		
Address	: **1930 ANDREWS AVENUE @ W. BURNSIDE AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X026**
Program / Asset #	: **BOE0173.000 / 2693**	**Yr Built/Renovated**	: **1922 / 1998**
Area Sq Ft	: **124,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3216** **Lot** : **2**	**BIN**	: **2014692**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$538,000	$1,331,900
Interior Architecture	$2,514,200	$4,413,900
Electrical	$393,200	$3,151,200
Mechanical	$4,415,400	$2,002,600
Site Pavements		$139,100
Total	**$7,860,800**	**$11,038,800**
Importance Code A	$538,000	$1,384,600
Importance Code B	$7,147,900	$9,654,200
Importance Code C	$174,900	
Total	**$7,860,800**	**$11,038,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,700		$12,300	
Interior Architecture	$96,200		$4,900	$19,200
Electrical	$14,300	$12,000	$32,900	$12,700
Mechanical	$45,400	$20,500	$109,100	$20,900
Site Enclosure	$40,800			
Site Pavements	$25,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$251,100**	**$39,600**	**$166,400**	**$60,000**
Importance Code A	$34,000	$12,300	$24,800	$12,300
Importance Code B	$127,800	$27,300	$141,600	$47,700
Importance Code C	$89,300			
Total	**$251,100**	**$39,600**	**$166,400**	**$60,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	$143,100	LIFE	* *	5	$137,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	50%	Now	$148,100	LIFE	* *	5	$87,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick Cavity	25%			LIFE	* *	5	$43,900	
Masonry: Fieldstone	10%	Now	$183,800	LIFE	* *	5	$13,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Connecting Corridor To 1980 Wing								
Stucco Cement	2%	0-2	$10,200	2039	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	3%			2044	* *	5	$19,800	
Windows								
Aluminum	80%	0-2	$63,000	2042	* *	5	$11,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Aluminum	20%			2042	* *	5	$5,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,400	
Masonry: Brick	85%			LIFE	* *	5	$14,100	
Masonry: Limestone	5%	2-4	$5,300	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$5,200	
Roof								
Copper/Terne	1%			2049	* *	10	$2,400	
Modified Bitumen	94%			2034	$1,016,100	10	$90,800	
Slate	5%	Now	$3,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2039	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$42,900	LIFE	* *	5	$21,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$9,800	
Quarry Tile	2%			2039	* *	5	$5,900	
Terrazzo	5%			LIFE	* *	5	$7,700	
Vinyl Tile	78%	Now	$1,303,900	2034	$4,346,200	3	$57,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%	0-2	$120,300	2049	* *	5	$9,200	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%	2-4	$11,900	2037	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass Block	2%			LIFE	* *			
Gypsum Board	20%	0-2	$20,100	LIFE	* *	5	$16,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	3%	Now	$16,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	50%	Now	$174,900	LIFE	* *	5	$21,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Interior								
Ceilings								
AcousTileConcealSpLn	23%	Now	$746,500	2054	* *	5	$28,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Cafeteria In 1980 Wing								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Cafeteria In 1980 Wing								
AcousTileSusp.Lay-In	2%			2039	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,600	
Metal Panel	5%			LIFE	* *	5	$12,300	
Plaster	55%	Now	$168,700	LIFE	* *	5	$67,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$15,400	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	30%			2054	* *			
Masonry: Fieldstone	70%	4+	$25,400	2044	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	98%	4+	$25,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout, Steps								
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Asphalt	50%			2037	* *			
Cast in Place Concrete	10%			2039	* *			
Rubber Matting	40%			2034	$139,100			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Switchboard Room								
Explanation : Three Main Disconnect Switches: Two Rated At 1,600 Amperes Each One, And One Rated At 600 Amperes								
Transformers								
Dry Type	100%			2051	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Transformer Rated At 225 Kva								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Electrical Rooms (Inside Room B17, Between 1922 And 1980 Cafeterias), Electrical Switchboard Room								
Explanation : Three Switchboards: One With 4 Vertical Sections, One With 2 Vertical Sections And One With One Vertical Section								
Raceway								
Conduit	65%			2034	$162,200	1		
Conduit	35%			2054	* *	1		
Panelboards								
Fused Disc Sw	13%			2033	$39,900	5	$400	
Fused Disc Sw	6%			2050	* *	5	$200	
Molded Case Bkrs	13%			2033	$39,900	5	$400	
Molded Case Bkrs	62%			2042	* *	5	$2,000	
Molded Case Bkrs	6%			2050	* *	5	$200	
Wiring								
Braided Cloth	25%	2-4	$87,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : 1922 (Original) Building								
Thermoplastic	40%			2034	$140,000	1		
Thermoplastic	35%			2054	* *	1		
Motor Controllers								
Locally Mounted	60%			2032	$111,500	5	$500	
Locally Mounted	40%			2039	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Lighting								
Interior Lighting								
Fluorescent	6%			2034	$113,600	10	$6,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	2%			2039	* *	10	$2,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Fluorescent	90%			2034	$1,703,500	10	$102,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2029	$70,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Science Laboratory - Room 324c								
Explanation : Incandescent Lights								
Egress Lighting								
Emergency, Service	20%			2029	$15,600	1		
Emergency, Battery	30%			2034	$63,900	10	$9,000	
Exit, Battery	35%			2034	$63,000	10	$2,900	
Exit, Battery	15%			2029	$27,000	10	$1,300	
Exterior Lighting								
HID	2%			2029	$11,800	10		
HID	8%			2034	$47,400	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,000	
Alarm								
Security System								
Generic	50%			2034	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And All Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2034	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic, Analog	60%			2029	$196,500	1-3	$45,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Stations, And Horns								
Generic, Digital	40%			2039	* *	1-3	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, And Strobe Lights								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$122,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	2%	Now	$12,200	2054	* *			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Underground Of Exit 6 And Near Auditorium Blower								
Steam Piping/Pump	98%			2034	$996,400			
Terminal Devices								
Air Handler	20%	Now	$9,600	2029	$477,900	1	$13,800	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement Unit								
Convector/Radiator	80%			2032	$830,600	1	$32,000	
Controls								
Electrical	10%	0-2	$3,500	2029	$70,600			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats In Various Classrooms								
Pneumatic	90%			2028	$2,208,500			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	$281,000	2044	* *	1	$7,800	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	5%	Now	$150,800	2044	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Main Distribution Frame Room (MDF)								
Window/Wall Unit	70%			2029	$336,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2034	$27,700	4	$900	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	$332,600	1	$11,500	
No Component	85%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

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
Air Conditioning								
Heat Rejection								
Dry Cooler	15%	Now	$78,700	2044	* *	2	$10,400	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Roof								
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,100	
Exhaust Fans								
Interior	85%			2029	$478,700	2	$3,200	
Roof	15%			2029	$37,000	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2044	* *	1-5	$18,800	
Sprinkler								
No Component	90%							
Generic	10%			2034	$175,600	1-2	$3,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 260 - BK**
Address : **875 WILLIAMS AVENUE BTWN:STANLEY AVE., GLENWOOD RD**
Borough : **BROOKLYN**
Agency's Number : **K260**
Program / Asset # : **BOE0552.000 / 2541**
Yr Built/Renovated : **1953 / 2002**
Area Sq Ft : **71,000**
Project Type : **EDUCATION**
Date of Survey : **10-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **8158** **Lot** : **40** **BIN** : **3229156**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$82,100
Interior Architecture	$1,744,000	
Electrical		$571,000
Mechanical	$537,600	$1,902,000
Site Pavements		$57,900
Total	**$2,281,700**	**$2,613,000**
Importance Code A	$126,700	$82,100
Importance Code B	$2,154,900	$2,530,900
Total	**$2,281,700**	**$2,613,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$16,200
Interior Architecture	$23,700		$2,700	$2,300
Electrical	$8,200	$6,600	$6,900	$8,900
Mechanical	$10,300	$15,800	$42,000	$12,000
Site Pavements	$15,100			
Total	**$57,300**	**$22,500**	**$51,500**	**$39,400**
Importance Code A		$7,000	$7,200	$23,200
Importance Code B	$44,700	$15,400	$44,400	$16,200
Importance Code C	$12,700			
Total	**$57,300**	**$22,500**	**$51,500**	**$39,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$25,000	
Masonry: Limestone	5%			LIFE	* *	5	$1,000	
Windows								
Aluminum	100%			2050	* *	5	$32,300	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$11,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Masonry: Limestone	10%			LIFE	* *	5	$1,800	
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : Parapet Wall Copings								
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Parapet Wall Copings								
Metal Security Bars	5%			2074	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Roof								
Copper/Terne	10%			2074	* *	10	$22,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Bulkhead Roof								
Modified Bitumen	90%			2044	* *	10	$82,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$11,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement Boiler Room								
Ceramic Tile	5%	0-2	$7,700	2043	* *	5	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets And Kitchens Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Toilets And Kitchens Throughout								
Terrazzo	2%			LIFE	* *	5	$800	
Vinyl Tile	35%			2039	* *	3	$9,300	
Vinyl Tile 9" X 9"	40%			2029	$1,744,000	3	$8,000	
Wood	8%			2062	* *	5	$8,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$1,000	
Glazed Ceramic Panel	3%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	52%			LIFE	* *	5	$4,100	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Stair C And Auditorium								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2047	* *	5	$19,400	
Exposed Struc: Concrete	60%			LIFE	* *	5	$9,100	
Plaster	20%			LIFE	* *	5	$12,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	50%	2-4	$12,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Rear Yard Area								
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	50%	0-2	$2,400	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	50%			2034	$57,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 And One 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	

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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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

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
Under 600 Volts								
Raceway								
Conduit	70%			2034	$103,600	1		
Conduit	30%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$1,900	
Wiring								
Braided Cloth	30%			2033	$61,300	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2034	$40,900	1		
Thermoplastic	50%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	5%			2039	* *	1		
Emergency, Battery	45%			2034	$54,900	10	$7,700	
Exit, Battery	50%			2034	$51,500	10	$2,400	
Exterior Lighting								
LED	10%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$136,500	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$45,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$169,100	5	$22,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$126,700	2039	* *	1	$63,300	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Basement. No. 2 Boiler Is Not Working Due To Multiple Defects Including Broken Tubes								
Repairs In Progress, Extent : N/A, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Boiler No. 2 Undergoing Repair								
Distribution								
Central Plant Steam Piping/Pmp	100%			2044	* *	4	$5,300	
Terminal Devices								
Air Handler	25%			2029	$342,000	1	$11,000	
Convector/Radiator	75%	Now	$8,900	2039	* *	1	$15,500	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Stream Traps Throughout								
Controls								
Pneumatic	100%			2035	$1,405,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2029	$68,900	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Interior	80%			2034	$258,000	2	$1,700	
Roof	10%			2034	$14,100	2	$200	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Controller Of The Heater In Basement								
Explanation : 300 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2029	$14,600	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2034	$38,100	4	$2,800	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$30,200	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 261 - BK**		
Address	: **314 PACIFIC STREET @HOYT ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K261**
Program / Asset #	: **BOE0553.000 / 1310**	**Yr Built/Renovated**	: **1957 / 2006**
Area Sq Ft	: **89,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **03-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **188** **Lot** : **14**	**BIN**	: **3001070**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$327,900	$1,171,700
Interior Architecture	$531,100	$7,270,800
Electrical		$1,404,000
Mechanical		$3,769,500
Site Pavements	$149,900	$151,200
Total	**$1,008,900**	**$13,767,100**
Importance Code A	$327,900	$1,966,000
Importance Code B	$681,100	$11,801,100
Total	**$1,008,900**	**$13,767,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,600		$7,500	
Interior Architecture	$174,200			$12,700
Electrical	$32,600	$8,300	$8,800	$11,000
Mechanical	$28,900	$18,400	$20,200	$21,000
Site Pavements	$35,400			
Total	**$319,700**	**$26,700**	**$36,500**	**$44,600**
Importance Code A	$57,400	$8,800	$16,300	$8,800
Importance Code B	$129,700	$17,900	$20,100	$35,800
Importance Code C	$132,600			
Total	**$319,700**	**$26,700**	**$36,500**	**$44,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%	4+	$58,300	LIFE	* *	5	$32,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Chimney And North Elevation								
Metal Panel	25%			2046	* *	5-10	$86,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$16,300	
Stucco Cement	5%			2041	* *	5	$6,300	
Windows								
Aluminum w/ Guards	95%	Now	$150,000	2044	* *	5	$11,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Metal Louvers	5%			2039	* *	10	$7,500	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$58,500	
Copper/Terne	15%			2056	* *	5	$4,600	
Masonry: Brick Cavity	25%			LIFE	* *	5-10	$10,800	
Metal Panel	10%			2046	* *	5	$2,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,000	
Roof								
Built-Up (BUR)	95%	Now	$52,100	2036	$1,041,300			
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof, Classroom 408 And 424								
Copper/Terne	5%			2051	* *	10	$11,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$135,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$59,200	
Mosaic Tile	5%			2041	* *	5	$16,900	
Terrazzo	5%			LIFE	* *	5	$10,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Treads								
Vinyl Tile	15%			2036	$573,900	3	$10,100	
Vinyl Tile 9" X 9"	60%	Now	$332,300	2031	$6,645,600	3	$30,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Classroom 409								
Wood	5%			2051	* *	5	$12,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$29,000	2039	* *	5	$5,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen And Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$16,500	
Glazed Ceramic Panel	5%			LIFE	* *	10	$9,300	
Granite Panels	5%			LIFE	* *	10	$4,100	
Marble Panels	2%			LIFE	* *	10	$1,700	
Plaster	48%	Now	$49,300	LIFE	* *	5	$29,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Hall								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$25,800	
Ceilings								
AcousTile,Adhered	25%	Now	$109,100	2041	* *	5	$16,500	
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor Adjacent To Cafeteria								
AcousTileConcealSpLn	10%	Now	$4,400	2041	* *	5	$8,300	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridor Adjacent To Cafeteria								
Metal Panel	3%			LIFE	* *	5	$9,900	
Plaster	62%			LIFE	* *	5-10	$141,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	20%			2046	* *			
Chain Link	65%			2046	* *			
Iron Picket	15%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$63,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Along Pacific Street And Dean Street								

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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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	$2,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Walkway At Main Entrance And Adjacent To Temporary Classroom Units								
Cast in Place Concrete	85%			2041	* *			
Pavers/Stone	5%	0-2	$3,100	2039	* *			
Loose Units, Extent : Light, Area Affected : 100%								
Location : Along Pacific Street								
Activity Yard								
Asphalt	15%	Now	$48,000	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Play Yard. Southeast Corner								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : Play Yard. Southeast Corner								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Playground Adjacent Auditorium								
Explanation : Water Penetrates Into Auditorium Corridor								
Asphalt	60%	0-2	$38,400	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Main Play Yard								
Tripping Hazard, Extent : Light, Area Affected : 10%								
Location : At Planter Beds								
Pavers/Stone	5%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Schoolyard								
Explanation : Recent Installation								
Rubber Matting	20%	0-2	$30,200	2036	$151,200			
Open Seams, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth At Seams								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$32,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Fused Disc Sw	30%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Service Disconnect Switches Rated At 400 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$233,000	5	$2,300	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	80%			2035	$196,200	5	$1,900	
Molded Case Bkrs	15%			2044	* *	5	$400	
Wiring								
Braided Cloth	60%			2035	$179,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Locally Mounted	10%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$73,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2031	$61,200	10	$8,600	
Exit, Service	49%			2031	$19,300	1		
Exit, Battery	1%			2036	$1,300	10	$100	
Exterior Lighting								
HID	10%	Now	$12,800	2031	$42,500			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Alarm								
Security System								
Generic	50%			2036	$85,500	1	$16,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$85,500	1	$16,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$235,100	1-3	$56,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$27,600	
Conversion Equipment								
Steam Boiler	100%			2034	$794,300	1	$88,100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers. Boilers Are Beyond Their Useful Life Cycle. Converted From Number 4 To Number 2 Oil								
Distribution								
Steam Piping/Pump	100%			2036	$729,800			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam And Condensate Piping Are Beyond Their Useful Life Cycle								
Terminal Devices								
Air Handler	15%			2031	$257,200	1	$8,300	
Convector/Radiator	85%			2034	$633,400	1	$24,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$134,400	1	$4,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : For Auditorium. Courtyard								
Split Unit	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : R-410a								
Window/Wall Unit	70%			2031	$241,700	1		
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2041	* *	1	$5,800	
No Component	80%							
Heat Rejection								
Evaporative Condenser	20%			2041	* *	2	$12,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$15,700	
No Component	80%							
Exhaust Fans								
Interior	20%			2031	$80,800	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle								
Roof	60%			2036	$106,100	2	$1,600	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$581,700	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$87,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$8,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$400	2036	$18,200	4	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Float Malfunctioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2036	$47,700	4	$5,300	
Backflow Preventer								
Generic	100%			2044	* *	1	$5,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$63,000	1-2	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : New Backflow Preventer Installed								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 52 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 262 - BK**		
Address	: **500 MACON STREET BTWN: STUYVESANT AVE., MALCOLM X**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K262**
Program / Asset #	: **BOE0554.000 / 1189**	**Yr Built/Renovated**	: **1961 / 2000**
Area Sq Ft	: **82,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1671** **Lot** : **19**	**BIN**	: **3046876**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$948,800	$389,100
Interior Architecture	$144,000	$423,200
Electrical	$485,400	$1,046,200
Mechanical	$935,300	$1,553,800
Total	**$2,513,600**	**$3,412,400**
Importance Code A	$948,800	$1,121,000
Importance Code B	$1,420,800	$2,291,400
Importance Code C	$144,000	
Total	**$2,513,600**	**$3,412,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,400		$30,500	
Interior Architecture	$192,400		$4,700	$11,100
Electrical	$7,900	$8,600	$10,300	$7,800
Mechanical	$26,800	$11,900	$93,700	$16,000
Site Enclosure	$45,900			
Site Pavements	$88,200			
Total	**$372,600**	**$20,600**	**$139,200**	**$34,800**
Importance Code A	$19,500	$8,100	$38,800	$8,100
Importance Code B	$143,800	$12,400	$100,400	$26,700
Importance Code C	$209,200			
Total	**$372,600**	**$20,600**	**$139,200**	**$34,800**

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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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$8,100	
Masonry: Brick	65%	4+	$59,500	LIFE	* *	5	$35,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Kitchen								
Masonry: Limestone	2%			LIFE	* *	5	$800	
Metal Panel	30%			2044	* *	5-10	$112,000	
Windows								
Aluminum	100%	Now	$889,300	2050	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Hardware Missing, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,300	
Metal Rail	95%			2051	* *	5-10	$189,300	
Roof								
Built-Up (BUR)	95%			2042	* *	10	$118,300	
Metal Panel	5%			2047	* *	10	$11,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement Mechanical Room								
Mosaic Tile	3%	Now	$36,400	2047	* *	5	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Kitchen And Toilets								
Sheet Vinyl/Rubber	5%			2034	$423,200	5	$9,500	
Terrazzo	2%	4+	$4,800	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Vinyl Tile	70%			2042	* *	3	$44,200	
Wood	10%			2062	* *	5	$23,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$29,600	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets								
Concrete Masonry Unit	10%	4+	$40,500	LIFE	* *	5	$8,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Basement								
Glazed Ceramic Panel	5%	0-2	$16,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Plaster	55%	2-4	$144,000	LIFE	* *	5	$34,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Classrooms Various Locations								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Classrooms Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$41,600	2039	* *	5	$12,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Cafeteria And Corridors								
Exposed Struc: Concrete	50%			LIFE	* *	5	$9,900	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$19,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	75%	4+	$45,900	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
On-Site Walkways								
Cast in Place Concrete	75%	Now	$33,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	25%	2-4	$40,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exits Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$2,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Dumpsters								

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$11,500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Side Yard								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : West Side Yard								

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Electrical Services Rated At 1,200 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	20%			2054	* *	5	$100	
Molded Case Bkrs	80%			2034	$186,400	5	$1,700	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Molded Case Bkrs	90%			2033	$220,700	5	$1,900	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2051	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

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
Lighting								
Interior Lighting								
Fluorescent	90%			2044	* *	10	$67,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2034	$70,500	10	$9,900	
Exit, Battery	50%			2034	$59,500	10	$2,800	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$157,600	1	$30,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System Only								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$216,600	1-3	$50,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$195,200	5	$25,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2032	$731,900	1	$81,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Boiler Burners Were Converted To Fire No. 4 Fuel Oil								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	20%			2029	$316,000	1	$10,100	
Convector/Radiator	80%			2039	* *	1	$21,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

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
Heating								
Controls								
Electrical	100%			2029	$466,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	2%			2034	$39,900			
Window/Wall Unit	5%	2-4	$9,500	2034	$15,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects, Rooms 309, 300								
Window/Wall Unit	28%			2029	$89,100	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	20%			2034	$74,500	2	$500	
Roof	80%			2034	$130,300	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$406,000	4	$8,100	
Sanitary Piping								
Cast Iron	10%	2-4	$63,500	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Throughout Basement, Heavy Internal Pipe Corrosion								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$5,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Yard And Roof								
Sump Pump(s)								
Non-Submersible	100%			2029	$16,800	4	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2029	$44,000	4	$3,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
No Component	95%							
Generic	5%			2039	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : For Boiler Feed								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY**		
Address	: **95-16 89TH AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q262**
Program / Asset #	: **BOE1071.000 / 14417**	**Yr Built/Renovated**	: **2008 / 2015**
Area Sq Ft	: **48,243**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3**		
Block	: **8975** **Lot** : **100**	**BIN**	: **4860213**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$57,300
Interior Architecture		$104,400
Electrical		$829,100
Mechanical	$197,400	$943,000
Site Pavements	$293,700	
Total	**$491,200**	**$1,933,800**
Importance Code A		$57,300
Importance Code B	$491,200	$1,772,100
Importance Code C		$104,400
Total	**$491,200**	**$1,933,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,900	$1,400	$35,300	$4,000
Interior Architecture	$41,600	$6,600		$8,200
Electrical	$5,700	$4,500	$4,700	$6,000
Mechanical	$9,600	$6,600	$42,500	$7,600
Site Enclosure	$300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$74,500**	**$33,600**	**$96,900**	**$40,200**
Importance Code A	$3,300	$1,400	$35,800	$4,000
Importance Code B	$70,900	$27,300	$61,000	$36,200
Importance Code C	$300	$4,800		
Total	**$74,500**	**$33,600**	**$96,900**	**$40,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$57,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$5,900	
Window Wall	2%			2054	* *	5	$4,500	
Windows								
Aluminum	70%			2050	* *	5	$5,600	
Aluminum	30%			2050	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$24,400	
Masonry: Brick Cavity	45%			LIFE	* *	5	$2,400	
Metal Panel	5%			2054	* *	5	$1,000	
Metal Rail	5%			2047	* *	5-10	$4,700	
Roof								
IRMA/Protected Membrane	95%			2039	* *	10	$32,500	
Roll Roofing	5%			2033	$11,400	5	$2,900	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5		
Glass: Special Gauge	50%			LIFE	* *	1		
Interior								
Floors								
Carpet	2%			2033	$26,200	3	$2,900	
Cast in Place Concrete	5%			LIFE	* *	5	$7,900	
Ceramic Tile	5%			2043	* *	5	$3,600	
Quarry Tile	5%			2047	* *	5	$5,400	
Vinyl Tile	83%			2039	* *	3	$30,000	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$9,700	
Glass: Single Pane	5%			LIFE	* *	5	$7,300	
Gypsum Board	90%			LIFE	* *	5	$104,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	$61,400	
Gypsum Board	10%			LIFE	* *	5	$9,000	
Metal Panel	5%			LIFE	* *	5	$4,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	4+	$300	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Chain Link	30%			2054	* *			
Iron Picket	65%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

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
Site Pavements								
On-Site Walkways								
Asphalt	10%			2043	* *			
Cast in Place Concrete	90%			2047	* *			
Activity Yard								
Asphalt	80%	Now	$168,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 1%								
Location : Near Basketball Court								
Rubber Matting	20%	Now	$124,800	2044	* *			
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$662,700	10	$39,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	$73,600	10	$4,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	$41,500	10	$5,800	
Exit, Battery	50%			2034	$35,000	10	$1,600	
Exterior Lighting								
LED	10%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$300	
Alarm								
Security System								
Generic	50%			2034	$46,400	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$46,400	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$30,600	

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
Heating								
Energy Source								
Electricity	10%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs, Entrances, Mechanical Rooms, Other Locations								
Explanation : Electric Heating								
Natural Gas	90%			2054	* *	1		
Conversion Equipment								
Radiant Heater	10%			2039	* *	2	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs, Entrances, Mechanical Rooms, Other Locations								
Explanation : Electric Cabinet / Unit Heaters And Air Curtains								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Rooftop Packaged Units Provide Heating And Cooling, Reported Under Air Conditioning								
Controls								
Digital	100%			2027	$141,900			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2034	$788,500	2	$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : 4 Units, R407c Refrigerant							
Split Unit	5%			2034	$58,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Telecom Room, Kitchen Dry Storage, Elevator Machine Room							
	Explanation : Location Noted							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,900	
Exhaust Fans								
Roof	100%			2034	$95,900	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$25,900	4	$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Janitor Closet C05							
	Explanation : 1 Duplex Set							
Backflow Preventer								
Generic	100%			2034	$22,100	1	$3,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hot Water Heater Room 307							
	Explanation : 1 Unit, 270 Mbh Input							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hot Water Heater Room 307							
	Explanation : 1 Unit, 250 Gallons Approx.							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$13,500	
Fire Pump								
Generic	100%			2037	* *	1	$9,000	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS**
Address : **371 89TH STREET**
Borough : **BROOKLYN**
Agency's Number : **K264**
Program / Asset # : **BOE1131.000 / 14877**
Yr Built/Renovated :
Area Sq Ft : **73,000**
Project Type : **EDUCATION**
Date of Survey : **09-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **6062** **Lot** : **141** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$147,200	$118,300
Mechanical		$112,000
Total	**$147,200**	**$230,300**
Importance Code A	$147,200	$118,300
Importance Code B		$112,000
Total	**$147,200**	**$230,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,800		$10,800	$11,300
Interior Architecture		$3,700	$8,900	$28,300
Electrical	$6,800	$62,800	$9,100	$6,800
Mechanical	$11,700	$11,200	$16,900	$12,700
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$52,700**	**$92,100**	**$60,100**	**$73,500**
Importance Code A	$23,500	$3,800	$14,400	$14,900
Importance Code B	$29,300	$88,300	$45,700	$58,600
Importance Code C				
Total	**$52,700**	**$92,100**	**$60,100**	**$73,500**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$29,800	
Glass Block	5%	Now	$19,800	LIFE	* *	5	$2,400	
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Stairway*								
Masonry: Brick	70%	4+	$90,000	LIFE	* *	5	$53,400	
Expansion Joint Failure, Extent : Light, Area Affected : 5% *Location : Throughout*								
Metal Panel	15%			2059	* *	5-10	$78,600	
Window Wall	5%			2059	* *	5	$14,300	
Windows								
Aluminum	95%			2055	* *	5	$13,400	
Metal Louvers	5%			2046	* *	10	$4,400	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$64,900	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,900	
Masonry: Brick	30%			LIFE	* *	5	$3,800	
Metal Panel	15%			2059	* *	5	$7,300	
Roof								
IRMA/Protected Membrane	90%			2041	* *	10	$31,700	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100% *Location : Throughout*								
Plaza Roof: Stone Panels	10%			2059	* *			
Soffits								
Exposed Struc: Steel	35%			LIFE	* *	5	$6,200	
Stucco Cement	65%			2050	* *	5	$9,200	
Interior								
Floors								
Carpet	5%			2032	$71,400	3	$5,900	
Cast in Place Concrete	5%			LIFE	* *	5	$8,600	
Ceramic Tile	10%			2046	* *	5	$7,900	
Quarry Tile	5%			2050	* *	5	$5,900	
Vinyl Tile	70%			2041	* *	3	$20,700	
Wood	5%			2068	* *	5	$7,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2046	* *	5	$61,600	
Concrete Masonry Unit	15%			LIFE	* *	5	$12,300	
Gypsum Board	40%			LIFE	* *	5	$49,200	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%			2050	* *	5	$50,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$22,700	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	30%			2046	* *			
Cast in Place Concrete	20%			2050	* *			
Rubber Matting	50%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	95%			2049	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	60%			2038	* *	10	$40,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2038	* *	10	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lights								
LED	30%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,800	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								
Security System								
Generic	100%			2038	* *	1	$27,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Lobby, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$45,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	75%			2038	* *	1	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units								
Hot Water Boiler	25%			2046	* *	1	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	25%			2055	* *	4	$1,400	
No Component	75%							
Terminal Devices								
Convector/Radiator	25%			2046	* *	1	$5,900	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$4,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,700	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,900	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$20,400	
Fire Pump								
Generic	100%			2042	* *	1	$13,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 75 Sqare Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL**		
Address	: **213 EAST 63RD STREET BTWN: 2ND AVE - 3RD AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M267**
Program / Asset #	: **BOE1073.000 / 14419**	**Yr Built/Renovated**	: **1917 / 2008**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jun-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,6,7,Ph**		
Block	: **1418** **Lot** : **7**	**BIN**	: **1087680**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$134,500	$79,700
Interior Architecture		$83,200
Electrical		$942,800
Mechanical		$2,121,400
Total	**$134,500**	**$3,227,200**
Importance Code A	$134,500	$79,700
Importance Code B		$3,064,300
Importance Code C		$83,200
Total	**$134,500**	**$3,227,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,300	$2,400		$500
Interior Architecture	$78,900	$11,000	$4,200	
Electrical	$9,000	$10,300	$12,500	$9,200
Mechanical	$36,200	$18,100	$15,100	$22,600
Elevators/Escalators	$23,800	$23,800	$23,800	$23,800
Total	**$163,100**	**$65,600**	**$55,500**	**$56,100**
Importance Code A	$15,300	$4,000		$600
Importance Code B	$103,200	$61,600	$55,500	$55,500
Importance Code C	$44,600			
Total	**$163,100**	**$65,600**	**$55,500**	**$56,100**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$35,400	
Masonry: Brick	88%	Now	$134,500	LIFE	* *	5	$79,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Eastern Facade								
Masonry: Granite	2%			LIFE	* *	5	$1,400	
Masonry: Limestone	5%			LIFE	* *	5	$3,400	
Windows								
Aluminum	80%			2051	* *	5	$2,800	
Aluminum	20%			2051	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Story, 5th Floor, Stairs								
Explanation : Protective Metal Grilles								
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	$2,500	
Metal Panel	3%			2055	* *	5	$1,000	
Metal Security Bars	40%			2063	* *			
Stucco Cement	7%			2048	* *	5	$1,600	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sloped Roof								
Explanation : Sloped Roof Penthouse								
Roof								
Clay Tile	25%			2055	* *	10	$10,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : East And West Bulkheads								
Explanation : Spanish Tile								
IRMA/Protected Membrane	75%	4+	$15,300	2040	* *			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Mechanical Area								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Between Paver Joints. Mechanical Area								
Soffits								
Metal/Glass Curt Wall	30%			LIFE	* *	5	$600	
Metal: Cage/Fence	70%			2048	* *	5	$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	10%			2044	* *	5	$8,400	
Quarry Tile	5%			2048	* *	5	$6,300	
Vinyl Tile	75%			2040	* *	3	$23,600	
Wood	5%	0-2	$12,800	2063	* *	5	$3,900	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium								

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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Interior								
Interior Walls								
Ceramic Tile	20%	0-2	$44,600	2044	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Cafeteria And Corridors								
Gypsum Board	70%			LIFE	* *	5	$83,200	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	Now	$21,500	2048	* *	5	$31,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Steel	8%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Bulkhead Ceilings								
Explanation : Steel Beams And Girders								
Exposed Struc: Steel	7%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 6th, 7th Floors								
Explanation : Metal Decking								
Gypsum Board	3%			LIFE	* *	5	$3,200	
Masonry: Infill Arch	7%			LIFE	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Cast in Place Concrete	100%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Padding On Adjacent Walls								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$200	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2048	* *	5	$300	
Variable Frequency Drive	30%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Fire Pump Room								
Explanation : Water Main Pipe Grounded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$16,900	
Generators								
Diesel	100%			2044	* *	1	$21,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Roof								
Explanation : 250 Kilovolt Amperes, 200 Kilowatt Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,000	
Fuel Storage								
Day Tank	10%			2051	* *	5		
Main Tank	90%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	$755,600	10	$45,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	$84,000	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2035	$17,300	1		
Exit, Service	50%			2035	$12,100	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$400	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Alarm								
Security System								
Generic	50%			2035	$52,900	1	$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$33,900	

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
Heating								
Energy Source								
Utility Steam	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	* *	5	$3,300	
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	50%			2035	$529,900	1	$17,000	
Convector/Radiator	50%			2048	* *	1	$8,900	
Controls								
Electrical	100%			2033	$313,100			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2040	* *	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rooftop Packaged Air Conditioning Unit Serves Gymnasium								
Split Unit	10%			2035	$133,700			
Water Cooled interior Pkg Unit	60%			2033	$606,800	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : 5 Units								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2055	* *	4	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 7th Floor Mechanical Equipment Room								
Explanation : Condenser Water Pumps From Packaged Air Conditioner To Cooling Tower On The Roof								
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	$146,000	1	$1,800	
No Component	90%							
Heat Rejection								
Evaporative Condenser	10%			2035	$25,100	2	$3,800	
Water Cooling Tower	60%			2036	$145,100	2	$33,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,700	
Exhaust Fans								
Interior	75%			2035	$187,300	2	$1,300	
Roof	25%			2035	$27,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	$15,800	2065	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 3 Malfunction Units. They Have Not Worked For Years. The Building Without Hot Water For Years.								

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DEPARTMENT OF EDUCATION - 040

P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$7,100	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 30%								
Location : Constantly Clogged In 5th Floor Bathrooms								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$11,300	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2035	$29,500	4	$3,300	
Backflow Preventer								
Generic	100%			2040	* *	1	$3,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 2 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor To Penthouse								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$27,700	
Sprinkler								
Generic	100%			2055	* *	1-2	$15,400	
Fire Pump								
Generic	100%			2044	* *	1	$10,300	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 268 - BK**		
Address	: **133 EAST 53RD STREET BTWN: WINTHROP ST., CLARKSON A**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K268**
Program / Asset #	: **BOE0557.000 / 2818**	**Yr Built/Renovated**	: **1953 / 2001**
Area Sq Ft	: **71,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4623** **Lot** : **28**	**BIN**	: **3100292**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$659,400	$1,035,600
Interior Architecture	$410,300	
Electrical	$1,221,500	$354,500
Mechanical	$190,200	$2,225,200
Site Pavements	$59,100	
Total	**$2,540,400**	**$3,615,200**
Importance Code A	$722,800	$1,035,600
Importance Code B	$1,817,700	$2,579,700
Total	**$2,540,400**	**$3,615,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,000			$14,500
Interior Architecture	$103,700	$700		$5,300
Electrical	$11,500	$6,600	$8,300	$7,100
Mechanical	$124,700	$12,000	$13,600	$12,000
Site Pavements	$49,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$309,700**	**$26,500**	**$29,100**	**$46,200**
Importance Code A	$13,000	$7,000	$7,200	$21,600
Importance Code B	$296,700	$18,800	$21,900	$24,600
Importance Code C		$700		
Total	**$309,700**	**$26,500**	**$29,100**	**$46,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Exterior								
Exterior Walls								
Glass Block	5%	Now	$6,900	LIFE	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Prekindergarten, Room 139, Stair A And Gymnasium								
Masonry: Brick Cavity	85%	4+	$99,900	LIFE	* *	5	$22,400	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Penthouse								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Exteior Wall Facing Play Yard								
Masonry: Limestone	10%			LIFE	* *	5	$2,000	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	90%			2050	* *	5	$29,100	
Steel	10%	Now	$248,800	2059	* *	5	$20,200	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Stairs And Penthouse								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Stairs Bulkheads								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5		
Masonry: Limestone	5%			LIFE	* *	5		
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Rail	10%			2047	* *	5-10		
Roof								
Built-Up (BUR)	95%	Now	$310,700	2034	$1,035,600			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Gymnasium, Cafeteria And Auditorium								
Copper/Terne	5%	Now	$6,100	2062	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stair A, B, C And D								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$47,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$11,600	
Ceramic Tile	2%	Now	$61,500	2049	* *	5	$500	
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Toilet Rooms								
Ceramic Tile	1%			2047	* *	5	$500	
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Boys And Girls Toilet Rooms								
Terrazzo	2%			LIFE	* *	5	$800	
Vinyl Tile	30%			2039	* *	3	$8,000	
Vinyl Tile 9" X 9"	8%	Now	$348,800	2042	* *	3	$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement Corridors, B23 Through B23, Basement Classrooms								
Vinyl Tile 9" X 9"	42%			2042	* *	3	$11,200	
Wood	5%			2062	* *	5	$5,000	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,000	
Marble Panels	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$4,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	Now	$8,000	2047	* *	5	$6,100	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium, Cafeteria And Auditorium								
AcousTileSusp.Lay-In	15%			2047	* *	5	$14,500	
Exposed Struc: Concrete	15%	Now	$44,600	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Boiler Room								
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : Basement Boiler Room								
Plaster	60%	Now	$36,200	LIFE	* *	5	$36,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads And Auditorium								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Room 317 At Windows								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Iron Picket	60%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 53rd Street Side								
On-Site Walkways								
Cast in Place Concrete	95%			2039	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Asphalt	60%	Now	$15,000	2043	* *			
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Play Equipment Area								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Play Equipment Area								
Explanation : Drains Are Inadequate								
Cast in Place Concrete	30%			2047	* *			
Rubber Matting	10%	Now	$59,100	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Play Equipment Area								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Play Yard Mats								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Electrical Service Switches Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	70%			2034	$103,600	1		
Conduit	30%			2054	* *	1		
Panelboards								
Molded Case Bkrs	50%			2050	* *	5	$900	
Molded Case Bkrs	50%	4+	$4,600	2033	$92,000	5	$500	
Mech. Misoperation, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Equipment Trip Circuits								
Wiring								
Thermoplastic	100%			2054	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Locally Mounted	20%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$975,400	10	$58,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Observed								
Egress Lighting								
Emergency, Battery	50%			2034	$61,000	10	$8,600	
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
LED	18%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Canopy And Exterior Soffits								
Explanation : LED Lighting								
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$13,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside And Hallways								
Explanation : Surveillance Cameras								
Generic	50%	4+	$1,400	2039	* *	1	$11,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System. Panic Alarm Not Working								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$187,500	1-3	$43,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations And Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$63,400	2039	* *	1	$63,300	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room. Leaking Valve For The Feed Water Tank								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	2-4	$29,100	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Unit Heating Coil In Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 30%								
Location : Faulty Floats At Water Fill Tank In Boiler								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Thermostats And Valves Throughout								
Explanation : Controls Issues.								
Terminal Devices								
Air Handler	20%	Now	$13,700	2034	$273,600	1	$7,900	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Blower Not Working								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Blower In Basement								
Explanation : Faulty Flexible Connector.								
Convector/Radiator	80%	0-2	$23,800	2039	* *	1	$16,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of The Radiator Is Not Working								
Controls								
Pneumatic	100%			2032	$1,405,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%	Now	$71,700	2039	* *	2	$500	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Rooftop Package Units No. 1 And No. 2 Are Not Working Due To Defective Compresssors								
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : Lower Roof								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Lower Roof								
Explanation : Both Units Are Out Of Service Due To Defective Valves								
Split Unit	10%			2034	$172,600			
Window/Wall Unit	20%	0-2	$1,100	2029	$55,100	1		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2039	* *	1	$6,600	
Fan Coil - 2 Pipe	10%			2034	$99,800	1	$2,300	
No Component	75%							
Heat Rejection								
Dry Cooler	10%			2034	$15,000	2	$4,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	$25,500	LIFE	* *	2-5	$15,800	
Faulty Air Intake, Extent : Severe, Area Affected : 100%								
Location : Outside Air Dampers For Boiler No. 2 And Hot Water Heater.								
No Component	60%							
Exhaust Fans								
Interior	85%	0-2	$13,700	2034	$274,100	2	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Exhaust Leaking Oil At Bearing Chamber								
Roof	15%			2034	$21,200	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	* *	1		
Galvanized Steel	50%	Now	$9,300	2039	* *	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Mixing Valve For Cafeteria Is Broken								
Corroded, Extent : Severe, Area Affected : 60%								
Location : Main Water Service Valves In Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Cold Water Piping Leaking In Basement								
Not Insulated, Extent : Moderate, Area Affected : 40%								
Location : Water Supply Piping In Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 180 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$5,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Area Drains Back Ups In Various Locations								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,300	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,200	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To Ground Floor								
Explanation : Elevator Is Out Of Services. Leaking From Shaft								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 268 - Q**
Address : **92-07 175TH STREET @JAMAICA AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE1036.000 / 13589**
Area Sq Ft : **100,106**
Date of Survey : **11-Dec-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,Ph**
Block : **10215** **Lot** : **1**
Agency's Number : **Q268**
Yr Built/Renovated : **2003 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4217573**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$523,600	$341,300
Interior Architecture	$175,700	$59,900
Electrical		$360,600
Mechanical		$2,105,800
Total	**$699,300**	**$2,867,700**
Importance Code A	$523,600	$341,300
Importance Code B	$63,800	$2,526,400
Importance Code C	$112,000	
Total	**$699,300**	**$2,867,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,400			
Interior Architecture	$107,300		$26,700	$2,000
Electrical	$28,900	$14,400	$18,200	$16,300
Mechanical	$66,600	$54,700	$44,200	$49,300
Site Enclosure	$200			
Site Pavements	$57,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$343,700**	**$83,500**	**$103,500**	**$82,000**
Importance Code A	$78,300	$9,900	$9,900	$9,900
Importance Code B	$234,100	$73,600	$93,600	$70,100
Importance Code C	$31,200			$2,000
Total	**$343,700**	**$83,500**	**$103,500**	**$82,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	2-4	$523,600	LIFE	* *	5	$117,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Panel	5%			2056	* *	5-10	$47,500	
Window Wall	10%	Now	$8,600	2056	* *	5	$25,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : West Stairwell At Upper Floor								
Windows								
Aluminum	80%			2052	* *	5	$11,000	
Aluminum w/ Guards	15%			2052	* *	5	$2,100	
Metal Louvers	5%			2045	* *	10	$4,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	$2,600	LIFE	* *	5	$5,400	
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	75%	Now	$27,200	LIFE	* *	5	$10,500	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Main Roof And Penthouse Roof								
Metal: Cage/Fence	20%	0-2	$3,400	2049	* *	5	$9,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Roof Activity Yard								
Roof								
Built-Up (BUR)	40%			2036	$223,900	10	$18,700	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Room 415								
Paver: Asphalt	60%	2-4	$20,000	2045	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Roof Activity Yard								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Roof Activity Yard								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$13,100	LIFE	* *	5	$16,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Electrical Room								
Mosaic Tile	3%			2049	* *	5	$11,200	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Various Basement Rooms								
Quarry Tile	5%	4+	$11,300	2049	* *	5	$5,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Kitchen Area								
Sheet Vinyl/Rubber	2%			2041	* *	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$11,700	
Vinyl Tile	75%			2041	* *	3	$42,100	
Wood	5%			2064	* *	5	$14,000	
Interior Walls								
Ceramic Tile	4%			2045	* *	5	$4,000	
Concrete Masonry Unit	58%	4+	$112,000	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Rooms And Penthouse								
Gypsum Board	5%			LIFE	* *	5-10	$8,500	
Metal: Cage/Fence	5%			LIFE	* *	10	$1,000	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$12,500	
Wood	3%			LIFE	* *	5	$24,100	
Ceilings								
AcousTileSusp.Lay-In	75%	Now	$38,300	2049	* *	5	$56,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Basement Locations								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Various Basement Locations								
AcousTileSusp.Lay-In	5%	0-2	$25,500	2041	* *	5	$3,700	
Staining/Discoloring, Extent : Severe, Area Affected : 40%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Exposed Struc: Steel	10%			LIFE	* *	10	$30,000	
Gypsum Board	5%	Now	$6,700	LIFE	* *	5	$9,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : All Levels In Stair C								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : All Levels In Stair C								
Metal Panel	5%			LIFE	* *	5	$18,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	4+	$200	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Play Yard								
Chain Link	15%			2056	* *			
Iron Picket	75%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	0-2	$35,700	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Pavers/Stone	5%	Now	$21,100	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Tree Pits								
Sinking/Subsiding, Extent : Severe, Area Affected : 60%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	20%			2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	80%	0-2	$1,000	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 3000, 2000 And 1200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$30,800	
Generators								
Diesel	100%			2039	* *	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Room C14								
Explanation : Emergency Generator Rated At 455 Kilowatts, 569 Kilo-volt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$22,300	
Fuel Storage								
Day Tank	25%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 100 Gallons Rated Capacity								
Main Tank	75%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2036	$31,600	1		
Exit, Service	10%			2036	$4,400	1		
Exit, Battery	40%			2041	* *	10	$2,700	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$500	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$96,200	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$264,400	1-3	$63,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 8,500 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$99,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. No.2 Is Under Repair.								
Distribution								
Steam Piping/Pump	100%			2056	* *			
Terminal Devices								
Air Handler	50%			2041	* *	1	$31,000	
Convector/Radiator	40%			2049	* *	1	$12,900	
Unit Heater - Steam	10%			2041	* *	4	$900	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2031	$1,436,600	1	$44,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers, Penthouse								
Split Unit	5%			2031	$121,700			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Communication Room And Elevator Room								

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2056	* *	4	$7,000	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2041	* *	1	$58,800	
Fan Coil - 2 Pipe	5%			2036	$156,400	1	$1,600	
Heat Rejection								
Air Cooled Condenser Unit	95%			2036	$281,900	2	$66,200	
Evaporative Condenser	5%			2036	$26,900	2	$3,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,400	
Exhaust Fans								
Interior	80%			2041	* *	2	$2,500	
Roof	20%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$20,500	4	$3,200	
Sewage Ejector(s)								
Electric	100%			2036	$53,700	4	$6,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To Penthouse. Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$50,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

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
Fire Suppression								
Sprinkler								
Generic	100%			2056	* *	1-2	$28,000	
Fire Pump								
Generic	100%			2045	* *	1	$18,700	
Chemical System								
Wet	100%			2034	$55,600	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 90 Square Foot Hood							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 269 - BK**				
Address	: **1957 NOSTRAND AVENUE @ FOSTER AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K269**
Program / Asset #	: **BOE0558.000 / 2617**			**Yr Built/Renovated**	: **1952 / 2001**
Area Sq Ft	: **81,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **4994**	**Lot**	: **23**	**BIN**	: **3113780**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$701,800	$114,900
Interior Architecture	$3,381,600	$847,400
Electrical	$684,300	$1,237,100
Mechanical	$1,704,600	$3,854,400
Site Enclosure	$70,800	
Site Pavements		$252,400
Total	**$6,543,000**	**$6,306,100**
Importance Code A	$701,800	$837,800
Importance Code B	$5,359,800	$4,834,000
Importance Code C	$481,400	$634,300
Total	**$6,543,000**	**$6,306,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,100	$38,800	$18,700	
Interior Architecture	$82,500	$13,600		$16,100
Electrical	$52,200	$13,500	$13,200	$14,700
Mechanical	$139,400	$159,500	$24,600	$15,600
Site Pavements	$81,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$367,600**	**$232,600**	**$63,600**	**$53,600**
Importance Code A	$35,900	$47,000	$26,700	$8,000
Importance Code B	$251,000	$185,600	$37,000	$45,600
Importance Code C	$80,700			
Total	**$367,600**	**$232,600**	**$63,600**	**$53,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Exterior								
Exterior Walls								
Glass Block	2%	Now	$5,100	LIFE	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium And First Floor Corridor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : First Floor Corridor								
Masonry: Brick	93%	Now	$484,300	LIFE	* *	5	$114,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Windows At Gymnasium, Cafeteria, Auditorium								
Masonry: Limestone	2%			LIFE	* *	5	$1,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$12,000	
Windows								
Aluminum	100%			2049	* *	5	$37,300	
Parapets								
Masonry: Brick	55%	Now	$61,000	LIFE	* *	5	$9,400	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Metal Panel	15%			2043	* *	5	$9,900	
Metal Rail	15%			2046	* *	5-10	$46,400	
Metal: Cage/Fence	10%			2046	* *	5-10	$13,300	
Roof								
IRMA/Protected Membrane	25%			2038	* *	10	$21,200	
Metal Panel	5%			2046	* *	10	$7,800	
Modified Bitumen	15%			2038	* *	10	$12,700	
Modified Bitumen	55%	Now	$156,400	2038	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Roof								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Roof								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$500	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Interior								
Floors								
Ceramic Tile	5%			2036	$465,500	5	$8,100	
Quarry Tile	5%			2038	* *	5	$12,100	
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	65%	Now	$296,500	2038	* *	3	$39,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1973 Addition Throughout								
Vinyl Tile 9" X 9"	15%	Now	$99,000	2028	$1,980,700	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Landings 1952 Addition								
Wood	5%			2048	* *	5	$15,100	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$19,100	2036	$381,900	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	10%	Now	$130,500	LIFE	* *	5	$5,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Plaster	55%	Now	$92,900	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs To Basement								
SGFT/Glazed Masonry	30%	Now	$187,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Corridors Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Corridors Throughout								
Ceilings								
AcousTile,Adhered	15%	Now	$79,700	2038	* *	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors And Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	50%			LIFE	* *	5	$12,600	
Fiber Board	20%	Now	$25,800	2028	$515,100			
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Corridor								
Plaster	15%	Now	$37,700	LIFE	* *	5	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium And 3rd Floor Classrooms								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	Now	$70,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rear Parking Lot								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$19,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Southwest Side Of Building								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Southwest Side Of Building								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$36,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Of Building								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	90%	Now	$25,200	2036	$252,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	10%			2046	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2033	$34,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	25%			2042	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$300	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$1,900	
Wiring								
Thermoplastic	100%			2033	$298,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$24,900	
Generators								
Natural Gas	100%			2029	$142,000	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 135 Kilowatt								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,000	
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$234,900	2038	* *			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors And Classrooms								
Explanation : Ballast Failures								
LED	5%	Now	$11,500	2038	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Fixtures Failed								
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, Service	40%			2033	$14,300	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Lighting								
Exterior Lighting								
HID	10%	Now	$19,400	2033	$38,700			
Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%								
Location : Roof And Outside Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$93,400	2033	$155,700	1	$27,200	
Control Panel Damaged, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$10,700	2028	$213,900	1-3	$45,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Panel In Lobby								
Explanation : Battery Failure								

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
Heating								
Energy Source								
Fuel Oil No 4	75%	Now	$2,900	2033	$144,700	5	$9,400	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room - Petrometer Fuel Gauges Are Not Working								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Building Exterior - Underground								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior - Underground								
Explanation : 2 Tanks, 7500 Gallons Each								
Natural Gas	25%			2033	$5,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Heating								
Conversion Equipment								
Steam Boiler	75%	Now	$27,100	2031	$542,200	1	$54,100	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room - Defective/ Leaking, Two Feedwater Pumps And One Vacuum Pump								
Not Insulated, Extent : Severe, Area Affected : 50%								
Location : Basement - Boiler Room - Boiler No.1 (Partially Insulated)								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, Oil Fired, 4465 Lbs/hr Each								
Steam Boiler	25%	Now	$3,600	2031	$180,700	1	$18,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room - Safety Valves Leaking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, Gas Fired, 1811 Mbh Net								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Steam Piping/Pump	90%	Now	$119,600	2033	$597,800			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement - 200 Linear Feet Approximately. Piping Leaks								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	10%	Now	$15,600	2028	$156,100	1	$4,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room - Gymnasium Blower - Leaky Heating Coil								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room - Gymnasium Blower								
Convector/Radiator	5%	Now	$33,900	2053	* *	1	$1,200	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Hallway By Auditorium Stage, Staircases F And G								
Convector/Radiator	85%			2031	$576,500	1	$22,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Heating								
Controls								
Digital	15%			2027	$357,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Pneumatic	20%	Now	$320,600	2038	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Gymnasium, Cafeteria								
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	40%			2032	$59,300	1		
Electricity	40%			2058	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
Solar Panels	20%			2063	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Conversion Equipment								
Split Unit	5%			2033	$98,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room								
Explanation : Location Noted								
Window/Wall Unit	30%			2033	$94,300	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms								
Window/Wall Unit	30%	Now	$94,300	2033	$94,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	35%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	$15,800	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2028	$155,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Auditorium Unit								
No Component	85%							

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	15%			2028	$23,400	2	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Auditorium Condensing Unit, 30 Tons Approximately								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,200	
Exhaust Fans								
Interior	70%			2028	$257,500	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	30%			2028	$48,300	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,065,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	20%			2028	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit, 30 Gallons								
Gas Fired	40%			2027	$14,000	2		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 1 Of 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One 74 Gallon Unit								
No Component	40%							
HW Heat Exchanger								
Steam Fired	100%	Now	$80,200	2033	$401,100	4	$8,000	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%	Now	$104,500	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms At Sink And Fountain Combo Units								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2028	$16,600	4	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sewage Ejector(s)								
Electric	100%			2028	$43,400	4	$4,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Ejector Pump Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 150 Mbh Input Approximately								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$34,400	1-2	$700	
Chemical System								
Generic	100%			2027	$59,500	1-10	$29,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Kitchen (Electric Appliances Under Hood, Abandoned In Place)								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Kitchen (Electric Appliances Under Hood)								
Explanation : Abandoned In Place								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 270 - BK**
Address : **241 EMERSON PLACE BTWN: WILLOUGHBY AVE, DEAD END**
Borough : **BROOKLYN** | **Agency's Number** : **K270**
Program / Asset # : **BOE0559.000 / 2744** | **Yr Built/Renovated** : **1959 / 2002**
Area Sq Ft : **72,000** | **Project Type** : **EDUCATION**
Date of Survey : **28-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3**
Block : **1923** **Lot** : **1** **BIN** : **3331567**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$142,600	$438,600
Interior Architecture	$1,999,200	$117,900
Electrical	$374,100	$669,500
Mechanical	$2,534,600	$1,753,400
Site Pavements	$53,000	
Total	**$5,103,500**	**$2,979,200**
Importance Code A	$142,600	$1,081,200
Importance Code B	$4,861,000	$1,898,100
Importance Code C	$99,800	
Total	**$5,103,500**	**$2,979,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,200		$49,000	$25,900
Interior Architecture	$48,100		$19,400	$10,100
Electrical	$7,000	$7,600	$58,700	$6,800
Mechanical	$28,900	$14,000	$26,700	$11,200
Site Enclosure	$2,200			
Site Pavements	$36,300			
Total	**$148,800**	**$21,600**	**$153,800**	**$54,100**
Importance Code A	$39,100	$7,100	$56,300	$33,100
Importance Code B	$71,200	$14,400	$97,500	$21,000
Importance Code C	$38,600			
Total	**$148,800**	**$21,600**	**$153,800**	**$54,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	55%			LIFE	* *	5	$48,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal/Glass Curt Wall	40%			LIFE	* *	5	$65,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	90%	Now	$142,600	2050	* *	5	$14,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Window Guards								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Louvers	10%			2043	* *	10	$20,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Windows								
Explanation : Repairs In Progress.								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$12,300	
Masonry: Brick Cavity	80%	Now	$26,200	LIFE	* *	5	$12,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof Parapets								
Metal Rail	7%			2039	* *	5-10	$20,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Metal: Cage/Fence	3%			2039	* *	5-10	$3,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Roof								
Built-Up (BUR)	45%			2034	$372,800	10	$31,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
IRMA/Protected Membrane	50%			2039	* *	10	$34,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Roll Roofing	5%			2030	$23,000	5	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Repairs In Progress								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,300	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Basement Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Floor								
Explanation : Painted Flooring Finish Worn Out.								
Ceramic Tile	5%	4+	$42,600	2037	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 1st And 3rd Floor Bathrooms								
Quarry Tile	5%			2047	* *	5	$11,100	
Terrazzo	5%			LIFE	* *	5	$5,800	
Vinyl Tile	55%	Now	$229,600	2039	* *	3	$30,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria Floor								
Vinyl Tile 9" X 9"	10%			2029	$1,208,500	3	$5,500	
Wood	10%			2049	* *	5	$27,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$5,300	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	45%	4+	$99,800	LIFE	* *	5	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$121,600	2039	* *	5	$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2039	* *	5	$7,400	
Exposed Struc: Concrete	15%	0-2	$339,700	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$117,900			
Plaster	45%			LIFE	* *	5	$41,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	35%	Now	$2,200	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Low Fence Located In Driveway								
Iron Picket	65%			2054	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$53,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : At Front Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Yard								
Parking/Driveway								
Asphalt	20%	Now	$3,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Driveway Area								
Cast in Place Concrete	80%	Now	$33,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Driveway Area								
Activity Yard								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$199,700	5	$1,900	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	80%			2033	$147,100	5	$1,500	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$184,000	2059	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	65%			2039	* *	10	$42,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2039	* *	10	$6,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	25%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, First Floor								
Explanation : Location Observed								
Egress Lighting								
Emergency, Battery	50%			2034	$61,900	10	$8,700	
Exit, Service	50%			2034	$15,900	1		
Exterior Lighting								
HID	10%			2034	$34,400	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$138,400	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : Security System Consists Of An Intrusion Alarm System. There Is No CCTV System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$190,200	1-3	$44,400	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$22,300	

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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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Heating								
Conversion Equipment								
Steam Boiler	100%	2-4	$12,900	2032	$642,600	1	$64,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two Units. Leaking Tubes In Boiler No. 2								
Distribution								
Steam Piping/Pump	100%	2-4	$11,800	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Leaky Steam Valves								
Terminal Devices								
Air Handler	20%			2029	$277,500	1	$8,900	
Convector/Radiator	80%			2039	* *	1	$18,600	
Controls								
Digital	100%			2029	$2,117,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2029	$139,600	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,100	
Exhaust Fans								
Interior	40%			2034	$130,800	2	$900	
Roof	60%			2034	$85,800	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2054	* *	1		
Galvanized Steel	95%			2032	$894,100	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Service Valves In Basement								
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2042	* *	4	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,300	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 272 - BK**				
Address	: **101-24 SEAVIEW AVENUE BTWN: EAST 101 ST., EAST 102 S**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K272**	
Program / Asset #	: **BOE0561.000 / 1279**		**Yr Built/Renovated**	: **1957 / 2015**	
Area Sq Ft	: **80,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Jul-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,3**				
Block	: **8329**	**Lot** : **250**	**BIN**	: **3235262**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$85,200	$1,523,700
Interior Architecture	$3,466,300	$229,800
Electrical	$515,100	$1,553,700
Mechanical	$2,158,600	$3,492,100
Site Pavements	$219,200	
Total	**$6,444,400**	**$6,799,400**
Importance Code A	$85,200	$2,237,700
Importance Code B	$5,687,700	$4,561,600
Importance Code C	$671,500	
Total	**$6,444,400**	**$6,799,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,600	$1,000		$10,400
Interior Architecture	$45,500	$7,900	$3,200	$15,400
Electrical	$9,000	$8,600	$7,600	$23,000
Mechanical	$106,400	$11,400	$17,500	$23,800
Site Enclosure	$6,700			
Site Pavements	$101,100			
Total	**$308,300**	**$29,000**	**$28,300**	**$72,700**
Importance Code A	$47,500	$8,900	$7,900	$18,500
Importance Code B	$179,700	$20,000	$20,400	$54,200
Importance Code C	$81,100			
Total	**$308,300**	**$29,000**	**$28,300**	**$72,700**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,700	
Masonry: Brick	93%	4+	$85,200	LIFE	* *	5	$50,500	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rear Elevation								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Bulkhead								
Masonry: Limestone	2%			LIFE	* *	5	$800	
Windows								
Aluminum	25%	2-4	$8,900	2043	* *	5	$4,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 2%								
Location : Various Windows								
Aluminum	75%	2-4	$30,700	2043	* *	5	$13,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$9,900	
Metal Panel	5%			2045	* *	5	$2,100	
Roof								
Copper/Terne	3%			2050	* *	10	$9,300	
Modified Bitumen	97%			2035	$1,352,400	10	$120,800	
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Soffits								
Stucco Cement	100%			2048	* *	5	$2,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	5%			2044	* *	5	$6,300	
Sheet Vinyl/Rubber	2%			2035	$169,300	5	$3,800	
Terrazzo	5%			LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Rear Exit And Lobby Area								
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridor								
Vinyl Tile	50%			2040	* *	3	$23,700	
Vinyl Tile 9" X 9"	28%			2030	$2,897,100	3	$17,700	
Wood	5%			2050	* *	5	$11,800	
Interior Walls								
Cast in Place Concrete	10%	Now	$327,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Pit In Basement								
Concrete Masonry Unit	5%	4+	$20,200	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations In The Basement								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,700	
SGFT/Glazed Masonry	25%	0-2	$241,900	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : 1st Floor Corridor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Stairwells								
Ceilings								
AcousTile,Adhered	25%	4+	$20,800	2040	* *	5	$15,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2040	* *	5	$6,300	
Exposed Struc: Concrete	64%			LIFE	* *	5	$12,600	
Fiber Board	3%			2035	$60,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Metal Panel	3%			LIFE	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$6,700	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Northwest Corner Of Building And Southwest Entrance To Play Yard								
Iron Picket	35%			2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Along Seaview Avenue								
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$116,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Along East 102nd Street								
Explanation : Broken/ Missing Curbs								
On-Site Walkways								
Asphalt	60%	Now	$102,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Walkways Between School And Play Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 1%								
Location : Southeast Walkway Near Play Yard								
Cast in Place Concrete	30%	2-4	$13,400	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Exit Ramp And Stairs At East 102nd Street								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Building At Seaview Avenue And East 102nd Street								
Explanation : Cracked/ Crumbling Curbs								
Masonry: Granite	10%	0-2	$40,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Exit Steps Along Seaview Avenue								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Site Pavements								
Activity Yard								
Asphalt	50%	2-4	$6,300	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Schoolyard								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout Schoolyard								
Explanation : Athletic Markings								
Pavers/Stone	20%			2044	* *			
Rubber Matting	30%	4+	$40,700	2045	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnects								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Installed In 2017								
Raceway								
Conduit	100%			2035	$148,100	1		
Panelboards								
Fused Disc Sw	1%			2034	$1,800	5		
Fused Knife Sw	1%			2034	$1,800	5		
Fused Toggle Switch	5%			2034	$9,200	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	80%			2043	* *	5	$1,700	
Molded Case Bkrs	3%			2051	* *	5	$100	
Molded Case Bkrs	10%			2034	$18,400	5	$200	
Wiring								
Braided Cloth	20%			2034	$40,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	80%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2033	$116,200	5	$500	
Obsolete Equipment, Extent : Moderate, Area Affected : 90%								
Location : Mechanical Room								
Locally Mounted	5%			2048	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	88%			2035	$1,074,600	10	$64,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2030	$226,900	2	$200	
LED	1%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
LED	1%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Service	10%			2035	$5,000	1		
Emergency, Battery	40%			2035	$55,000	10	$7,700	
Exit, Battery	50%			2040	* *	10	$2,700	
Exterior Lighting								
Fluorescent	1%			2030	$3,300	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
HID	2%			2030	$7,600	10		
HID	5%			2035	$19,100	10		
LED	2%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2030	$76,900	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2035	$76,900	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$211,300	1-3	$50,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations And Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$190,500	5	$24,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room - One Tank 12,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2033	$714,000	1	$79,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room - 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$32,800	2035	$656,000			
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room - Deteriorated Boiler Main Steam Header And Valves								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Terminal Devices								
Air Handler	20%			2030	$308,300	1	$9,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	80%			2033	$535,900	1	$20,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$31,700	2029	$1,583,200			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Custodian Office, Auditorium, Other Locations - Defective Thermostats And Control Valves								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	8%			2030	$71,900	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Auditorium Roof - 1 Unit								
Split Unit	1%			2035	$19,500			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Telecom Room B4								
Window/Wall Unit	70%			2033	$217,200	1		
Window/Wall Unit	19%			2028	$59,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	2%	Now	$6,200	2035	$6,200	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Computer Room, Library								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	20%			2030	$72,700	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Roof	40%			2030	$63,600	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Roof	40%			2035	$63,600	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$21,000	2035	$1,052,100	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms Pipe Chases - Defective Isolation Valves								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 81 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,500	4	$2,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 20%								
Location : Various Toilet Rooms - Lavatories								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$56,600	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 273 - BK**			
Address	:	**923 JEROME ST. BTWN: WORTMAN AVE., COZINE AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K273**
Program / Asset #	:	**BOE0562.000 / 2540**	**Yr Built/Renovated**	:	**1952 / 2010**
Area Sq Ft	:	**86,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**18-Nov-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,Ph**			
Block	:	**4401** **Lot** : **1**	**BIN**	:	**3097973**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$135,200	$120,800
Interior Architecture	$1,204,400	
Electrical	$989,400	$654,700
Mechanical	$366,600	$4,570,200
Total	**$2,695,700**	**$5,345,800**
Importance Code A	$135,200	$800,100
Importance Code B	$2,382,200	$4,545,700
Importance Code C	$178,200	
Total	**$2,695,700**	**$5,345,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$67,300			
Interior Architecture	$87,200		$2,800	$11,400
Electrical	$3,600	$8,900	$20,900	$9,700
Mechanical	$40,900	$11,000	$46,900	$14,800
Site Enclosure	$6,700			
Site Pavements	$17,800			
Total	**$223,500**	**$19,900**	**$70,700**	**$35,900**
Importance Code A	$74,800	$7,500	$7,700	$7,600
Importance Code B	$122,500	$12,400	$63,000	$28,300
Importance Code C	$26,100			
Total	**$223,500**	**$19,900**	**$70,700**	**$35,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$120,800	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$4,800	
Windows								
Aluminum	100%	2-4	$135,200	2050	* *	5	$13,900	
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$12,500	
Masonry: Brick	65%			LIFE	* *	5	$10,500	
Metal Rail	25%			2047	* *	5-10	$73,000	
Roof								
Metal Panel	5%			2047	* *	10	$6,900	
Modified Bitumen	95%	0-2	$16,000	2039	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Roofs								
Explanation : Solar Panels Installed								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$17,400	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Basement Throughout								
Ceramic Tile	5%	Now	$32,900	2043	* *	5	$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Kitchen And Toilets Throughout								
Terrazzo	3%			LIFE	* *	5	$2,700	
Vinyl Tile	70%			2039	* *	3	$39,900	
Vinyl Tile 9" X 9"	10%	Now	$93,300	2029	$932,900	3	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%	0-2	$17,400	2049	* *	5	$5,300	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$178,200	2037	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$34,800	
SGFT/Glazed Masonry	5%	Now	$19,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	4+	$7,500	2039	* *	5	$14,200	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
AcousTileSusp.Lay-In	5%			2039	* *	5	$5,700	
Exposed Struc: Concrete	50%			LIFE	* *	5	$8,900	
Metal Panel	5%			LIFE	* *	5	$7,100	
Metal Panel	5%			LIFE	* *	5	$7,100	
Plaster	15%			LIFE	* *	5	$10,700	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%	4+	$6,700	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$13,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2047	* *			
Masonry: Granite	25%			LIFE	* *			
Activity Yard								
Asphalt	25%	0-2	$4,800	2043	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Recess Yard								
Rubber Matting	75%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2034	$34,800	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	25%			2060	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 400 Amperes Serving The Solar Panels.								
Transformers								
Dry Type	100%			2051	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolts Amperes, 480 Volts Primary, 277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	75%			2034	$174,800	5	$300	
Fused Disc Sw	25%			2060	* *	5	$100	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2056	* *	5	$200	
Molded Case Bkrs	10%			2042	* *	5	$200	
Molded Case Bkrs	80%			2033	$196,200	5	$1,800	
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2060	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Locally Mounted	20%			2047	* *	5	$100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	6%			2039	* *	10	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
Incandescent	4%			2029	$86,400	2	$100	
LED	20%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$65,400	10	$9,200	
Exit, Service	10%			2029	$3,400	1		
Exit, Service	40%			2039	* *	1		
Exterior Lighting								
HID	15%			2029	$61,600	10		
HID	15%	Now	$61,600	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2029	$165,300	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$227,100	2044	* *	1-3	$48,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$181,200	5	$23,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2032	$679,300	1	$75,400	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$624,100			
Terminal Devices								
Air Handler	25%			2029	$366,600	1	$11,800	
Convector/Radiator	75%			2032	$478,000	1	$18,400	
Controls								
Pneumatic	100%			2035	$1,701,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$92,500			
Window/Wall Unit	50%			2032	$147,600	1		
Window/Wall Unit	10%	0-2	$29,500	2034	$29,500	1		
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Various Locations								
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	75%			2034	$259,200	2	$1,700	
Roof	25%	0-2	$800	2039	* *	2	$500	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 50 Gallon Unit. Water Heater Installation In Boiler Room Has Been Scheduled.								
HW Heat Exchanger								
Steam Fired	100%			2034	$376,900	4	$7,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$17,600	4	$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$32,300	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 273 - Q**		
Address	: **88-07 102ND STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q273**
Program / Asset #	: **BOE1112.000 / 14568**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **33,789**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,4,Ph**		
Block	: **9288** **Lot** : **101**	**BIN**	: **4000000**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$580,700
Mechanical	$210,100	$619,400
Total	**$210,100**	**$1,200,100**
Importance Code B	$210,100	$1,200,100
Total	**$210,100**	**$1,200,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$500		$33,100	$4,800
Interior Architecture	$59,400	$12,900		$6,300
Electrical	$4,100	$3,200	$3,300	$4,200
Mechanical	$28,200	$4,800	$7,300	$5,500
Site Pavements	$2,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$109,400**	**$35,300**	**$58,100**	**$35,200**
Importance Code A	$900		$33,500	$4,800
Importance Code B	$107,100	$23,600	$24,600	$30,400
Importance Code C	$1,500	$11,600		
Total	**$109,400**	**$35,300**	**$58,100**	**$35,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$48,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$8,300	
Windows								
Aluminum	80%			2050	* *	5	$7,600	
Aluminum	20%			2050	* *	5	$1,900	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$6,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,400	
Roof								
IRMA/Protected Membrane	100%			2039	* *	10	$33,100	
Soffits								
Stucco Cement	100%			2047	* *	5	$1,100	
Interior								
Floors								
Carpet	5%	2-4	$13,700	2033	$45,800	3	$3,800	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$5,500	
Ceramic Tile	5%			2043	* *	5	$2,500	
Quarry Tile	5%			2047	* *	5	$3,800	
Vinyl Tile	80%			2039	* *	3	$20,200	
Interior Walls								
Ceramic Tile	20%			2043	* *	5	$23,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$4,700	
Gypsum Board	70%			LIFE	* *	5	$48,900	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	$38,700	2047	* *	5	$22,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$3,200	
Recent Repair Evident, Extent : N/A, Area Affected : 1%								
Location : Cafeteria Soffit								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%			2078	* *			
Retaining Walls								
Cast in Place Concrete	100%			2078	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,500	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Exit 2 On 88th Avenue								
Activity Yard								
Asphalt	55%			2043	* *			
Rubber Matting	45%	4+	$1,300	2039	* *			
Open Seams, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$800	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$490,000	10	$29,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2034	$25,800	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement Corridor, Cafeteria								
Egress Lighting								
Emergency, Battery	50%			2034	$29,000	10	$4,100	
Exit, Battery	50%			2034	$24,500	10	$1,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

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
Lighting								
Exterior Lighting								
HID	1%			2034	$1,600	10		
LED	9%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$300	
Alarm								
Security System								
Generic	50%			2034	$32,500	1	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2034	$32,500	1	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$21,500	

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
Heating								
Energy Source								
Electricity	10%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs, Corridors, Mechanical Rooms, Vestibules, Other Locations								
Explanation : Electric Heating								
Natural Gas	90%			2054	* *	1		
Conversion Equipment								
Radiant Heater	10%			2039	* *	2	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs, Corridors, Mechanical Rooms, Vestibules, Other Locations								
Explanation : Electric Cabinet / Unit Heaters, Air Curtains								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Rooftop Packaged Units Provide Heating And Cooling, Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$19,900	2027	$99,400			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Front End Communication Issues								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$55,200	2034	$552,200	2	$1,600	
Controller Not Working, Extent : Moderate, Area Affected : 75%								
Location : Roof - Units No. 2, 3, 4								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units, R407c Refrigerant								
Split Unit	5%			2034	$41,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room, Kitchen Dry Storage								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,800	
Exhaust Fans								
Roof	100%			2034	$67,100	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Water Heater Room								
Explanation : 1 Unit, 80 Gallons. Temporary Installation, Gas Fired Tankless Unit And Remote Storage Tank Under Construction								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$18,100	4	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Valve Room C01a								
Explanation : 1 Duplex Set								
Backflow Preventer								
Generic	100%			2034	$15,500	1	$2,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Vertical Transport								

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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DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$9,500	
Fire Pump								
Generic	100%			2037	* *	1	$6,300	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 274 - BK**				
Address	: **800 BUSHWICK AVENUE @ KOSCIUSZKO ST.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K274**	
Program / Asset #	: **BOE0563.000 / 1280**		**Yr Built/Renovated**	: **1961 / 2007**	
Area Sq Ft	: **103,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Jul-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2**				
Block	: **3241**	**Lot** : **37**	**BIN**	: **3073752**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,114,000
Interior Architecture	$2,440,200	$2,452,900
Electrical	$192,500	$894,600
Mechanical	$2,726,900	$4,956,100
Site Pavements	$465,400	
Total	**$5,825,000**	**$9,417,600**
Importance Code A		$2,033,300
Importance Code B	$5,563,900	$7,384,300
Importance Code C	$261,100	
Total	**$5,825,000**	**$9,417,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400	$7,300		$22,200
Interior Architecture	$183,900		$10,600	$22,600
Electrical	$9,600	$11,000	$11,600	$13,800
Mechanical	$87,600	$50,600	$24,700	$61,700
Site Enclosure	$19,500			
Site Pavements	$56,400			
Total	**$387,400**	**$68,900**	**$46,900**	**$120,200**
Importance Code A	$48,700	$17,500	$10,200	$32,600
Importance Code B	$221,000	$51,500	$36,700	$87,600
Importance Code C	$117,600			
Total	**$387,400**	**$68,900**	**$46,900**	**$120,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Exterior								
Exterior Walls								
Ceramic Tile	3%			2045	* *	10	$2,200	
Masonry: Brick	87%			LIFE	* *	5	$67,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Bulkheads								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Perimeter Of Building								
Explanation : Sidewalk Bridge Installed								
Metal Panel	5%			2045	* *	5-10	$26,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$12,600	
Windows								
Aluminum	80%	Now	$30,400	2043	* *	5	$13,500	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Corridor And 2nd Floor Classroom								
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Aluminum	18%			2043	* *	5	$6,100	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	2%			2038	* *	10	$4,200	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5	$6,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	45%			2055	* *	5	$22,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Roofs								
Metal Panel	5%			2055	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Metal Copings								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	95%			2035	$965,800	10	$80,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Perimeter Of Lower Roofs								
Modified Bitumen	5%			2045	* *	10	$4,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of Lower Roofs								
Soffits								
Stucco Cement	100%			2055	* *	5	$4,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Soffits								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,800	
Ceramic Tile	5%	2-4	$44,600	2044	* *	5	$3,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Marble Panels	1%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Terrazzo	4%	0-2	$29,600	LIFE	* *	5	$4,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Stairs/ Treads								
Vinyl Tile	55%			2035	$2,401,800	3	$31,800	
Vinyl Tile 9" X 9"	15%	Now	$37,900	2030	$1,896,300	3	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Various Classrooms And Basement								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Recent Removal/ Replacement								
Wood	10%	Now	$282,800	2063	* *	5	$14,500	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Gymnasium And Auditorium Stage								

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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	4%	2-4	$10,200	2038	* *	5	$4,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Concrete Masonry Unit	10%	4+	$43,700	LIFE	* *	5	$9,100	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Gymnasium And Various Basement Walls								
Glazed Ceramic Panel	5%			LIFE	* *			
Glazed Ceramic Panel	1%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : World Map In Lobby								
Explanation : Location Noted								
Plaster	49%			LIFE	* *	5	$33,400	
SGFT/Glazed Masonry	25%	4+	$261,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
Location : Various Locations Throughout								
Wood	1%			LIFE	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Ceilings								
AcousTile,Adhered	18%			2040	* *	5	$27,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 2nd And 3rd Floors								
Explanation : Location Noted								
AcousTileConcealSpLn	5%	4+	$12,700	2040	* *	5	$4,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : First Floor Corridor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor And Cafeteria								
Explanation : Location Noted								
AcousTileConcealSpLn	2%			2055	* *	5	$3,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor Corridor								
AcousTileSusp.Lay-In	5%			2040	* *	5	$7,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,400	
Fiber Board	5%			2040	* *			
Metal Panel	2%	4+	$5,200	LIFE	* *	5	$3,900	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Plaster	53%			LIFE	* *	5	$51,100	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Site Enclosure								
Fence/Gates								
Chain Link	55%			2045	* *			
Iron Picket	40%	4+	$9,800	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Storage Area								
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%	Now	$9,800	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Dumpster Storage Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Storage Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$226,900	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 1%								
Location : Along Kosciuszko Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$45,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Between School And Mini School								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$8,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kosciuszko Street Near Dumpsters								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Site Pavements								
Activity Yard								
Asphalt	50%	Now	$170,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Playground And Around Track								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout School Yard								
Explanation : Athletic Markings								
Cast in Place Concrete	5%	4+	$2,400	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Adjacent Track								
Pavers/Stone	15%	Now	$29,200	2038	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%	Now	$39,000	2038	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Adjacent Track								
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : West Portion Of Schoolyard And Basketball Courts								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2045	* *	1		
Panelboards								
Molded Case Bkrs	5%			2034	$12,300	5	$100	
Molded Case Bkrs	95%			2043	* *	5	$2,600	
Wiring								
Braided Cloth	60%			2034	$210,000	1		
Thermoplastic	40%			2045	* *	1		
Motor Controllers								
Locally Mounted	30%			2033	$55,700	5	$200	
Locally Mounted	70%			2040	* *	5	$500	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	97%			2040	* *	10	$91,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2040	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Lobby								
Fluorescent	1%			2040	* *	10	$900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Library								
LED	1%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2035	$70,800	10	$9,900	
Exit, Battery	50%			2040	* *	10	$3,500	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Alarm								
Security System								
Generic	50%			2035	$99,000	1	$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Building Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$99,000	1	$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And All Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$272,100	1-3	$63,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$242,000	5	$31,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two Tanks 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$18,400	2033	$919,300	1	$91,800	
Damaged, Extent : Severe, Area Affected : 2%								
Location : Access Manholes								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$16,900	2035	$844,600			
Broken, Extent : Moderate, Area Affected : 1%								
Location : Feed Tank Motor								
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Library - Steam Trap Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	15%			2030	$297,700	1	$9,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	85%			2033	$733,100	1	$28,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%	Now	$40,800	2029	$2,038,300			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Rooms 256, 258, Other Locations - Defective Thermostats And Radiator Pneumatic Control Valves								
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria, Various Offices								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Air Conditioning								
Conversion Equipment								
Split Unit	1%			2035	$25,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room - Auditorium Projection Room								
Window/Wall Unit	70%			2033	$279,700	1		
Window/Wall Unit	9%			2028	$36,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Rooms 209, 219, 224, 211, Other Locations								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$57,400	
Exhaust Fans								
Interior	15%			2030	$70,200	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room								
Roof	85%			2030	$174,000	2	$2,700	
On Extended Life, Extent : Moderate, Area Affected : 95%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$1,354,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2035	$510,000	4	$15,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$21,100	4	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Sewage Ejector(s)								
Electric	100%			2030	$55,200	4	$4,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Room B10a - 1 Duplex Set								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Unit								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$72,900	1-2	$1,400	
Chemical System								
Wet	100%			2030	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 274 - BK MINISCHOOL**
Address : **800 BUSHWICK AVENUE @ KOSCIUSZKO ST.**
Borough : **BROOKLYN**
Agency's Number : **K876**
Program / Asset # : **BOE0563.010 / 1281**
Yr Built/Renovated : **1972 / 2010**
Area Sq Ft : **10,620**
Project Type : **EDUCATION**
Date of Survey : **18-Jul-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3241** **Lot** : **37** **BIN** : **3073752**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,600	$74,900
Mechanical	$235,400	
Total	**$296,000**	**$74,900**
Importance Code A	$60,600	$74,900
Importance Code B	$235,400	
Total	**$296,000**	**$74,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,100			$28,100
Interior Architecture	$51,500	$7,800	$400	$1,800
Electrical	$1,000	$1,000	$1,300	$21,100
Mechanical	$24,900	$500	$1,500	$34,900
Total	**$82,500**	**$9,400**	**$3,200**	**$86,000**
Importance Code A	$5,600	$500	$500	$63,000
Importance Code B	$67,300	$8,800	$2,700	$23,000
Importance Code C	$9,500			
Total	**$82,500**	**$9,400**	**$3,200**	**$86,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 274 - BK MINISCHOOL
Asset # : 1281

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	$5,100	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Southeast Corner								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room 10/11								
Metal Panel	90%			2055	* *	5-10	$103,000	
Windows								
Aluminum	100%			2051	* *	5	$2,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Roof								
Metal Panel	100%			2048	* *	10	$60,600	
Interior								
Floors								
Cast in Place Concrete	3%	4+	$800	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Mechanical Room								
Ceramic Tile	5%			2044	* *	5	$800	
Mosaic Tile	2%			2048	* *	5	$800	
Vinyl Tile	90%	2-4	$41,200	2040	* *	3	$5,500	
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	25%	4+	$6,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Corridor								
Gypsum Board	65%	Now	$2,700	LIFE	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Entry Foyer								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 10/11								
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	95%			2048	* *	5	$14,900	
Exposed Struc: Steel	5%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040
P. S. 274 - BK MINISCHOOL
Asset # : 1281

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
Under 600 Volts								
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Molded Case Bkrs	100%			2034	$40,900	5	$300	
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	$9,300	10	$1,300	
Exit, Battery	50%			2035	$7,800	10	$400	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Alarm								
Security System								
Generic	50%			2035	$10,200	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$10,200	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Connected To Main Building								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$28,100	1-3	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System Components Are Connected To The Main Building								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2030	$34,400	1	$5,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK MINISCHOOL

Asset # : 1281

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
Heating								
Controls								
Electrical	100%			2028	$60,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2029	$174,900	2	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%	Now	$24,200	2035	$24,200	4		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Janitor Closet								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 276 - BK**		
Address	: **1070 EAST 83 STREET @AVENUE K**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K276**
Program / Asset #	: **BOE0565.000 / 1284**	**Yr Built/Renovated**	: **1964 / 2008**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8034** **Lot** : **1**	**BIN**	: **3225637**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$172,800	$722,200
Interior Architecture	$381,200	
Electrical	$110,400	$1,704,900
Mechanical		$989,400
Total	**$664,300**	**$3,416,400**
Importance Code A	$172,800	$722,200
Importance Code B	$340,500	$2,694,200
Importance Code C	$151,000	
Total	**$664,300**	**$3,416,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$107,000		$12,100	
Interior Architecture	$141,100		$31,300	$5,000
Electrical	$35,700	$12,500	$14,500	$15,900
Mechanical	$76,000	$15,400	$20,900	$12,600
Site Enclosure	$1,700			
Site Pavements	$15,800			
Total	**$377,300**	**$27,900**	**$78,800**	**$33,500**
Importance Code A	$114,700	$7,600	$19,700	$7,600
Importance Code B	$188,800	$20,300	$59,100	$25,900
Importance Code C	$73,900			
Total	**$377,300**	**$27,900**	**$78,800**	**$33,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$35,200	
Masonry: Brick	95%			LIFE	* *	5	$142,700	
Windows								
Aluminum	98%	Now	$101,400	2052	* *	5	$5,200	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : 1st And 2nd Floor								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : 1st And 2nd Floor								
Metal Louvers	2%	Now	$600	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	$91,100	
Masonry: Brick	25%			LIFE	* *	5-10	$12,600	
Metal Rail	15%			2049	* *	5-10	$19,900	
Roof								
Copper/Terne	5%			2051	* *	10	$7,700	
Modified Bitumen	95%	Now	$32,500	2036	$650,900			
Blisters, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Ponding, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	$48,300	LIFE	* *	5	$24,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Slab Within Boiler Room								
Ceramic Tile	4%			2039	* *	5	$4,400	
Mosaic Tile	1%			2041	* *	5	$2,800	
Sheet Vinyl/Rubber	2%			2041	* *	5	$3,300	
Terrazzo	5%			LIFE	* *	5	$8,700	
Vinyl Tile	40%			2041	* *	3	$16,600	
Vinyl Tile 9" X 9"	36%	Now	$163,500	2046	* *	3	$15,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1st, 2nd And 3rd Floor Classrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 1st, 2nd And 3rd Floor Classrooms								
Wood	2%			2064	* *	5	$4,200	

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

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$151,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Area Ways Along 82nd And 83rd Streets								
Ceramic Tile	5%	Now	$27,300	2039	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base Of Walls In Kitchen And Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,900	
Glazed Ceramic Panel	3%			LIFE	* *	10	$2,600	
Plaster	55%			LIFE	* *	5-10	$45,300	
SGFT/Glazed Masonry	22%			LIFE	* *	10	$10,700	
Ceilings								
AcousTileConcealSpLn	23%			2049	* *	5	$31,900	
AcousTileSusp.Lay-In	10%			2049	* *	5	$11,100	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,900	
Exposed Struc: Steel	2%			LIFE	* *	10	$4,400	
Plaster	55%			LIFE	* *	5-10	$104,800	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Iron Picket	30%	2-4	$1,700	2056	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 83rd Street								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,100	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 83rd Street								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : 82nd Street, 83rd Street And Avenue K								
On-Site Walkways								
Cast in Place Concrete	90%			2053	* *			
Pavers/Stone	10%	0-2	$300	2045	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exit 3 And Playground								
Activity Yard								
Asphalt	50%			2049	* *			
Rubber Matting	10%	0-2	$1,400	2036	$28,100			
Open Seams, Extent : Moderate, Area Affected : 20%								
Location : Playground								
Traffic Topping	40%			2041	* *			

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switch Rated At 2000 And 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	85%			2036	$125,900	1		
Conduit	15%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	85%			2035	$156,300	5	$1,700	
Molded Case Bkrs	10%			2052	* *	5	$200	
Wiring								
Braided Cloth	10%	2-4	$20,400	2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	75%			2036	$153,300	1		
Thermoplastic	15%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2049	* *	5	$500	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinklers Control Valve Room								
Explanation : Water Main Pipe Grounded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$23,700	
Generators								
Natural Gas	100%			2045	* *	1	$29,800	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 125 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$2,900	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$1,057,800	10	$63,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Cafeteria And Auditorium								
Explanation : LED Light								
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2036	$33,100	10	$4,600	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	30%	0-2	$110,400	2046	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Chimney								
Alarm								
Security System								
Generic	50%			2036	$74,000	1	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$74,000	1	$14,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intruson Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Heating								
Energy Source								
Natural Gas	100%			2062	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units.								
Distribution								
Steam Piping/Pump	15%			2056	* *			
Steam Piping/Pump	85%			2046	* *			
Terminal Devices								
Air Handler	25%			2041	* *	1	$11,900	
Convector/Radiator	75%			2034	$483,600	1	$18,700	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	$23,300	2041	* *	1	$6,400	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Courtyard								
Window/Wall Unit	50%	0-2	$7,500	2034	$149,300	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2056	* *	4	$1,100	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2044	* *	1	$9,500	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2041	* *	2	$10,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

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
Ventilation								
Exhaust Fans								
Interior	70%			2041	* *	2	$1,700	
Roof	30%			2036	$45,900	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%	0-2	$6,000	2034	$302,000	1		
Not Insulated, Extent : Moderate, Area Affected : 10%								
Location : Water Main Valve Room								
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2044	* *	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2044	* *	4	$4,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$54,500	1-2	$1,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 277 - BK**		
Address	: **2529 GERRITSEN AVE. BTWN: AVE. X, BIJOU AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K277**
Program / Asset #	: **BOE0566.000 / 2539**	**Yr Built/Renovated**	: **1953 / 2005**
Area Sq Ft	: **52,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **8590** **Lot** : **650**	**BIN**	: **3242369**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$874,800	
Interior Architecture	$1,730,100	$609,000
Electrical	$142,400	$664,600
Mechanical	$648,800	$2,281,600
Site Pavements	$207,100	
Total	**$3,603,300**	**$3,555,100**
Importance Code A	$874,800	
Importance Code B	$2,647,700	$3,555,100
Importance Code C	$80,800	
Total	**$3,603,300**	**$3,555,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$2,200
Interior Architecture	$58,700	$800	$11,200	$6,600
Electrical	$5,500	$5,500	$57,000	$5,100
Mechanical	$8,000	$9,800	$48,200	$7,600
Site Enclosure	$48,500			
Site Pavements	$2,900			
Total	**$123,600**	**$16,100**	**$116,400**	**$21,500**
Importance Code A	$5,000	$5,100	$5,200	$7,400
Importance Code B	$60,000	$10,100	$111,200	$14,100
Importance Code C	$58,600	$800		
Total	**$123,600**	**$16,100**	**$116,400**	**$21,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Exterior								
Exterior Walls								
Masonry: Brick	11%	Now	$230,700	LIFE	* *	5	$4,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Roof Bulkheads And Chimney								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Roof Bulkheads And Chimney								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 204								
Masonry: Brick	84%			LIFE	* *	5	$34,800	
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Windows								
Aluminum	100%			2050	* *	5	$4,500	
Parapets								
Masonry: Brick	95%	2-4	$102,400	LIFE	* *	5	$7,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$500	
Roof								
Built-Up (BUR)	95%	Now	$541,700	2044	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 114, Auditorium And Kitchen								
Copper/Terne	5%			2062	* *	10	$6,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	17%			LIFE	* *	5	$27,700	
Ceramic Tile	5%			2037	* *	5	$3,700	
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	61%	4+	$64,200	2039	* *	3	$17,000	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Room 121								
Explanation : Currently Under Construction								
Vinyl Tile 9" X 9"	10%	4+	$182,700	2034	$609,000	3	$2,800	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	2%			2062	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stage								
Explanation : Location Noted								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$41,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2043	* *	5	$1,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,100	
Folding Partition	2%			2042	* *	5	$2,600	
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	50%	Now	$13,100	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Expansion Joint Between 1953 And 1968 Construction								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Bulkheads And Stairs At Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 204								
SGFT/Glazed Masonry	28%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%			2039	* *	5	$22,300	
Exposed Struc: Concrete	65%	4+	$1,483,300	LIFE	* *	5	$7,600	
Diagonal Cracks, Extent : Light, Area Affected : 20%								
Location : Gymnasium								
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	2-4	$300	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Gerritsen Avenue								
Chain Link	50%			2044	* *			
Iron Picket	45%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$48,200	2078	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Handicap Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$126,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Site Pavements								
On-Site Walkways								
Asphalt	40%			2037	* *			
Cast in Place Concrete	55%	Now	$80,800	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairs At North End								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pavers/Stone	5%	0-2	$2,900	2037	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Main Entry								
Activity Yard								
Rubber Matting	100%			2034				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Disconnect Switches Estimated At 400 And 600 Amperes								
Switchgear / Switchboard								
Fused Knife Sw	70%			2034	$139,800	5	$200	
Molded Case Bkrs	30%			2034	$59,900	5	$400	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Knife Sw	1%			2033	$1,400	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fused Toggle Switch	1%			2033	$1,400	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2033	$85,800	5	$800	
Molded Case Bkrs	38%			2042	* *	5	$500	
Wiring								
Braided Cloth	60%			2033	$122,600	1		
Thermoplastic	40%			2044	* *	1		
Motor Controllers								
Locally Mounted	95%			2047	* *	5	$300	
Locally Mounted	5%			2032	$3,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$42,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2039	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	5%			2029	$73,800	2	$100	
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2039	* *	10	$4,700	
Exit, Battery	50%			2039	* *	10	$1,700	
Exterior Lighting								
Fluorescent	5%			2039	* *	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
LED	5%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$500	
Alarm								
Security System								
Generic	100%			2034	$100,000	1	$19,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	50%			2029	$68,700	1-3	$16,000	
Generic, Digital	25%			2034	$34,300	1-3	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detection System								
Generic, Digital	25%			2042	* *	1-3	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Carbon Monoxide Detection System								

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
Heating								
Energy Source								
Electricity	2%			2064	* *	1		
Natural Gas	98%			2064	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2044	* *	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Unit Heaters. Recent Installation.								
Steam Boiler	98%			2054	* *	1	$50,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 127 Bhp Each								
Distribution								
Steam Piping/Pump	30%			2064	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps; Boiler Room - Piping, Steam Condensate Pumping Systems; Crawlspace - Condensate Return Piping								
Steam Piping/Pump	70%			2034	$298,500			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2029	$300,600	1	$9,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	70%			2032	$304,800	1	$11,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	90%			2033	$1,376,300			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wireless Digital Thermostats With Pneumatic Field Devices								
Pneumatic	10%			2038	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Air Handlers Pre-heat Coils Controls								
Air Conditioning								
Energy Source								
Electricity	95%			2042	* *	1		
No Component	5%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2029	$134,200	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit With Electric Heat, For Auditorium								
Split Unit	2%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	48%			2033	$96,800	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	30%			2027	$60,500	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Interior	65%			2029	$153,500	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	35%			2029	$36,200	2	$600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2034	$205,200	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations - 2dn Floor Service								
Brass/Copper	70%			2054	* *	1		
Water Heater With Tanks								
Electric	30%			2033	$14,500	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Unit, 80 Gallons								
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$1,600	4	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Mechanical Room, Boiler Room								
Explanation : Location Noted								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 50%								
Location : 2nd Floor								
Tankless Water Heater(POU)								
Gas Fired	70%			2033	$23,200	2	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 150 Mbh Approximately								
No Component	30%							
Hot Water Storage Tank								
No Component	30%							
Generic	70%			2042	* *	1	$1,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 250 Gallons Approximately								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$700	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 277 - BX**				
Address	: **519 ST ANNS AVENUE @E. 148 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X027**
Program / Asset #	: **BOE0174.000 / 478**			**Yr Built/Renovated**	: **1897 / 2013**
Area Sq Ft	: **72,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **2274**	**Lot**	: **23**	**BIN**	: **2000114**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$408,100	$281,400
Interior Architecture	$771,200	$196,900
Electrical		$1,958,000
Mechanical	$1,424,900	$1,014,500
Site Pavements		$298,800
Total	**$2,604,100**	**$3,749,700**
Importance Code A	$408,100	$281,400
Importance Code B	$1,757,600	$3,333,900
Importance Code C	$438,500	$134,500
Total	**$2,604,100**	**$3,749,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$80,700			
Interior Architecture	$110,100		$8,000	$11,700
Electrical	$9,200	$6,700	$7,600	$8,300
Mechanical	$74,400	$10,300	$10,100	$9,500
Site Pavements	$16,600			
Total	**$290,900**	**$17,000**	**$25,700**	**$29,500**
Importance Code A	$87,800	$7,100	$7,100	$7,100
Importance Code B	$194,200	$9,900	$10,600	$22,400
Importance Code C	$8,900		$8,000	
Total	**$290,900**	**$17,000**	**$25,700**	**$29,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$328,200	
Masonry: Brick	40%			LIFE	* *	5	$112,000	
Masonry: Granite	3%			LIFE	* *	5	$6,300	
Masonry: Limestone	2%			LIFE	* *	5	$4,200	
Metal Panel	3%			2056	* *	5-10	$28,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Cupola								
Explanation : Precast Concrete Panels								
Stucco Cement	35%			2049	* *	5	$122,500	
Windows								
Aluminum	70%	0-2	$25,000	2052	* *	5	$12,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Glazing Clouded, Extent : Severe, Area Affected : 40%								
Location : Classrooms, Stairwells								
Aluminum	30%			2052	* *	5	$11,000	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5-10	$174,200	
Masonry: Brick	50%			LIFE	* *	5-10	$42,000	
Roof								
Copper/Terne	30%			2064	* *	10	$36,100	
Modified Bitumen	70%			2041	* *	10	$33,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$54,600	
Ceramic Tile	5%			2045	* *	5	$6,200	
Quarry Tile	3%	Now	$5,600	2041	* *	5	$2,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Terrazzo	2%			LIFE	* *	5	$3,900	
Vinyl Tile	50%	Now	$176,600	2041	* *	3	$23,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$25,600	2046	* *	3	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : 5th Floor Corridor, Classroom 506								
Wood	1%	2-4	$1,500	2051	* *	5	$1,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Classroom 302								
Wood	24%	Now	$36,600	2064	* *	5	$28,100	
Poor Subfloor Evident, Extent : Severe, Area Affected : 5%								
Location : 3rd And 4th Floor Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%	Now	$87,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Ceramic Tile	3%			2039	* *	5	$16,000	
Masonry: Brick	5%	Now	$104,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Basement								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%								
Location : Basement								
Metal Panel	3%			LIFE	* *	10	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Main Stair								
Explanation : Metal Wainscott In Entry Lobby And Main Stair								
Plaster	27%			LIFE	* *	5-10	$122,500	
Plaster	57%			LIFE	* *	5-10	$258,500	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$4,300	2041	* *	5	$6,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 12%								
Location : Throughout, Lunch Room								
Masonry: Infill Arch	10%	Now	$93,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : Exposed Terra-cotta Block								
Plaster	80%	Now	$62,200	LIFE	* *	5	$62,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 513								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2056	* *			
Iron Picket	90%			2071	* *			
Free Standing Walls								
Masonry: Brick	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Site Pavements								
Activity Yard								
Asphalt	70%			2039	* *			
Cast in Place Concrete	10%			2041	* *			
Rubber Matting	20%	Now	$14,900	2036	$298,800			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Play Yard Area								
Open Seams, Extent : Severe, Area Affected : 20%								
Location : Play Yard Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$300	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	7%			2035	$12,900	5	$100	
Fused Disc Sw	3%			2044	* *	5	$100	
Molded Case Bkrs	70%			2044	* *	5	$1,300	
Molded Case Bkrs	20%			2035	$36,800	5	$400	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$61,300	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Connected To Metal Water Pipe								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$1,055,100	10	$63,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2036	$81,700			
Egress Lighting								
Emergency, Battery	50%			2036	$61,900	10	$8,700	
Exit, Service	50%			2036	$15,900	1		
Exterior Lighting								
HID	20%			2031	$68,800	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$190,200	1-3	$45,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two No.2 Oil Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$71,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$11,800	2046	* *			
Loose, Extent : Moderate, Area Affected : 10%								
Location : The Valves, Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Heating								
Terminal Devices								
Convector/Radiator	100%	Now	$12,100	2034	$602,900	1	$20,900	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : 5 Units, Various Locations								
Controls								
Pneumatic	100%			2030	$1,424,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2031	$223,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,400	
No Component	90%							
Exhaust Fans								
Interior	10%			2031	$32,700	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$9,400	2034	$188,200	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main								
Water Heater With Tanks								
Electric	100%			2034	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	0-2	$18,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$13,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2036	$14,800	4	$2,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 10%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$20,400	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 279 - BK**
Address : **1070 EAST 104 STREET BTWN: AVE. J, AVE. K**
Borough : **BROOKLYN**
Agency's Number : **K279**
Program / Asset # : **BOE0568.000 / 1286**
Yr Built/Renovated : **1959 / 2010**
Area Sq Ft : **104,000**
Project Type : **EDUCATION**
Date of Survey : **18-Jul-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3**
Block : **8230** **Lot** : **1**
BIN : **3326733**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,503,200	
Interior Architecture	$313,500	$3,333,200
Electrical	$85,800	$378,300
Mechanical	$2,818,800	$3,273,300
Site Pavements	$321,300	
Total	**$5,042,700**	**$6,984,800**
Importance Code A	$1,503,200	$110,900
Importance Code B	$3,362,500	$6,874,000
Importance Code C	$176,900	
Total	**$5,042,700**	**$6,984,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$71,400			$13,100
Interior Architecture	$41,700	$21,900		$53,500
Electrical	$36,800	$20,700	$21,400	$20,900
Mechanical	$121,900	$17,800	$27,700	$57,700
Site Enclosure	$48,500			
Site Pavements	$101,200			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$435,800**	**$74,800**	**$63,400**	**$159,700**
Importance Code A	$80,000	$8,200	$8,600	$21,600
Importance Code B	$243,000	$66,600	$54,800	$138,100
Importance Code C	$112,900			
Total	**$435,800**	**$74,800**	**$63,400**	**$159,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$18,600	
Masonry: Brick	20%			LIFE	* *	5	$15,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Along Avenue K								
Masonry: Brick Cavity	38%			LIFE	* *	5	$30,200	
Masonry: Limestone	5%			LIFE	* *	5	$3,000	
Metal/Glass Curt Wall	32%			LIFE	* *	5	$47,700	
Windows								
Aluminum	50%	Now	$194,900	2051	* *	5	$17,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Aluminum	45%	0-2	$76,300	2051	* *	5	$15,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2044	* *	10	$21,700	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	$25,000	LIFE	* *	5	$10,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick Cavity	90%	Now	$62,300	LIFE	* *	5	$12,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : East 104th Street								
Roof								
Built-Up (BUR)	65%	0-2	$40,800	2030	$816,700			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Base Flashing Joints Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair A/3								
Copper/Terne	5%			2050	* *	10	$13,100	
Modified Bitumen	30%	2-4	$353,000	2045	* *			
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 70%								
Location : Roof Of Addition								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Addition Bulkhead								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 2000 Addition								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$5,500	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Overhangs Along Avenue K								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$13,600	LIFE	* *	5	$17,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Mosaic Tile	5%	0-2	$74,800	2040	* *	5	$9,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bathroom								
Explanation : Location Noted								
Terrazzo	5%			LIFE	* *	5	$6,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Main Entry								
Vinyl Tile	70%	0-2	$61,700	2035	$3,084,400	3	$40,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	15%			2063	* *	5	$43,800	
Interior Walls								
Ceramic Tile	10%	Now	$26,500	2038	* *	5	$11,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Exit Adjacent To Access Basement								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Stair E Between Second And Third Floors								
Concrete Masonry Unit	20%	4+	$90,500	LIFE	* *	5	$18,800	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Gypsum Board	15%			LIFE	* *	5	$21,100	
Plaster	35%			LIFE	* *	5	$24,700	
SGFT/Glazed Masonry	20%	4+	$86,500	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Corridor Adjacent To Room 106								
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Elevator - First Floor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Interior								
Ceilings								
AcousTile,Adhered	20%			2040	* *	5	$31,200	
AcousTileConcealSpLn	25%			2040	* *	5	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Exposed Struc: Concrete	29%			LIFE	* *	5	$7,100	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	10%			2035	$248,800			
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : Location Noted								
Gypsum Board	3%	0-2	$1,700	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair A/3								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Stair A/3								
Metal Panel	3%			LIFE	* *	5	$5,800	
Plaster	7%			LIFE	* *	5	$6,800	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2055	* *			
Chain Link	65%	0-2	$5,800	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Along East 104th Street								
Iron Picket	20%	2-4	$4,800	2070	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roofs								
Explanation : Location Noted								
Retaining Walls								
Cast in Place Concrete	100%	Now	$37,800	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramp And Staircheeck Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaway And Cheek Walls								
Explanation : Brick Veneer								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	$78,000	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Along East 103rd And 104th Streets								
Tripping Hazard, Extent : Severe, Area Affected : 1%								
Location : Along East 103rd Street								
Pavers/Stone	10%	Now	$243,300	2050	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Along East 103rd Street								
Sinking/Subsiding, Extent : Severe, Area Affected : 100%								
Location : Along East 103rd Street								
On-Site Walkways								
Asphalt	40%	2-4	$4,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Areas East And West Of 2000 Addition								
Cast in Place Concrete	40%	Now	$33,500	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Ramp Adjacent To Playground								
Masonry: Granite	10%	0-2	$38,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 104th Street And Avenue K								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	10%			2044	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Exit Stairs Throughout								
Activity Yard								
Asphalt	75%	2-4	$24,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Courtyard Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	25%	2-4	$900	2035	$44,000			
Open Seams, Extent : Light, Area Affected : 5%								
Location : North Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : There Are Four Main Service Switches, Two Rated At 400, One Rated At 1,600 And One Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2055	* *	5	$400	
Fused Disc Sw	10%			2045	* *	5		
Raceway								
Conduit	50%			2055	* *	1		
Conduit	50%			2035	$124,800	1		
Panelboards								
Fused Disc Sw	2%			2043	* *	5		
Molded Case Bkrs	80%			2043	* *	5	$2,200	
Molded Case Bkrs	18%			2051	* *	5	$500	
Wiring								
Braided Cloth	5%			2034	$17,500	1		
Thermoplastic	95%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$400	
Variable Frequency Drive	50%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$32,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Generator And Associated Equipment Installed In 2018								
Generators								
Natural Gas	100%			2044	* *	1	$40,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Generator Rated At 188 Kilovolt-ampere/150 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,900	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Lighting								
Interior Lighting								
Fluorescent	88%			2040	* *	10	$83,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2040	* *	10	$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : New Wing Lobbies								
LED	5%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : LED Lighting Retrofitted In Auditorium								
LED	5%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Service	20%			2040	* *	1		
Emergency, Battery	30%			2035	$53,600	10	$7,500	
Exit, Battery	50%			2040	* *	10	$3,500	
Exterior Lighting								
HID	8%	Now	$19,900	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : LED Retrofitted								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof - Bulkhead Perimeter								
Explanation : Lightning Rods								
Alarm								
Security System								
Generic	100%			2035	$199,900	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$64,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns.								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Heating								
Energy Source								
Electricity	5%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Exits, Crawlspace; Boiler Room By Fresh Air Louvers								
Explanation : Electric Heating								
Natural Gas	95%			2055	* *	1		
Conversion Equipment								
Radiant Heater	4%			2035	$110,900	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Stairs, Exits; Boiler Room By Fresh Air Louvers								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Steam Boiler	80%			2048	* *	1	$82,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Roof								
Explanation : Packaged Rooftop Units With Gas Heat For Ventilation Loads, Reported Under Air Conditioning								
Not Accessible	1%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition Crawlspace								
Explanation : Electric Unit Heaters Not Accessible								
Distribution								
Steam Piping/Pump	30%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Perimeter Steam Heating								
Steam Piping/Pump	70%	0-2	$25,400	2035	$507,400			
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Original Building - Throughout								
Steam Traps Faulty, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Old Wing								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Heating								
Terminal Devices								
Air Handler	15%			2035	$255,500	1	$9,700	
Convector/Radiator	59%			2033	$436,700	1	$19,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	25%			2040	* *	1	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition - Throughout								
Explanation : Location Noted								
Unit Heater - Steam	1%			2035	$5,100	4	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Storage Room								
Explanation : Location Noted								
Controls								
Digital	30%			2028	$779,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Digital Controls For Rooftop Packaged Units. Self-contained Controls For Perimeter Heating.								
Digital	70%	Now	$36,400	2030	$1,819,800			
Broken, Extent : Moderate, Area Affected : 2%								
Location : Room 123 And Other Locations - 6 Broken Thermostats								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building								
Explanation : Digital/ Wireless Controls With Pneumatic And Electric Field Devices								
Air Conditioning								
Energy Source								
Electricity	95%			2051	* *	1		
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2035	$536,800	2	$1,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition Roof, 9 Units								
Split Unit	3%			2035	$75,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Kitchen Storage Room, Elevator Machine Room								
Window/Wall Unit	20%			2033	$80,700	1		
Window/Wall Unit	5%	Now	$20,200	2035	$20,200	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Rooms 318, 319, Auditorium, Other Locations - 5 Units								
Window/Wall Unit	37%			2028	$149,300	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Various Locations								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$40,600	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$17,400	
Exhaust Fans								
Interior	15%			2035	$70,800	2	$500	
Roof	5%			2030	$10,300	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building Roof								
Roof	80%			2035	$165,300	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2055	* *	1		
Brass/Copper	70%			2035	$957,400	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Original Building - Throughout								
Sanitary Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%	Now	$18,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Under The Stage In The Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Old Wing								
Storm Drain Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Old Wing								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

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
Plumbing								
Sump Pump(s)								
Non-Submersible	70%			2040	* *	4	$2,300	
Submersible	30%			2029	$1,000	4	$700	
Sewage Ejector(s)								
Electric	100%	Now	$2,800	2035	$55,800	4	$4,100	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Ejector Room B9								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 20%								
Location : Various Toilet Rooms - Lavatories								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 250 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 3rd Floor								
Explanation : 1 Unit In Original Building And 1 Unit In Building Addition								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$15,700	
Sprinkler								
No Component	60%							
Generic	40%			2055	* *	1-2	$11,700	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 85 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 279 - BX**		
Address	: **2100 WALTON AVE. @ E.181 ST**		
Borough	: **BRONX**	**Agency's Number**	: **X279**
Program / Asset #	: **BOE0984.000 / 4149**	**Yr Built/Renovated**	: **1992 /**
Area Sq Ft	: **93,416**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5,Ph**		
Block	: **3178** **Lot** : **14**	**BIN**	: **2103867**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,175,500	$436,900
Interior Architecture	$112,600	$3,018,800
Electrical	$2,042,200	$1,038,500
Mechanical	$2,747,200	$1,920,300
Site Enclosure	$71,000	
Site Pavements	$96,500	
Total	**$6,245,100**	**$6,414,500**
Importance Code A	$1,175,500	$436,900
Importance Code B	$5,016,300	$5,977,600
Importance Code C	$53,300	
Total	**$6,245,100**	**$6,414,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,400		$10,900	
Interior Architecture	$73,900	$3,400	$14,100	$13,100
Electrical	$28,400	$16,400	$90,200	$15,200
Mechanical	$106,100	$19,500	$84,700	$22,200
Site Enclosure	$37,600			
Site Pavements	$48,100			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$371,800**	**$46,800**	**$207,200**	**$58,000**
Importance Code A	$95,800	$9,300	$20,300	$9,300
Importance Code B	$212,000	$34,100	$186,900	$48,700
Importance Code C	$64,000	$3,400		
Total	**$371,800**	**$46,800**	**$207,200**	**$58,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	* *	5	$87,000	
Metal Panel	5%			2054	* *	5-10	$39,900	
Pre-Cast Concrete	15%	Now	$64,600	LIFE	* *	5	$56,500	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Ledge Detail Below Clerestory Windows At Gymnasium And Stair Bulkheads								
Window Wall	5%	Now	$36,100	2054	* *	5	$10,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : West Bulkhead								
Windows								
Aluminum	55%	Now	$687,500	2059	* *	5	$7,000	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Aluminum	40%			2042	* *	5	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Lower Floors								
Explanation : Exterior Guards								
Metal Louvers	5%			2037	* *	10	$8,000	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	$6,900	
Masonry: Brick Cavity	45%			LIFE	* *	5	$6,900	
Metal Security Bars	5%			2062	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$9,600	
Roof								
IRMA/Protected Membrane	40%	Now	$21,200	2029	$423,400			
Broken Paver Blocks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkheads								
Modified Bitumen	60%			2034	$293,400	10	$26,200	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roofs								
Explanation : Liquid Coating Applied To Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$15,300	
Ceramic Tile	5%			2037	* *	5	$7,000	
Sheet Vinyl/Rubber	5%			2039	* *	5	$10,500	
Vinyl Tile	75%	0-2	$59,300	2034	$2,966,400	3	$39,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors								
Vinyl Tile	5%			2044	* *	3	$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Wood	5%			2049	* *	5	$13,100	
Interior Walls								
Cast in Place Concrete	5%	Now	$53,300	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Elevator Machine Room, Electrical Room And Stair halls								
Ceramic Tile	5%			2043	* *	5	$6,800	
Concrete Masonry Unit	10%	Now	$26,400	LIFE	* *	5	$5,500	
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Stair To Mechanical Bulkhead								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Interior Bulkheads In All 3 Stairwells								
Gypsum Board	55%			LIFE	* *	5	$45,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	63%			2047	* *	5	$88,100	
AcousTileSusp.Lay-In	2%			2039	* *	5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$52,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$37,600	2054	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Site Fencing Columns								
Retaining Walls								
Cast in Place Concrete	100%	Now	$71,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Concrete Ramp And Seating								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	20%	Now	$48,100	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Play Yard								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout Schoolyard								
Explanation : Activity Paintings								
Cast in Place Concrete	70%	Now	$96,500	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Play Area								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Throughout Schoolyard								
Explanation : Activity Paintings								
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Disc Sw	15%			2033	$36,800	5	$300	
Molded Case Bkrs	85%			2033	$208,500	5	$2,100	
Wiring								
Thermoplastic	100%			2034	$298,700	1		
Motor Controllers								
Locally Mounted	75%			2032	$91,700	5	$500	
Variable Frequency Drive	25%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$28,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amperes And One 30 Amperes								
Generators								
Diesel	100%			2030	$142,000	1	$36,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 260 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$20,800	
Fuel Storage								
Day Tank	10%			2033	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallons Rated Capacity								
Main Tank	90%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	92%			2029	$1,311,800	10	$78,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2029	$28,500	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeteria								
HID	2%			2029	$22,700	10	$100	
Incandescent	2%			2029	$53,000	2		
LED	2%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2029	$29,500	1		
Exit, Service	50%			2029	$20,600	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$179,600	1	$34,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$246,700	1-3	$57,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Toilets And Gymnasium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Electricity	10%			2044	* *	1		
Interruptible Gas/Dual Fuel	90%			2044	* *	1		
Conversion Equipment								
Steam Boiler	50%	0-2	$20,800	2039	* *	1	$41,600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Water Refeed Tank And Chemical Tank Boiler Room, Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	50%			2039	* *	1	$46,300	
Distribution								
Steam Piping/Pump	10%	Now	$38,300	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Multiple Leaks In Basement								
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Steam Piping/Pump	90%			2044	* *			
Terminal Devices								
Air Handler	45%			2034	$810,000	1	$26,000	
Convector/Radiator	45%			2039	* *	1	$13,600	
Fan Coil Unit/Heat	10%			2034	$237,200	1	$3,000	
Controls								
Digital	100%			2029	$2,747,200			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2034	$227,100			
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	$183,400	1		
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$27,700	2044	* *	2	$52,000	
Broken, Extent : Severe, Area Affected : 20%								
Location : Rooftop Units Multiple Compressors								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Equipment, Malfunctions Often And No Parts Available								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,100	
Exhaust Fans								
Interior	95%			2034	$403,000	2	$2,700	
Roof	5%			2039	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	$3,100	2044	* *	1		
Pump(s) Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : And Leaking. Hot Water Circulation Pump In Boiler Room.								
Brass/Copper	95%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$19,200	4	$2,000	
Backflow Preventer								
Generic	100%			2039	* *	1	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Not At Water Meter, 1st Floor Closet								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Storage Room								
Explanation : Two 200 Gallon Units								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$48,800	
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,600	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 28 - BX**		
Address	: **1861 ANTHONY AVENUE @ E. TREMONT AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X028**
Program / Asset #	: **BOE0175.000 / 479**	**Yr Built/Renovated**	: **1897 / 2011**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2804** **Lot** : **31**	**BIN**	: **2007603**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$1,586,100	$166,700
Electrical	$326,500	$1,896,300
Mechanical	$1,755,400	$1,879,400
Total	**$3,668,000**	**$3,942,400**
Importance Code B	$2,766,200	$3,830,300
Importance Code C	$901,800	$112,100
Total	**$3,668,000**	**$3,942,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,800			
Interior Architecture	$33,200	$3,100		$10,900
Electrical	$7,300	$9,200	$8,100	$27,400
Mechanical	$16,100	$21,000	$18,100	$33,100
Site Pavements	$35,300			
Total	**$102,600**	**$33,300**	**$26,200**	**$71,400**
Importance Code A	$18,500	$7,700	$7,700	$7,900
Importance Code B	$84,100	$25,600	$18,500	$63,500
Importance Code C				
Total	**$102,600**	**$33,300**	**$26,200**	**$71,400**

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

DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeters								
Explanation : Sidewalk Shed, Scaffoldings And Nettings From Ground To Parapet Level.								
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Modified Bitumen	100%	Now	$10,800	2040	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Fifth Floor Stairway Main								
Soffits								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%	Now	$144,200	2050	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
Location : Second, Fourth And Fifth Floor Boys And Girls Toilets								
Quarry Tile	5%	Now	$94,100	2048	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Kitchen								
Slate	5%			LIFE	* *	5	$6,600	
Vinyl Tile	70%	Now	$123,600	2040	* *	3	$32,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Various Locations								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Wood	10%	0-2	$76,300	2063	* *	5	$11,700	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Auditorium								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$901,800	2050	* *	5	$13,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Gypsum Board	5%			LIFE	* *	5	$16,000	
Masonry: Brick	15%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$112,100	
Ceilings								
AcousTile,Adhered	2%	Now	$24,700	2052	* *	5	$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Lunch Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Lunch Room								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Lunch Room								
AcousTileSusp.Lay-In	5%			2048	* *	5	$6,200	
AcousTileSusp.Lay-In	8%	Now	$8,500	2040	* *	5	$5,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Exposed Struc: Concrete	10%	Now	$191,600	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Clay Tile Ceiling								
Metal Panel	5%			LIFE	* *	5	$7,800	
Plaster	70%	Now	$54,400	LIFE	* *	5	$54,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stairwell On Fifth Floor And Main Entrance								
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Sidewalk Shed, Scaffoldings And Nettings								
Retaining Walls								
Under Construction	100%							
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$35,300	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Front And Right Side Of Property								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front And Right Side Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rear Of Building								
Explanation : Used As Staging Area For Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	2%			2043	* *	5		
Fused Disc Sw	8%			2034	$14,700	5	$100	
Molded Case Bkrs	15%			2043	* *	5	$300	
Molded Case Bkrs	75%			2034	$137,900	5	$1,500	
Wiring								
Braided Cloth	70%	2-4	$143,100	2060	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	20%			2035	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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

DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$1,190,600	10	$71,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	25%			2030	$33,500	10	$4,700	
Emergency, Battery	25%			2040	* *	10	$4,700	
Exit, Service	30%			2030	$10,300	1		
Exit, Service	20%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$149,900	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$48,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$24,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$77,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units.								
Distribution								
Steam Piping/Pump	100%			2035	$639,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 1 Pipe Supply Only								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Heating								
Terminal Devices								
Convector/Radiator	90%			2033	$587,800	1	$22,700	
Fan Coil Unit/Heat	10%	Now	$4,000	2035	$198,000	1	$2,300	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 2 Units In Auditorium								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Fan Room								
Explanation : 6 Units With Heating Coil For The Auditorium And Cafeteria								
Controls								
Pneumatic	100%			2029	$1,543,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2035	$94,800			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Clinic And Telephone Room								
Explanation : 2 Units								
Window/Wall Unit	70%			2030	$211,800	1		
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	$91,400	1	$1,300	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2035	$8,700	2	$2,700	
Air Cooled Condenser Unit	95%			2040	* *	2	$51,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Roof	100%			2043	* *	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$203,900	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$300	2035	$16,000	4	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Float Mechanism Is Defective								

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

DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$55,200	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 280 - Q**		
Address	: **34-20 94TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q280**
Program / Asset #	: **BOE1113.000 / 14569**	**Yr Built/Renovated**	: **1939 / 2010**
Area Sq Ft	: **27,918**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **1454** **Lot** : **18**	**BIN**	: **4035799**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$54,900	$153,700
Interior Architecture	$1,110,800	$502,900
Electrical		$58,600
Mechanical	$229,700	$441,000
Site Pavements	$146,200	
Total	**$1,541,500**	**$1,156,100**
Importance Code A	$54,900	$153,700
Importance Code B	$1,486,600	$1,002,400
Total	**$1,541,500**	**$1,156,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,600			
Interior Architecture	$56,000	$7,800	$1,300	$2,000
Electrical	$37,600	$2,600	$31,200	$3,500
Mechanical	$15,300	$6,000	$27,600	$6,300
Site Enclosure	$4,300			
Site Pavements	$5,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$161,100**	**$23,500**	**$67,300**	**$18,900**
Importance Code A	$38,000	$2,500	$2,600	$2,500
Importance Code B	$74,100	$16,500	$64,700	$16,400
Importance Code C	$48,900	$4,500		
Total	**$161,100**	**$23,500**	**$67,300**	**$18,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	* *			
Copper/Terne	5%			2054	* *	10	$5,300	
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	40%			LIFE	* *	5	$18,000	
Masonry: Brick Cavity	45%			LIFE	* *	5	$20,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Windows								
Aluminum	70%	4+	$38,900	2042	* *	5	$4,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	25%	4+	$16,000	2042	* *	5	$1,400	
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Steel	5%			2042	* *	5	$7,100	
Parapets								
Masonry: Brick	45%			LIFE	* *	5	$3,300	
Masonry: Brick Cavity	40%			LIFE	* *	5	$3,000	
Masonry: Limestone	5%			LIFE	* *	5	$500	
Metal Rail	5%	Now	$2,500	2039	* *	5	$2,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : 1966 Wing								
Pre-Cast Concrete	5%			LIFE	* *	5	$2,300	
Roof								
Built-Up (BUR)	85%	Now	$7,700	2034	$153,700			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 304 And 216								
Modified Bitumen	10%			2034	$16,900	10	$1,500	
Skylight, Metal/Glass	5%	Now	$21,800	2044	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair A And B 1932 Wing								
Soffits								
Stucco Cement	100%			2039	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Interior								
Floors								
Carpet	2%	Now	$15,000	2036	$15,000	3	$1,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Principals Office								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Principals Office								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Ceramic Tile	5%			2043	* *	5	$2,100	
Quarry Tile	5%			2047	* *	5	$3,100	
Terrazzo	10%			LIFE	* *	5	$3,200	
Vinyl Tile	43%			2034	$502,900	3	$6,700	
Vinyl Tile 9" X 9"	30%	Now	$1,015,700	2044	* *	3	$4,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 1966 Wing								
Worn/Erode, Extent : Severe, Area Affected : 40%								
Location : 1966 Wing								
Interior Walls								
Cast in Place Concrete	10%	Now	$35,000	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Room B01								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room B01								
Ceramic Tile	20%			2043	* *	5	$9,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,800	
Gypsum Board	10%			LIFE	* *	5	$2,700	
Plaster	20%	Now	$4,500	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Room B01								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	$2,600	
Exposed Struc: Concrete	30%	Now	$95,200	LIFE	* *	5	$1,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 305, 306, Of 1966 Wing								
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2044	* *			
Iron Picket	75%	2-4	$4,300	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gate Hardware								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	98%	4+	$5,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Service Entrances								
Masonry: Granite	2%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	60%			2037	* *			
Rubber Matting	40%	Now	$146,200	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : At Deep Open Joints								
Open Seams, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	30%			2054	* *	1		
Conduit	70%			2034	$43,900	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5		
Molded Case Bkrs	95%			2050	* *	5	$700	
Wiring								
Braided Cloth	30%	2-4	$23,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$200	
Locally Mounted	20%			2032	$14,700	5		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$25,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$3,400	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	2%			2039	* *	10		
HID	8%	Now	$10,700	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof And Outside Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : Surveillance Camera And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	90%			2044	* *	5	$7,800	
Natural Gas	10%			2054	* *	1		
Conversion Equipment								
Steam Boiler	90%			2039	* *	1	$24,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 1 Unit								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof New Wing								
Explanation : Under 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.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Heating								
Distribution								
Steam Piping/Pump	90%	0-2	$9,300	2034	$185,400			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations In Old Wing								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : On Top Of The Boiler, Boiler Room								
Loose, Extent : Moderate, Area Affected : 20%								
Location : Radiator Control Valves, Throughout								
No Component	10%							
Terminal Devices								
Air Handler	10%			2034	$48,400	1	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Convector/Radiator	80%			2032	$168,300	1	$7,200	
No Component	10%							
Controls								
Electrical	100%			2027	$143,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Sub-basement								
Explanation : Manual Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2039	* *	2	$200	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit On Lower Roof								
Split Unit	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units. R-410a								
Window/Wall Unit	80%			2029	$86,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$15,600	
Exhaust Fans								
Roof	50%			2034	$27,700	2	$400	
Roof	50%			2039	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 85 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Exterior Gutters								
Sump Pump(s)								
Non-Submersible	100%			2034	$5,700	4	$600	
Sewage Ejector(s)								
Electric	100%			2029	$15,000	4	$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement To Ground Floor.								
Explanation : 1 Freight Unit								
No Component	90%							
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 281 - M**
Address : **425 EAST 35TH STREET**
Borough : **MANHATTAN**
Program / Asset # : **BOE1141.000 / 14887**
Area Sq Ft : **93,376**
Date of Survey : **03-Dec-2021**
Areas Surveyed : **Roof, Floors 1,6**
Block : **967** **Lot** : **2**

Agency's Number : **M281**
Yr Built/Renovated : **2013 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1089385**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$187,000
Interior Architecture	$60,200	$259,100
Electrical	$83,100	
Mechanical	$122,800	$494,200
Total	**$266,100**	**$940,300**
Importance Code A		$187,000
Importance Code B	$266,100	$554,400
Importance Code C		$198,900
Total	**$266,100**	**$940,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$38,800	$20,100
Interior Architecture		$6,600	$13,100	$21,400
Electrical	$19,400	$17,300	$18,200	$15,200
Mechanical	$28,100	$54,200	$36,000	$42,000
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$63,400**	**$93,900**	**$121,900**	**$114,600**
Importance Code A	$4,600	$4,800	$43,400	$24,700
Importance Code B	$58,800	$89,100	$78,500	$68,400
Importance Code C				$21,400
Total	**$63,400**	**$93,900**	**$121,900**	**$114,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$18,300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Front Elevation* *Explanation : Glazed Terracotta*								
Masonry: Brick Cavity	90%			LIFE	* *	5	$105,500	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$11,000	
Metal Panel	3%			2059	* *	5-10	$24,200	
Windows								
Aluminum	100%			2055	* *	5	$40,200	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$81,500	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,600	
Masonry: Brick	45%			LIFE	* *	5	$7,900	
Roof								
Plaza Roof: Stone Panels	100%			2059	* *			
Soffits								
Metal Panel	100%			2059	* *	5-10	$29,200	
Interior								
Floors								
Ceramic Tile	15%			2046	* *	5	$21,000	
Terrazzo	5%			LIFE	* *	5	$5,500	
Vinyl Tile	75%			2041	* *	3	$39,300	
Wood	5%			2068	* *	5	$13,100	
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$137,200	
Concrete Masonry Unit	25%			LIFE	* *	5	$34,300	
Folding Partition	5%			2055	* *	5	$42,900	
Gypsum Board	30%			LIFE	* *	5	$61,700	
Ceilings								
AcousTileSusp.Lay-In	90%			2050	* *	5	$120,400	
Gypsum Board	10%			LIFE	* *	5	$16,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Cast in Place Concrete	95%			2050	* *			
Rubber Matting	5%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 And 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2046	* *	5	$100	
Variable Frequency Drive	80%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$28,700	
Generators								
Diesel	100%			2042	* *	1	$36,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 352 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One 60 Gallons Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : No Available Nameplate Rating Capacity								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

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
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$81,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	3%			2038	* *			
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, LED	40%			2061	* *	1		
Exterior Lighting								
Fluorescent	20%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Front, Rear								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	50%			2038	* *	1	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$57,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detector, Alarm Bells, Manual Pull Stations, Strobe Lights, Horns And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

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
Heating								
Conversion Equipment								
Furnace	70%			2038	* *	1	$32,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units								
Hot Water Boiler	30%			2046	* *	1	$13,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%	0-2	$3,100	2049	* *	4	$1,400	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Relief Valve Of The Glycol System Is Defective								
No Component	70%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$6,000	
Fan Coil Unit/Heat	10%			2038	* *	1	$3,000	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2038	* *	1	$39,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Multistacks. R-410a								
Split Unit	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2053	* *	4	$4,100	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2038	* *	1	$52,000	
Fan Coil - 2 Pipe	10%			2038	* *	1	$3,000	
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$6,500	
Water Cooling Tower	90%			2034	$434,700	2	$84,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

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
Ventilation								
Exhaust Fans								
Interior	10%			2038	* *	2	$300	
Roof	90%			2038	* *	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$122,800	2053	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 50%								
Location : Basement. 1 Domestic Water Booster Pump Is Not Working								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$47,100	
Sprinkler								
Generic	100%			2053	* *	1-2	$26,200	
Fire Pump								
Generic	100%			2046	* *	1	$17,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 80 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 282 - BK**		
Address	: **180 6TH AVENUE @ BERKELEY PL**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K282**
Program / Asset #	: **BOE0570.000 / 1288**	**Yr Built/Renovated**	: **1962 / 2001**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **950** **Lot** : **24**	**BIN**	: **3019597**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,591,600	$131,000
Interior Architecture	$3,204,900	
Electrical	$459,700	$866,300
Mechanical	$1,273,900	$1,931,300
Total	**$6,530,000**	**$2,928,600**
Importance Code A	$2,313,700	$131,000
Importance Code B	$4,216,300	$2,797,700
Total	**$6,530,000**	**$2,928,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,900	$3,100		
Interior Architecture	$6,300	$17,700	$6,800	$4,700
Electrical	$12,600	$2,900	$2,600	$2,900
Mechanical	$21,100	$71,300	$25,000	$16,500
Total	**$77,900**	**$94,900**	**$34,400**	**$24,200**
Importance Code A	$37,900	$11,900	$8,600	$8,600
Importance Code B	$36,800	$83,000	$25,800	$15,600
Importance Code C	$3,200			
Total	**$77,900**	**$94,900**	**$34,400**	**$24,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	$871,800	LIFE	* *	5	$48,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Window Lintels At All Elevations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Window Lintels At All Elevations								
Masonry: Brick Cavity	7%	Now	$67,800	LIFE	* *	5	$3,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stair C								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C								
Metal Panel	3%			2053	* *	5-10	$11,200	
Windows								
Aluminum	100%	4+	$533,600	2049	* *	5	$18,200	
Unit Inoperable, Extent : Light, Area Affected : 10%								
Location : 6th Avenue								
Parapets								
Metal Rail	100%	0-2	$37,900	2046	* *	5	$78,300	
Deformed/Dented, Extent : Severe, Area Affected : 100%								
Location : All Roof Railing Penetrations. Pitch Pockets Failed								
Roof								
Built-Up (BUR)	95%			2038	* *	10	$118,300	
Metal Panel	5%			2046	* *	10	$11,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Ceramic Tile	5%			2042	* *	5	$6,300	
Terrazzo	2%			LIFE	* *	5	$2,000	
Vinyl Tile	43%			2038	* *	3	$20,400	
Vinyl Tile 9" X 9"	30%	Now	$3,104,000	2043	* *	3	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	10%			2061	* *	5	$23,700	
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$6,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Marble Panels	3%			LIFE	* *			
Plaster	56%			LIFE	* *	5	$35,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	3%			LIFE	* *	5	$25,200	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

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
Interior								
Ceilings								
AcousTile,Adhered	23%			2038	* *	5	$29,100	
AcousTileSusp.Lay-In	5%			2038	* *	5	$6,300	
Exposed Struc: Concrete	45%			LIFE	* *	5	$8,900	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2028	$100,900			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Gypsum Board	10%			LIFE	* *	5	$15,800	
Metal Panel	2%			LIFE	* *	5	$3,200	
Plaster	5%			LIFE	* *	5	$3,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair E								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$209,700	5	$300	
Fused Disc Sw	10%			2053	* *	5		
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	10%			2049	* *	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$1,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$179,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	30%			2033	$89,600	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$500	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
Fluorescent	96%			2038	* *	10	$76,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$74,800	10	$10,500	
Exit, Service	50%			2033	$19,200	1		
Exterior Lighting								
HID	20%			2028	$83,100	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$50,200	1	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	$68,900	2043	* *	1-3	$14,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Equipment, Alarm Bells, Manual Pull Stations Only.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$204,400	5	$27,000	
Conversion Equipment								
Steam Boiler	10%	Now	$23,300	2038	* *	1	$7,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : And Not In Service, No. 2 Boiler.								
Steam Boiler	90%	2-4	$698,800	2053	* *	1	$69,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$1,400	2033	$71,300			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Steam Piping/Pump	90%			2033	$642,000			
Terminal Devices								
Air Handler	20%			2041	* *	1	$10,800	
Convector/Radiator	80%			2031	$582,800	1	$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2028	$262,900	1	$8,100	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Roof								
Window/Wall Unit	60%			2028	$202,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2043	* *	4	$1,300	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2041	* *	1	$10,800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	$41,300	2	$12,100	
No Component	80%							
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

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
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$3,900	LIFE	* *	2-5	$2,400	
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Louver								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$46,100	
Exhaust Fans								
Interior	50%			2041	* *	2	$1,300	
Roof	50%			2028	$86,400	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Insulation Needed On Main Water Supply Line								
HW Heat Exchanger								
Steam Fired	5%	Now	$2,200	2033	$21,500	4	$400	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Connection Pipes								
Steam Fired	95%			2033	$409,200	4	$8,200	
Sanitary Piping								
Cast Iron	10%	Now	$2,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$5,400	2043	* *	4	$1,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$24,600	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 284 - BK**		
Address	: **213 OSBORN STREET BTWN: SUTTER AVE., DEAD END**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K284**
Program / Asset #	: **BOE0571.000 / 1275**	**Yr Built/Renovated**	: **1906 / 2011**
Area Sq Ft	: **92,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3544** **Lot** : **1**	**BIN**	: **3326517**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$880,500	$78,800
Interior Architecture	$833,500	$2,874,500
Electrical	$79,100	$2,190,700
Mechanical	$1,190,000	$1,356,100
Total	**$2,983,100**	**$6,500,200**
Importance Code A	$880,500	$78,800
Importance Code B	$1,832,900	$6,421,400
Importance Code C	$269,600	
Total	**$2,983,100**	**$6,500,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$53,100			$14,600
Interior Architecture	$124,500		$6,400	$13,200
Electrical	$10,600	$9,400	$20,100	$10,700
Mechanical	$21,200	$13,200	$14,900	$13,200
Site Enclosure	$6,600			
Site Pavements	$33,400			
Total	**$249,500**	**$22,600**	**$41,400**	**$51,700**
Importance Code A	$69,500	$9,100	$9,300	$23,700
Importance Code B	$148,400	$13,500	$32,100	$28,000
Importance Code C	$31,600			
Total	**$249,500**	**$22,600**	**$41,400**	**$51,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$37,100	
Masonry: Brick	83%	Now	$664,600	LIFE	* *	5	$78,800	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : North Wall 3rd And 4th Floors And Stair H								
Masonry: Limestone	10%			LIFE	* *	5	$7,100	
Metal Panel	2%	Now	$2,600	2054	* *	5	$3,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair H Bulkhead								
Windows								
Aluminum	100%			2050	* *	5	$29,300	
Parapets								
Masonry: Brick	95%	Now	$215,900	LIFE	* *	5	$16,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : North Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Roof								
Built-Up (BUR)	70%	Now	$25,000	2039	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Around Roof Drain								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Paver: Asphalt	30%	Now	$25,500	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Entry Level Over Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Level Over Basement								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$14,800	
Ceramic Tile	5%	Now	$39,100	2037	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Toilet And Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Toilets Throughout								
Panel/Paver: Cer/Brk	2%	Now	$33,000	2042	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Pool Floor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Pool Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Pool Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pool								
Explanation : Abandoned Pool								
Sheet Vinyl/Rubber	2%	0-2	$3,600	2039	* *	5	$2,000	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Library								
Traffic Topping	3%	Now	$4,000	2034	$198,700	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Vinyl Tile	68%	Now	$52,200	2034	$2,608,000	3	$34,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	$444,100	2044	* *	3	$5,100	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Corridors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 12x12 Asbestos Tile								
Wood	5%			2049	* *	5	$12,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$59,400	2037	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs Throughout And Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs Throughout, Kitchen And Toilets								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Stairs Throughout, Kitchen And Toilets								
Masonry: Brick	10%			LIFE	* *			
Plaster	80%	Now	$210,200	LIFE	* *	5	$25,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Basement Toilet And Staff Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Auditorium Corridor, 3rd And 4th Floor North Walls, Stair H And Pool								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Corridor, 3rd And 4th Floor North Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Corridor, 3rd And 4th Floor North Walls, Stair H								
Ceilings								
AcousTile,Adhered	10%	Now	$44,700	2054	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Plaster	80%	Now	$67,600	LIFE	* *	5	$67,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Basement Toilet And Staff Room								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%	0-2	$1,900	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Concrete Masonry Unit	100%	Now	$4,700	2044	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : East And West Side Entry Level								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%			2047	* *			
Pavers/Stone	50%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$25,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	80%	0-2	$8,400	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rear Yard								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Boiler Rooms								
Explanation : Two 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	1%			2050	* *	5		
Molded Case Bkrs	70%			2033	$171,700	5	$1,700	
Molded Case Bkrs	29%			2050	* *	5	$700	
Wiring								
Braided Cloth	70%			2033	$209,100	1		
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$500	
Locally Mounted	20%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$1,376,200	10	$82,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%								
Location : Throughout The Building								
LED	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Swimming Pool								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	50%			2029	$79,100	10	$11,100	
Exit, LED	45%			2069	* *	1		
Exit, Battery	5%			2034	$6,700	10	$300	
Exterior Lighting								
HID	20%			2034	$87,900	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$58,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%	4+	$16,400	2039	* *	1	$82,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 5 Tubes In Each Unit Plugged.								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	20%			2029	$354,600	1	$11,400	
Convector/Radiator	70%			2039	* *	1	$20,800	
Fan Coil Unit/Heat	10%			2029	$233,600	1	$3,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2029	$285,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$15,400	
No Component	70%							
Exhaust Fans								
Interior	20%			2029	$83,600	2	$600	
Roof	80%			2034	$146,200	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$121,000	2034	$1,209,900	1		
Broken, Extent : Severe, Area Affected : 10%								
Location : Main Service In Basement North West								
Corroded, Extent : Severe, Area Affected : 30%								
Location : Main Service Valves In Basement South West.								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Basement								
Explanation : Riser Valves Are Not Holding								
Water Heater With Tanks								
Gas Fired	50%			2032	$8,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Domestic Water Heater								
Gas Fired	50%	Now	$200	2034	$8,700	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Pool Heater In Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,900	
Pool Filter/Treatment								
Sand	100%	Now	$111,900	2054	* *	4	$700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$39,100	1-2	$800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 286 - BK(CMHC-P811K/SIE I)**		
Address	: **2525 HARING STREET BTWN: AVE. Y, AVE.Z**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K286**
Program / Asset #	: **BOE0573.000 / 1260**	**Yr Built/Renovated**	: **1959 / 2014**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **7447** **Lot** : **1**	**BIN**	: **3204767**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$55,900
Interior Architecture	$169,200	$88,600
Electrical	$638,300	$684,700
Mechanical	$554,000	$2,850,700
Total	**$1,361,500**	**$3,679,800**
Importance Code A		$55,900
Importance Code B	$1,192,400	$3,623,900
Importance Code C	$169,200	
Total	**$1,361,500**	**$3,679,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$121,500		$37,200	
Interior Architecture	$65,000	$4,400		$10,700
Electrical	$6,800	$12,900	$73,400	$13,600
Mechanical	$23,000	$20,100	$109,600	$21,500
Site Enclosure	$4,000			
Site Pavements	$4,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$232,300**	**$44,500**	**$227,400**	**$53,000**
Importance Code A	$128,900	$7,300	$44,700	$7,300
Importance Code B	$98,600	$32,800	$182,700	$45,700
Importance Code C	$4,800	$4,400		
Total	**$232,300**	**$44,500**	**$227,400**	**$53,000**

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DEPARTMENT OF EDUCATION - 040
P. S. 286 - BK(CMHC-P811K/SIE I)
Asset # : 1260

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$4,200	
Glazed Ceramic Panel	3%			LIFE	* *	5	$6,000	
Masonry: Brick Cavity	60%	Now	$45,500	LIFE	* *	5	$25,500	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Exit 8 And 9								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Cafeteria Corner								
Metal/Glass Curt Wall	30%			LIFE	* *	5	$23,900	
Metal Panel	5%			2054	* *	5-10	$14,600	
Windows								
Aluminum	100%	Now	$31,600	2050	* *	5	$16,200	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Boys Bathroom								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$900	
Masonry: Brick Cavity	70%	Now	$14,600	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East And West Parapet								
Metal Rail	20%	4+	$2,800	2032	$55,900	5	$5,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	7%			2047	* *	5-10	$2,200	
Roof								
Built-Up (BUR)	67%	Now	$16,400	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor And Gymnasium Roof Penetrations								
Copper/Terne	3%			2049	* *	10	$7,700	
Metal Panel	5%			2047	* *	10	$9,400	
Modified Bitumen	25%			2039	* *	10	$25,600	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,300	
Ceramic Tile	3%	2-4	$9,600	2043	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Terrazzo	5%	0-2	$10,600	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	75%			2042	* *	3	$41,600	
Vinyl Tile 9" X 9"	2%	0-2	$9,100	2044	* *	3	$800	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stair Landings								
Wood	5%			2062	* *	5	$10,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$113,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Meter, Paint, Electric And Boiler Rooms								
Ceramic Tile	3%			2043	* *	5	$8,700	
Concrete Masonry Unit	10%	0-2	$56,000	LIFE	* *	5	$11,600	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Plaster	57%			LIFE	* *	5	$49,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$18,300	2039	* *	5	$13,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor								
Exposed Struc: Concrete	45%			LIFE	* *	5	$7,800	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	5%	Now	$1,800	2034	$88,600			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Metal Panel	2%			LIFE	* *	5	$2,800	
Plaster	20%			LIFE	* *	5	$13,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$4,000	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Amercians With Disabilities Act Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 286 - BK(CMHC-P811K/SIE I)
Asset # : 1260

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	$2,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Of Building								
Masonry: Granite	5%	2-4	$2,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	30%			2034	$59,900	5	$100	
Fused Disc Sw	10%			2054	* *	5		
Molded Case Bkrs	60%			2034	$119,800	5	$1,200	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Fused Disc Sw	5%			2033	$9,200	5	$100	
Molded Case Bkrs	80%			2033	$147,100	5	$1,600	
Molded Case Bkrs	10%			2050	* *	5	$200	
Wiring								
Braided Cloth	40%	2-4	$81,800	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	50%			2034	$102,200	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$22,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 286 - BK(CMHC-P811K/SIE I)
Asset # : 1260

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
Stand-by Power								
Generators								
Natural Gas	100%	2-4	$142,000	2049	* *	1	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 125 Kilovolt Ampere, 100 Kilowatt. It Is Operational But It Is Obsolete.								
Batteries								
Lead/Acid	100%	2-4	$1,500	2029	$2,500	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Battery.								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$54,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2029	$56,500	10	$3,400	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement								
HID	5%			2029	$44,900	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : HID Fixtures Are In Satisfactory Condition.								
Incandescent	5%			2029	$105,000	2	$100	
LED	5%			2042	* *			
Egress Lighting								
Emergency, Service	60%			2034	$28,000	1		
Exit, Service	40%			2029	$13,100	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$27,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$195,500	2044	* *	1-3	$41,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : The Fire Alarm System Is Obsolete.								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2054	* *	5	$22,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$73,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two No. 4 Oil Burning Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	20%			2029	$285,200	1	$9,200	
Convector/Radiator	80%			2032	$495,700	1	$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2034	$335,400	1	$10,300	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Exterior Pkg Unit - Cooling	70%			2034	$581,600	2	$3,200	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$5,500	
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	$9,200	
Fan Coil - 2 Pipe	80%			2039	* *	1	$19,100	
Heat Rejection								
Dry Cooler	30%			2034	$104,300	2	$15,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,300	
Exhaust Fans								
Interior	80%			2029	$268,900	2	$1,800	
Roof	20%			2029	$29,400	2	$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	$967,300	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Tank								
HW Heat Exchanger								
Steam Fired	100%			2034	$366,400	4	$7,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Unit No Longer Used. Abandoned In Place.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$5,300	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Crawl Space								
Explanation : Back Ups And Flooding During Heavy Rains								
Sump Pump(s)								
Submersible	100%			2027	$2,300	4	$2,300	
Sewage Ejector(s)								
Compressed Air	100%			2044	* *	4	$1,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,000	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 287 - BK**		
Address	: **50 NAVY STREET @NASSAU ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K287**
Program / Asset #	: **BOE0574.000 / 1261**	**Yr Built/Renovated**	: **1953 / 2008**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **111** **Lot** : **1**	**BIN**	: **3000203**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$206,800	$156,000
Interior Architecture	$335,800	$4,341,100
Electrical	$184,000	$720,100
Mechanical	$59,000	$1,786,600
Site Pavements	$50,100	$499,600
Total	**$835,700**	**$7,503,300**
Importance Code A	$206,800	$156,000
Importance Code B	$557,400	$7,347,400
Importance Code C	$71,500	
Total	**$835,700**	**$7,503,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,300	$4,800		
Interior Architecture	$171,700		$8,300	$6,600
Electrical	$12,300	$1,600	$2,100	$2,300
Mechanical	$53,000	$15,100	$18,300	$11,300
Site Enclosure	$43,600			
Site Pavements	$46,100			
Total	**$380,900**	**$21,500**	**$28,700**	**$20,200**
Importance Code A	$62,000	$12,500	$7,700	$7,700
Importance Code B	$190,500	$9,000	$21,000	$12,400
Importance Code C	$128,400			
Total	**$380,900**	**$21,500**	**$28,700**	**$20,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$6,500	
Masonry: Brick	84%			LIFE	* *	5	$174,200	
Masonry: Granite	5%			LIFE	* *	5	$7,800	
Masonry: Limestone	5%			LIFE	* *	5	$7,800	
Marble Panels	1%			LIFE	* *	5	$1,600	
Windows								
Aluminum	30%			2052	* *	5	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : New Window Installation								
Aluminum	68%	Now	$119,700	2044	* *	5	$12,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : West And South Facade								
Metal Louvers	2%			2045	* *	10	$4,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$39,100	
Masonry: Limestone	5%			LIFE	* *	5-10	$4,100	
Metal Rail	10%			2053	* *	5-10	$12,200	
Roof								
Built-Up (BUR)	100%			2041	* *	10	$68,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Photovoltaic Solar Panels Installed								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$115,400	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Electrical Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Storage Rooms								
Ceramic Tile	5%			2039	* *	5	$6,600	
Terrazzo	5%	Now	$31,700	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Steps								
Vinyl Tile	30%			2041	* *	3	$14,900	
Vinyl Tile 9" X 9"	40%	Now	$86,800	2031	$4,341,100	3	$19,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Floor								
Wood	10%	Now	$40,500	2051	* *	5	$12,400	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Gymnasium Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$16,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Mechanical Storage Room								
Ceramic Tile	5%	Now	$30,500	2045	* *	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathroom Window Sills								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,700	
Plaster	60%			LIFE	* *	5-10	$110,400	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$27,100	
Ceilings								
AcousTileConcealSpLn	20%			2041	* *	5	$23,700	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$23,700	
Plaster	60%			LIFE	* *	5-10	$97,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$38,300	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground Corner								
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Concord Street, Next To Park								
Iron Picket	20%	Now	$5,200	2056	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Front Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,100	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Concord Street Adjacent Fire Hydrant								
On-Site Walkways								
Asphalt	50%	Now	$2,300	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Play Yard								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Play Yard								
Cast in Place Concrete	50%	Now	$3,700	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Play Yard								
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Site Pavements								
Activity Yard								
Asphalt	15%			2039	* *			
Rubber Matting	25%	Now	$50,100	2036	$250,400			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Play Yard								
Traffic Topping	60%	Now	$24,900	2036	$249,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basketball Courts								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basketball Courts								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2036	$44,000	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.								
Photovoltaic Panel(s)	5%			2049	* *	1		
Transformers								
Dry Type	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 150 Kilovolt Amperes 220/480/277 Volt For Solar System								
Switchgear / Switchboard								
Fused Knife Sw	100%			2036	$199,700	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	70%			2035	$128,700	5	$1,400	
Molded Case Bkrs	20%			2052	* *	5	$400	
Wiring								
Braided Cloth	90%	2-4	$184,000	2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$53,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	25%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,400	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$700	
Alarm								
Security System								
Under Construction	50%							
Generic	50%			2031	$75,000	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors, Communication Line Is Down								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Natural Gas	100%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	100%			2056	* *	1	$77,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Heating								
Distribution								
Steam Piping/Pump	90%			2046	* *			
Steam Piping/Pump	10%			2062	* *			
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Terminal Devices								
Air Handler	20%			2031	$300,600	1	$9,700	
Convector/Radiator	78%			2034	$509,400	1	$19,700	
Fan Coil Unit/Heat	2%			2041	* *	1	$500	
Controls								
Electrical	100%			2034	$444,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : R-410a								
Window/Wall Unit	65%	0-2	$59,000	2031	$196,700	1		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2041	* *	1	$1,300	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2041	* *	2	$2,700	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,900	
Exhaust Fans								
Interior	70%			2036	$248,000	2	$1,700	
Interior	10%	0-2	$1,800	2036	$35,400	2	$200	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Explanation : Repair In Progress								
Roof	5%			2036	$7,700	2	$100	
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Roof Fans Were Removed								
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

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
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$10,300	2046	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main Valve And Sprinkler Main Control Valve								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Sprinkler Control Valve								
Brass/Copper	90%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 200 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2056	* *	4	$11,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,600	
Sewage Ejector(s)								
Electric	100%	Now	$4,200	2036	$41,800	4	$3,100	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : 1 Pump, Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$33,100	1-2	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 288 - BK**
Address : **2950 W 25TH STREET BTWN: MERMAID AVE. AND SURF AVE.**
Borough : **BROOKLYN** | **Agency's Number** : **K288**
Program / Asset # : **BOE0575.000 / 1262** | **Yr Built/Renovated** : **1962 / 2015**
Area Sq Ft : **82,000** | **Project Type** : **EDUCATION**
Date of Survey : **04-Nov-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **7054** **Lot** : **45** | **BIN** : **3189538**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,275,400	$2,434,300
Interior Architecture	$211,500	$8,458,100
Electrical		$842,900
Mechanical	$238,600	$3,768,100
Site Pavements		$53,400
Total	**$1,725,500**	**$15,556,900**
Importance Code A	$1,275,400	$2,434,300
Importance Code B	$397,300	$13,122,500
Importance Code C	$52,800	
Total	**$1,725,500**	**$15,556,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$70,400			
Interior Architecture	$158,600		$3,400	$13,900
Electrical	$23,800	$11,800	$15,000	$14,400
Mechanical	$80,500	$14,600	$22,700	$14,600
Site Enclosure	$4,000			
Site Pavements	$25,200			
Total	**$362,500**	**$26,400**	**$41,100**	**$42,900**
Importance Code A	$78,600	$8,100	$8,100	$8,100
Importance Code B	$195,500	$18,300	$29,600	$34,700
Importance Code C	$88,400		$3,400	
Total	**$362,500**	**$26,400**	**$41,100**	**$42,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$57,900	
Masonry: Brick Cavity	37%	Now	$203,800	LIFE	* *	5	$45,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Masonry: Brick Cavity	50%			LIFE	* *	5	$123,500	
Masonry: Limestone	3%			LIFE	* *	5	$5,600	
Metal Panel	5%			2046	* *	5-10	$42,500	
Windows								
Aluminum	40%	Now	$218,700	2044	* *	5	$7,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : First Through Third								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair D Between 2nd And 3rd Floors								
Aluminum w/ Guards	35%	Now	$257,400	2044	* *	5	$6,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : 1st Through 3rd Floors								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Steel	25%	Now	$431,100	2061	* *	5	$58,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Gymnasium								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Gymnasium								
Parapets								
Masonry: Brick Cavity	20%			LIFE	* *	5-10	$23,400	
Masonry: Limestone	10%			LIFE	* *	5-10	$20,900	
Metal Rail	70%			2041	* *	5-10	$216,500	
Roof								
IRMA/Protected Membrane	100%	Now	$102,600	2036	$2,052,000			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair B And D								
Soffits								
Stucco Cement	100%			2041	* *	5	$1,600	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Northwest Corner Of Building								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$105,800	
Ceramic Tile	3%	Now	$14,000	2039	* *	5	$2,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	3%			2041	* *	5	$7,300	
Sheet Vinyl/Rubber	5%			2036	$540,100	5	$12,100	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1%								
Location : Room 349								
Vinyl Tile	15%			2036	$684,200	3	$12,100	
Vinyl Tile 9" X 9"	54%			2031	$7,130,500	3	$43,500	
Wood	5%			2051	* *	5	$15,100	
Interior Walls								
Cast in Place Concrete	10%	0-2	$52,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Columns								
Ceramic Tile	5%			2039	* *	5	$6,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,800	
Plaster	50%			LIFE	* *	5-10	$57,600	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement And Stair D Between 2nd And 3rd Floors								
SGFT/Glazed Masonry	4%	2-4	$25,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 3rd Floor Corridor By Room 307								
SGFT/Glazed Masonry	21%			LIFE	* *	10	$14,200	
Ceilings								
AcousTileConcealSpLn	10%	0-2	$5,300	2041	* *	5	$10,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Entrance To Cafeteria By Exit 6								
Exposed Struc: Concrete	60%			LIFE	* *	5-10	$120,900	
Exposed Struc: Steel	5%			LIFE	* *	10	$16,100	
Metal Panel	25%	4+	$27,300	LIFE	* *	5	$50,400	
Deformed/Dented, Extent : Light, Area Affected : 1%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Iron Picket	40%	4+	$4,000	2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$13,700	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$2,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : West 25th Street And West 27th Street								
Other Observation, Extent : Light, Area Affected : 5%								
Location : West 25th Street								
Explanation : Vegetation In Cracks								
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	80%	2-4	$9,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Rear Play Area								
Rubber Matting	20%			2036	$53,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$400	
Raceway								
Conduit	70%			2036	$144,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$12,300	5	$100	
Molded Case Bkrs	80%			2044	* *	5	$1,700	
Molded Case Bkrs	15%			2052	* *	5	$300	
Wiring								
Braided Cloth	10%			2035	$29,900	1		
Thermoplastic	90%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	10%			2049	* *	5	$100	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$25,200	
Generators								
Natural Gas	100%			2045	* *	1	$31,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 70 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$3,000	
Lighting								
Interior Lighting								
Fluorescent	75%			2041	* *	10	$56,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	20%			2031	$465,200	2	$400	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2036	$5,200	1		
Emergency, Battery	40%			2041	* *	10	$7,900	
Exit, Service	10%			2031	$3,600	1		
Exit, Battery	40%			2041	* *	10	$2,200	
Exterior Lighting								
HID	8%			2036	$31,300	10		
LED	2%	Now	$9,000	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$900	
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : C C T V Surveillance System								
Generic	50%			2031	$78,800	1	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$50,500	

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

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$81,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$13,400	2046	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Steam Piping/Pump	90%			2036	$605,100			
Terminal Devices								
Air Handler	20%			2036	$316,000	1	$10,100	
Convector/Radiator	80%			2034	$549,300	1	$21,200	
Controls								
Pneumatic	100%			2034	$1,622,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
Window/Wall Unit	75%	0-2	$4,800	2029	$238,600	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various								
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2036	$144,900	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Mechanical Rm								
Explanation : Serves Auditorium								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	$21,900	2	$5,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,400	
Exhaust Fans								
Interior	40%			2036	$149,000	2	$1,000	
Roof	60%			2041	* *	2	$1,500	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%	Now	$16,100	2034	$321,600	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main In Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : The Water Main Valve Is Cracked								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$34,800	1-2	$700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 75 Square Feet								

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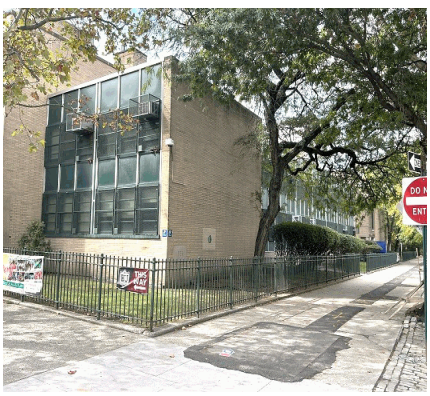
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 289 - BK**			
Address	:	**900 ST. MARKS AVENUE @KINGSTON AVENUE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K289**
Program / Asset #	:	**BOE0576.000 / 1263**	**Yr Built/Renovated**	:	**1958 / 2011**
Area Sq Ft	:	**93,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**01-Oct-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3**			
Block	:	**1229** **Lot** : **28**	**BIN**	:	**3031050**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$353,000	$690,300
Interior Architecture	$227,900	$3,809,000
Electrical		$2,412,900
Mechanical	$83,000	$5,411,100
Site Pavements	$254,200	
Total	**$918,200**	**$12,323,200**
Importance Code A	$436,000	$1,520,300
Importance Code B	$415,700	$10,802,900
Importance Code C	$66,500	
Total	**$918,200**	**$12,323,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$132,700		$3,800	
Interior Architecture	$202,000			$8,500
Electrical	$13,000	$8,700	$9,100	$11,500
Mechanical	$90,400	$14,000	$57,000	$14,000
Site Pavements	$44,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$497,100**	**$37,100**	**$84,300**	**$48,500**
Importance Code A	$132,900	$9,200	$13,000	$9,200
Importance Code B	$292,400	$27,900	$71,300	$38,600
Importance Code C	$71,800			$700
Total	**$497,100**	**$37,100**	**$84,300**	**$48,500**



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DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	68%	0-2	$236,000	LIFE	* *	5	$52,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Window Lintels								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. All Facades								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	2%			LIFE	* *	5	$2,300	
Metal/Glass Curt Wall	30%			LIFE	* *	5	$87,500	
Windows								
Aluminum	30%			2044	* *	5	$7,600	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Aluminum w/ Guards	70%	Now	$117,000	2044	* *	5	$8,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$16,400	
Masonry: Brick Cavity	65%			LIFE	* *	5-10	$51,400	
Metal/Glass Curt Wall	25%			2046	* *	5	$11,200	
Metal Panel	5%			2046	* *	5	$2,200	
Roof								
Built-Up (BUR)	100%	4+	$31,900	2031	$637,400			
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Lower Roof								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$18,400	
Mosaic Tile	10%	Now	$161,400	2049	* *	5	$10,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floor Bathrooms And Kitchen								
Terrazzo	5%	0-2	$8,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridors And Entry Lobby								
Vinyl Tile	30%	Now	$35,600	2036	$713,000	3	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit 6 Vestibule								
Vinyl Tile 9" X 9"	45%			2031	$3,096,000	3	$18,900	
Wood	5%			2051	* *	5	$7,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$8,200	
Ceramic Tile	3%	Now	$66,500	2045	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 2nd And 3rd Floor Bathrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor Bathrooms								
Ceramic Tile	2%			2045	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Bathrooms								
Explanation : Bathrooms Renovated								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,200	
Glazed Ceramic Panel	5%			LIFE	* *	10	$3,000	
Plaster	45%	0-2	$36,800	LIFE	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$8,200	
Wood	5%			LIFE	* *	5	$26,200	
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$8,400	
AcousTileConcealSpLn	25%			2041	* *	5	$26,300	
Exposed Struc: Concrete	13%			LIFE	* *	5-10	$13,700	
Plaster	50%			LIFE	* *	5-10	$72,200	
Wood	2%			LIFE	* *	5	$29,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2046	* *			
Iron Picket	40%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	$254,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Sidewalk								
Pavers/Stone	20%	Now	$35,700	2039	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 25%								
Location : Adjacent To Curbs Along St. Marks And Kingston Avenues								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Asphalt	15%			2039	* *			
Cast in Place Concrete	70%			2049	* *			
Rubber Matting	15%	4+	$8,900	2036	$44,600			
Open Seams, Extent : Light, Area Affected : 100%								
Location : Playground								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Molded Case Bkrs	50%			2036	$116,500	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	90%			2036	$185,900	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$100	
Fused Toggle Switch	5%			2035	$12,300	5	$100	
Molded Case Bkrs	85%			2035	$208,500	5	$2,100	
Molded Case Bkrs	5%			2044	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Under 600 Volts								
Wiring								
Braided Cloth	75%			2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	$1,362,800	10	$81,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2036	$14,700	1		
Emergency, Battery	25%			2036	$40,000	10	$5,600	
Exit, Battery	50%			2041	* *	10	$3,100	
Exterior Lighting								
HID	10%	0-2	$900	2031	$44,400			
Sensor/Timer Malfunction, Extent : Light, Area Affected : 50%								
Location : Roof								
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$89,400	1	$17,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Generic	50%			2044	* *	1	$17,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Building Exterior								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors, Building Exterior								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$245,600	1-3	$59,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$28,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Heating								
Conversion Equipment								
Steam Boiler	100%	4+	$83,000	2034	$830,000	1	$82,900	
Corroded, Extent : Light, Area Affected : 30%								
Location : The Shells								
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Both Burners								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2036	$762,600			
Terminal Devices								
Air Handler	50%			2031	$896,000	1	$28,800	
Convector/Radiator	40%			2034	$311,500	1	$12,000	
Fan Coil Unit/Heat	10%			2031	$236,100	1	$3,000	
Controls								
Pneumatic	100%	4+	$36,800	2034	$1,840,400			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit, R-410a								
Window/Wall Unit	60%			2031	$216,500	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$82,100	
Exhaust Fans								
Interior	40%			2031	$168,900	2	$1,100	
Roof	45%			2031	$83,200	2	$1,300	
Roof	15%			2041	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	4+	$16,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor In Heavy Rain								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	$19,100	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Passenger Unit From 1st To 3rd Floor, 1 Freight Unit From Basement To 1st Floor								
Explanation : 2 Units.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$65,800	1-2	$1,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 29 - BX**		
Address	: **758 COURTLANDT AVENUE @E. 156 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X029**
Program / Asset #	: **BOE0176.000 / 480**	**Yr Built/Renovated**	: **1963 / 2011**
Area Sq Ft	: **90,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2403** **Lot** : **1**	**BIN**	: **2001736**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$419,900	$206,200
Interior Architecture	$466,300	$8,453,000
Electrical	$717,200	$819,800
Mechanical	$209,500	$1,474,300
Total	**$1,812,900**	**$10,953,300**
Importance Code A	$419,900	$206,200
Importance Code B	$1,393,000	$10,747,100
Total	**$1,812,900**	**$10,953,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$14,200
Interior Architecture	$104,100	$3,400		$21,600
Electrical	$3,400	$8,700	$9,500	$25,300
Mechanical	$46,600	$11,900	$23,000	$11,900
Total	**$154,100**	**$24,000**	**$32,500**	**$73,100**
Importance Code A	$8,500	$8,500	$8,500	$22,900
Importance Code B	$145,600	$12,100	$24,100	$50,200
Importance Code C		$3,400		
Total	**$154,100**	**$24,000**	**$32,500**	**$73,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	$230,400	LIFE	* *	5	$136,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%			2051	* *	5	$22,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,600	
Copper/Terne	30%			2070	* *	5	$28,500	
Metal Rail	50%			2048	* *	5-10	$177,200	
No Component	15%							
Roof								
Modified Bitumen	100%			2040	* *	10	$82,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	4+	$12,800	LIFE	* *	5	$16,100	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Rooms								
Ceramic Tile	5%	Now	$42,500	2038	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$5,700	
Vinyl Tile	15%	Now	$12,500	2035	$624,100	3	$8,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Locker Room								
Vinyl Tile 9" X 9"	65%	Now	$391,400	2035	$7,828,900	3	$35,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Second Floor Corridor, Classrooms And Auditorium								
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Stairwell Landings								
Wood	5%			2050	* *	5	$13,800	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$6,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,400	
Masonry: Brick	5%			LIFE	* *			
Granite Panels	2%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$21,300	
SGFT/Glazed Masonry	25%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	Now	$36,400	2040	* *	5	$27,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	55%			LIFE	* *	5	$12,600	
Metal Panel	5%	0-2	$74,800	LIFE	* *	5	$9,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2061	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Area								
Explanation : Recent Installation								
Iron Picket	50%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	50%			2048	* *			
Rubber Matting	50%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

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
Under 600 Volts								
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	85%			2034	$208,500	5	$2,000	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	75%	2-4	$224,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2035	$59,700	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. B16								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	97%			2040	* *	10	$80,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2040	* *			
Egress Lighting								
Emergency, Battery	30%			2030	$46,400	10	$6,500	
Emergency, Battery	20%			2040	* *	10	$4,300	
Exit, Service	40%			2040	* *	1		
Exit, Service	10%			2030	$4,000	1		
Exterior Lighting								
HID	15%			2030	$64,500	10		
HID	15%	Now	$64,500	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$237,700	2045	* *	1-3	$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations								

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Recent Conversion To Natural Gasoline Only								
Conversion Equipment								
Hot Water Boiler	10%			2040	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Explanation : 1 Unit, For Auditorium								
Steam Boiler	90%			2040	* *	1	$80,200	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	10%			2043	* *	4	$700	
Central Plant Steam Piping/Pmp	90%			2045	* *	4	$4,000	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : 3 Leaks In Boiler Area								
Terminal Devices								
Air Handler	20%			2035	$346,800	1	$11,100	
Convector/Radiator	80%	0-2	$30,100	2040	* *	1	$20,900	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Few Reported Leaks								
Controls								
Electrical	100%			2033	$512,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2043	* *			
Window/Wall Unit	60%			2030	$209,500	1		
No Component	30%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

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
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$35,100	
No Component	30%							
Exhaust Fans								
Interior	10%			2035	$40,900	2	$300	
Roof	70%			2043	* *	2	$1,900	
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : New Roof Exhaust Fans								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$169,500	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two New 180 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2035	$445,600	4	$13,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$2,800	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$5,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	10%							
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 290 - BK**				
Address	: **135 SCHENCK AVENUE BTWN: FULTON ST., ATLANTIC AVE**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K290**
Program / Asset #	: **BOE0577.000 / 1264**			**Yr Built/Renovated**	: **1979 / 2002**
Area Sq Ft	: **45,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**				
Block	: **3949**	**Lot**	: **18**	**BIN**	: **3087821**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$79,200
Interior Architecture		$1,598,900
Electrical		$416,600
Mechanical	$2,320,500	$1,736,100
Total	**$2,320,500**	**$3,830,800**
Importance Code A	$241,000	$79,200
Importance Code B	$2,079,500	$3,751,600
Total	**$2,320,500**	**$3,830,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,000		$16,500	
Interior Architecture	$43,800	$7,700	$8,500	
Electrical	$55,800	$4,700	$45,000	$5,000
Mechanical	$23,000	$10,400	$67,900	$14,600
Site Enclosure	$19,900			
Site Pavements	$1,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$225,600**	**$30,100**	**$145,100**	**$26,800**
Importance Code A	$74,000	$4,500	$21,100	$4,500
Importance Code B	$103,600	$24,700	$124,100	$22,400
Importance Code C	$48,000	$900		
Total	**$225,600**	**$30,100**	**$145,100**	**$26,800**

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

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
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	$44,500	LIFE	* *	5	$26,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 200 And 201								
Masonry: Brick	60%			LIFE	* *	5	$52,800	
Metal Panel	10%			2054	* *	5-10	$60,500	
Windows								
Aluminum	95%	0-2	$8,700	2050	* *	5	$4,500	
Hardware Missing, Extent : Light, Area Affected : 1%								
Location : Classroms And Stairs								
Metal Louvers	5%			2043	* *	10	$2,900	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$12,700	
Metal Rail	5%			2047	* *	5-10	$13,500	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,400	
Roof								
Modified Bitumen	100%	4+	$8,700	2042	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Stucco Cement	100%			2047	* *	5	$7,700	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$22,400	
Ceramic Tile	5%			2037	* *	5	$3,400	
Vinyl Tile	80%			2034	$1,544,400	3	$20,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	1%			2043	* *	5	$1,800	
Concrete Masonry Unit	7%	Now	$23,800	LIFE	* *	5	$4,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bottom Of Wall Room 200 And 201								
Concrete Masonry Unit	60%			LIFE	* *	5	$42,300	
Folding Partition	2%			2042	* *	5	$8,800	
Metal Panel	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2039	* *	5	$17,100	
AcousTileSusp.Lay-In	60%	0-2	$13,900	2047	* *	5	$20,500	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Custodian Office								
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	5%			2034	$54,500			
Gypsum Board	5%			LIFE	* *	5	$4,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$19,900	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Playground								
Iron Picket	50%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	70%	Now	$1,900	2043	* *			
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Rubber Matting	30%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$133,200	5	$200	
Fused Disc Sw	20%			2044	* *	5		
Raceway								
Conduit	90%			2034	$74,600	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	12%			2033	$17,200	5	$100	
Molded Case Bkrs	78%			2033	$111,600	5	$900	
Molded Case Bkrs	10%			2042	* *	5	$100	
Wiring								
Thermoplastic	90%			2034	$97,300	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$300	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	98%			2039	* *	10	$40,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps Type Lighting Fixtures Installed In 2015.								
LED	2%			2042	* *			
Egress Lighting								
Emergency, Battery	50%	0-2	$7,700	2034	$38,700			
Not Functioning, Extent : Severe, Area Affected : 20%								
Location : Throughout The Building								
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
HID	20%	2-4	$43,000	2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Obsolete Lighting Fixtures Which Required Constant Maintenance.								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$16,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$28,600	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$107,100	5	$13,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

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
Heating								
Conversion Equipment								
Steam Boiler	100%	4+	$241,000	2054	* *	1	$40,100	
Cracked, Extent : Severe, Area Affected : 25%								
Location : Cracked Plates On Boiler								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$369,000			
Controls								
Digital	100%			2029	$1,323,400			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Throughout The Building								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	4+	$407,900	2044	* *	1	$18,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Two 100 Ton Units. There Is No Control Panel								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2034	$37,300	4	$1,100	
Ductwork/Diffusers	50%			LIFE	* *	2	$29,300	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	$268,200	2034	$894,100	1	$25,000	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Thermostats Inadequate To Control Heat								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Heat Rejection								
Air Cooled Condenser Unit	100%	4+	$80,000	2044	* *	2	$25,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 2 Air Condenser Units On Extended Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

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
Ventilation								
Exhaust Fans								
Interior	70%			2034	$143,100	2	$1,000	
Roof	30%			2029	$26,800	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2044	* *	1		
Galvanized Steel	75%	0-2	$22,100	2039	* *	1		
Broken, Extent : Severe, Area Affected : 20%								
Location : Valves In Basement And Booster Pumps								
Corroded, Extent : Severe, Area Affected : 10%								
Location : Water Main At Valves								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Water Main At Valves								
HW Heat Exchanger								
Steam Fired	100%			2034	$222,800	4	$4,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$9,200	4	$1,000	
Sewage Ejector(s)								
Electric	100%			2034	$24,100	4	$1,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$22,700	
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 290 - M**		
Address	: **311 EAST 82 STREET @SECOND AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M190**
Program / Asset #	: **BOE0113.000 / 2768**	**Yr Built/Renovated**	: **1903 / 2008**
Area Sq Ft	: **49,523**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1545** **Lot** : **5**	**BIN**	: **1049876**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$172,000	
Interior Architecture	$389,300	
Electrical		$1,281,500
Mechanical	$230,600	$3,054,200
Total	**$791,900**	**$4,335,700**
Importance Code A	$304,600	
Importance Code B	$428,100	$4,335,700
Importance Code C	$59,200	
Total	**$791,900**	**$4,335,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$101,200	$3,600	$6,000	
Interior Architecture	$74,700		$7,300	$12,600
Electrical	$12,700	$4,600	$4,800	$6,000
Mechanical	$56,900	$7,700	$44,600	$7,200
Site Enclosure	$600			
Site Pavements	$100			
Total	**$246,300**	**$15,900**	**$62,800**	**$25,700**
Importance Code A	$101,200	$8,500	$10,900	$4,900
Importance Code B	$111,500	$7,400	$44,500	$15,900
Importance Code C	$33,500		$7,300	$4,900
Total	**$246,300**	**$15,900**	**$62,800**	**$25,700**

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$54,900	
Masonry: Brick	85%			LIFE	* *	5	$93,200	
Painted Surfaces, Extent : Moderate, Area Affected : 65%								
Location : North West East Facades								
Recent Repair Evident, Extent : N/A, Area Affected : 70%								
Location : All Facades								
Masonry: Limestone	5%			LIFE	* *	5	$4,100	
Windows								
Aluminum	100%			2058	* *	5	$7,100	
Recent Installation, Extent : N/A, Area Affected : 90%								
Location : All Facades								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$15,600	
Masonry: Brick	70%	Now	$99,500	LIFE	* *	5	$7,700	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 70%								
Location : All Parapets								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Cafeteria Roof								
Metal Rail	5%			2049	* *	5-10	$9,900	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : South Side								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : South Side								
Explanation : Pitch Pocket Repair On Metal Guardrails								
Pre-Cast Concrete	20%			LIFE	* *	5	$27,600	
Roof								
Built-Up (BUR)	90%	Now	$72,500	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Copper/Terne	5%			2064	* *	10	$2,800	
Skylight, Metal/Glass	5%			2056	* *	10	$3,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$14,000	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridors								
Ceramic Tile	5%			2045	* *	5	$3,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Panel/Paver: Cer/Brk	5%			2052	* *	5	$7,300	
Terrazzo	5%			LIFE	* *	5	$5,000	
Vinyl Tile	75%	Now	$273,600	2041	* *	3	$18,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 45%								
Location : Various Locations Throughout								
Wood	5%			2051	* *	5	$6,000	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$9,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Folding Partition	3%			2044	* *	5	$14,700	
Glass: Single Pane	5%			LIFE	* *	5	$14,700	
Glass: Single Pane	2%			LIFE	* *	5	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Corridor								
Explanation : Stained Glass Interior Windows.								
Masonry: Brick	15%			LIFE	* *	10	$8,800	
Masonry: Fieldstone	5%			LIFE	* *	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Recent Repair Evident								
Plaster	55%			LIFE	* *	5-10	$91,500	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$9,800	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$8,100	
Masonry: Vault Struct	5%	2-4	$4,600	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Explanation : Paint Peeling								
Plaster	80%			LIFE	* *	5-10	$88,700	
Plaster	5%	Now	$10,000	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Ceilings Throughout.								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 308, 501, 507, 508 And Girls Bathroom								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	80%	Now	$600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Wall								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard Wall								
Explanation : Painted Surfaces								
Chain Link	20%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Play Yards								
Activity Yard								
Rubber Matting	50%			2036				
Traffic Topping	50%			2036				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$23,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2036	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 100 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$166,500	5	$200	
Raceway								
Conduit	80%			2036	$66,300	1		
Conduit	20%			2036	$16,600	1		
Panelboards								
Fused Disc Sw	8%			2035	$11,400	5	$100	
Fused Disc Sw	2%			2035	$2,900	5		
Molded Case Bkrs	60%			2035	$85,800	5	$800	
Molded Case Bkrs	30%			2044	* *	5	$400	
Wiring								
Thermoplastic	80%			2036	$86,400	1		
Thermoplastic	20%			2036	$21,600	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$604,700	10	$36,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2031	$7,600	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Janitors Closet								
Explanation : T-12 Lamps								
LED	19%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$42,600	10	$6,000	
Exit, Service	50%			2031	$10,900	1		
Exterior Lighting								
HID	10%			2031	$23,700	10		
HID	10%			2044	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	$95,200	1	$18,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$130,800	1-3	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector And Fire Alarm								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$132,600	2041	* *	1	$44,100	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit								
Distribution								
Steam Piping/Pump	100%	Now	$8,100	2036	$406,100			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room, Rooms 205, 308								
Terminal Devices								
Air Handler	10%			2031	$95,400	1	$3,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Two Above Ceiling Units Behind Auditorium Stage								
Convector/Radiator	70%	Now	$5,800	2034	$290,300	1	$10,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Room 307								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	20%	Now	$2,900	2031	$57,600	4	$900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Room 120								
Controls								
Digital	90%			2034	$1,310,800			
Pneumatic	10%			2030	$98,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$60,200			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	85%			2031	$163,300	1		
Window/Wall Unit	10%	Now	$9,600	2036	$19,200	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Rooms 207, 301, 304, 401, 503								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,700	
Exhaust Fans								
Interior	10%			2031	$22,500	2	$200	
Roof	90%			2041	* *	2	$1,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$651,300	1		
Sanitary Piping								
Cast Iron	100%	Now	$12,800	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$10,200	4	$1,600	
Backflow Preventer								
Generic	100%			2036	$22,600	1	$3,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 211mbh								
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2056	* *	1-2	$2,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 295 / M.S. 443 - BK (K845)**		
Address	: **330 18 STREET @ PROSPECT EXPY.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K845**
Program / Asset #	: **BOE0402.010 / 1396**	**Yr Built/Renovated**	: **1905 / 2013**
Area Sq Ft	: **85,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **880** **Lot** : **1**	**BIN**	: **3331274**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$972,900	$84,700
Interior Architecture	$6,228,100	$2,564,700
Electrical	$237,400	$133,200
Mechanical	$581,500	$1,377,200
Total	**$8,019,900**	**$4,159,800**
Importance Code A	$972,900	$84,700
Importance Code B	$5,765,400	$3,966,100
Importance Code C	$1,281,700	$109,000
Total	**$8,019,900**	**$4,159,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,800	$2,600		
Interior Architecture	$36,500	$10,400		
Electrical	$56,700	$18,800	$9,600	$7,900
Mechanical	$45,700	$11,700	$15,500	$11,700
Total	**$173,700**	**$43,500**	**$25,100**	**$19,700**
Importance Code A	$43,200	$11,200	$8,400	$8,400
Importance Code B	$124,100	$32,400	$16,600	$11,300
Importance Code C	$6,400			
Total	**$173,700**	**$43,500**	**$25,100**	**$19,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 295 / M.S. 443 - BK (K845)
Asset # : 1396

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,800	
Masonry: Brick	90%	2-4	$714,300	LIFE	* *	5	$84,700	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : Lintels								
Masonry: Limestone	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	99%	4+	$71,100	2049	* *	5	$14,600	
Hardware Missing, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Louvers	1%			2042	* *	10	$1,800	
Parapets								
Masonry: Brick	80%	Now	$137,200	LIFE	* *	5	$10,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Chimney And North Corner								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%			2053	* *	5	$5,100	
Pre-Cast Concrete	10%	0-2	$2,200	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Parapet Coping								
Roof								
Built-Up (BUR)	55%			2038	* *	10	$50,300	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Around Drains								
Copper/Terne	5%			2061	* *	10	$11,400	
Paver: Asphalt	25%	4+	$32,600	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 19th Street								
Plaza Roof: Stone Panels	15%			2053	* *			
Interior								
Floors								
Cast in Place Concrete	20%	2-4	$263,400	LIFE	* *	5	$66,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2042	* *	5	$7,600	
Mosaic Tile	2%			2038	* *	5	$7,600	
Sheet Vinyl/Rubber	13%	0-2	$26,300	2038	* *	5	$14,700	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Corridors								
Vinyl Tile 9" X 9"	35%			2028	$4,334,800	3	$19,900	
Wood	25%			2036	$2,309,200	5	$70,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 295 / M.S. 443 - BK (K845)
Asset # : 1396

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$12,800	
Masonry: Brick	10%	Now	$1,000,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 30%								
Location : Basement								
Plaster	11%	Now	$281,200	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	64%			LIFE	* *	5	$49,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	$51,300	
Ceilings								
Exposed Struc: Concrete	15%	0-2	$348,100	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Basement								
Explanation : Metal Barrel Vault Ceiling								
Plaster	85%			LIFE	* *	5	$80,300	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Iron Picket	70%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Vertical Sections								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

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
Under 600 Volts								
Raceway								
Conduit	50%			2033	$103,300	1		
Conduit	45%			2043	* *	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$2,000	
Molded Case Bkrs	5%			2049	* *	5	$100	
Wiring								
Thermoplastic	85%			2043	* *	1		
Thermoplastic	10%			2033	$29,900	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$74,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$10,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%	Now	$48,700	2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Back And Front								
Explanation : Control By Photo Cell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$163,400	1	$31,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$52,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Staircases								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$84,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2033	$697,000			
Terminal Devices								
Air Handler	6%			2041	* *	1	$3,200	
Air Handler	14%	0-2	$229,300	2043	* *	1	$6,600	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Coils								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Convector/Radiator	80%			2031	$569,400	1	$22,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$197,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$23,700	
No Component	50%							
Exhaust Fans								
Interior	40%	Now	$30,900	2028	$154,400	2	$800	
Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Roof	30%			2033	$50,700	2	$800	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With One 120 Gallon Tank								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 295 / M.S. 443 - BK (K845)
Asset # : 1396

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,700	4	$2,700	
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Explanation : Broken Fixtures								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$60,200	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 297 - BK**		
Address	: **700 PARK AVENUE @ TOMPKINS AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K297**
Program / Asset #	: **BOE0582.000 / 1269**	**Yr Built/Renovated**	: **1959 / 2018**
Area Sq Ft	: **104,966**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1739** **Lot** : **11**	**BIN**	: **3048508**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,874,400	$3,224,000
Interior Architecture	$2,512,200	
Electrical	$863,300	$2,126,100
Mechanical	$1,856,900	$4,408,900
Total	**$7,106,800**	**$9,759,000**
Importance Code A	$2,093,700	$4,160,800
Importance Code B	$4,924,700	$5,598,100
Importance Code C	$88,400	
Total	**$7,106,800**	**$9,759,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,500	$15,300		
Interior Architecture	$43,000	$16,100	$4,000	$15,100
Electrical	$10,200	$40,700	$9,800	$9,800
Mechanical	$6,400	$37,700	$29,900	$15,100
Site Pavements	$9,600			
Total	**$96,800**	**$109,800**	**$43,800**	**$40,000**
Importance Code A	$29,800	$26,000	$10,400	$10,400
Importance Code B	$51,100	$83,900	$33,400	$29,600
Importance Code C	$15,800			
Total	**$96,800**	**$109,800**	**$43,800**	**$40,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

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
Exterior								
Exterior Walls								
Masonry: Brick	86%			LIFE	* *	5	$70,400	
Masonry: Limestone	2%			LIFE	* *	5	$1,200	
Metal Panel	10%			2053	* *	5-10	$56,300	
Granite Panels	2%			LIFE	* *	5	$1,200	
Windows								
Aluminum	98%	Now	$928,400	2058	* *	5	$9,500	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : East Facade								
Explanation : Original Aluminum. Windows, Single Pane.								
Metal Louvers	2%	Now	$22,000	2048	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Areaway At Boiler Room								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Areaway At Boiler Room								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$9,500	
Masonry: Limestone	5%			LIFE	* *	5	$700	
Metal Rail	15%			2046	* *	5-10	$32,100	
Roof								
IRMA/Protected Membrane	98%	Now	$946,100	2033	$3,153,600			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	2%	Now	$2,000	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

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
Exterior								
Soffits								
Cast in Place Concrete	100%	2-4	$3,500	LIFE	* *	5	$14,500	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 2%								
Location : Around Perimeter								
Interior								
Floors								
Carpet	5%			2032	$145,500	3	$12,100	
Cast in Place Concrete	5%			LIFE	* *	5	$17,600	
Ceramic Tile	5%	Now	$23,200	2042	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Staff Toilets, Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Staff Toilets, Kitchen								
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	60%	0-2	$54,600	2038	* *	3	$36,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Landing, Classrooms, Cafeteria								
Vinyl Tile 9" X 9"	15%	Now	$394,900	2028	$1,974,300	3	$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	5%			2061	* *	5	$15,100	
Interior Walls								
Ceramic Tile	3%	2-4	$6,200	2042	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Staff Toilets								
Concrete Masonry Unit	10%	Now	$88,400	LIFE	* *	5	$7,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Marble Panels	2%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$30,300	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2038	* *	5	$32,100	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5	$13,800	
Metal Panel	5%	0-2	$13,600	LIFE	* *	5	$10,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	20%			LIFE	* *	5	$20,100	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

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
Site Enclosure								
Fence/Gates								
Chain Link	5%			2053	* *			
Iron Picket	95%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : North Side								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$9,600	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Dumpster								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 100 Ampere Emergency Lighting Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$500	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	7%			2032	$17,200	5	$200	
Fused Disc Sw	3%			2032	$7,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Aged Panelboard								
Molded Case Bkrs	70%			2041	* *	5	$1,900	
Molded Case Bkrs	20%			2032	$49,000	5	$600	
Wiring								
Braided Cloth	80%	0-2	$280,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$700	
Aged Component, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$1,538,100	10	$92,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	4%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	20%			2033	$36,100	10	$5,100	
Emergency, Battery	30%			2028	$54,100	10	$7,600	
Exit, Service	45%			2028	$20,900	1		
Exit, Service	5%			2041	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Exterior Lighting								
HID	10%			2028	$50,200	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$201,800	1	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$277,200	1-3	$64,700	

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DEPARTMENT OF EDUCATION - 040
P. S. 297 - BK
Asset # : 1269

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 12,000 Gallons								
Conversion Equipment								
Steam Boiler	78%	Now	$219,200	2031	$730,700	1	$73,000	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Number 2 Safety Valve In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Condensate Return Pump Reportedly Undersized. No Boiler Water Make-up System. Boiler Manually Filled.								
Steam Boiler	22%			2031	$206,100	1	$22,900	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$604,500	2043	* *	4	$5,200	
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : 2 Condensate Pumps In Basement								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Radiator Thermostats Throughout								
Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
Location : Thermostatic Traps At Radiators Throughout								
Terminal Devices								
Air Handler	20%			2028	$404,500	1	$13,000	
Convector/Radiator	80%			2031	$703,100	1	$27,100	
Controls								
Electrical	20%			2031	$119,500			
Pneumatic	80%			2034	$1,661,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	1%			2033	$25,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Server Room And Roof								
Explanation : Serves Intermediate Distribution Frame Room								
Window/Wall Unit	90%			2028	$366,500	1		
No Component	9%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

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
Ventilation								
Exhaust Fans								
Interior	20%			2028	$95,300	2	$600	
Roof	80%			2028	$166,800	2	$2,600	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$411,600	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$519,700	4	$10,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$21,500	4	$3,300	
Sewage Ejector(s)								
Electric	100%			2033	$56,300	4	$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$44,600	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 298 - BK**
Address : **85 WATKINS STREET BTWN: PITKIN AVE., GLENMORE AVE.**
Borough : **BROOKLYN** **Agency's Number** : **K298**
Program / Asset # : **BOE0583.000 / 1270** **Yr Built/Renovated** : **1960 / 2010**
Area Sq Ft : **81,000** **Project Type** : **EDUCATION**
Date of Survey : **16-Sep-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3507** **Lot** : **7** **BIN** : **3080768**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$71,200	$203,200
Interior Architecture	$835,200	
Electrical	$361,000	$2,325,600
Mechanical	$1,511,000	$1,258,100
Total	**$2,778,300**	**$3,787,000**
Importance Code A	$504,900	$203,200
Importance Code B	$2,041,800	$3,583,800
Importance Code C	$231,600	
Total	**$2,778,300**	**$3,787,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,100		$22,300	$13,800
Interior Architecture	$60,200	$3,100	$5,800	$11,500
Electrical	$9,100	$8,400	$19,200	$7,800
Mechanical	$11,800	$14,200	$29,700	$15,200
Site Enclosure	$15,600			
Total	**$107,800**	**$25,700**	**$77,000**	**$48,400**
Importance Code A	$11,100	$8,000	$30,500	$21,800
Importance Code B	$66,900	$17,700	$46,500	$26,500
Importance Code C	$29,700			
Total	**$107,800**	**$25,700**	**$77,000**	**$48,400**

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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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	5	$53,900	
Masonry: Brick Cavity	80%			LIFE	* *	5	$91,900	
Metal Panel	10%			2054	* *	5-10	$79,000	
Windows								
Aluminum	100%			2050	* *	5	$27,600	
Parapets								
Masonry: Brick	30%			LIFE	* *	5	$1,200	
Metal Panel	10%			2054	* *	5	$1,600	
Metal Rail	25%			2047	* *	5-10	$18,300	
Metal Security Bars	20%			2062	* *			
Pre-Cast Concrete	15%			LIFE	* *	5	$3,800	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$71,200	
Copper/Terne	5%			2062	* *	10	$9,400	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$32,200	
Ceramic Tile	5%			2043	* *	5	$6,100	
Terrazzo	3%	Now	$17,600	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Lobby								
Vinyl Tile	60%			2039	* *	3	$36,900	
Vinyl Tile 9" X 9"	15%	Now	$603,600	2044	* *	3	$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Classrooms Throughout								
Wood	5%			2049	* *	5	$11,500	
Interior Walls								
Ceramic Tile	5%	Now	$14,200	2043	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,100	
Glazed Ceramic Panel	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$37,700	
SGFT/Glazed Masonry	20%	Now	$231,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairs 1 And 2 Between 2nd And 3rd Floors								

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$38,400	
Exposed Struc: Concrete	45%			LIFE	* *	5	$8,600	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2039	* *			
Metal Panel	5%			LIFE	* *	5	$7,700	
Plaster	15%			LIFE	* *	5	$11,500	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2047	* *	5-10	$5,100	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Upper Roof								
Explanation : Aluminum Roof Rail								
Chain Link	25%			2054	* *			
Iron Picket	55%	0-2	$12,500	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	75%			2043	* *			
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$41,700	5	$300	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	10%			2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches For Solar System								

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

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
Under 600 Volts								
Transformers								
Dry Type	100%			2047	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Transformer 150 Kilo-volt Ampere 208/120 Volt/480/277 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$300	
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Toggle Switch	2%			2033	$4,900	5		
Molded Case Bkrs	80%			2033	$196,200	5	$1,700	
Molded Case Bkrs	18%			2050	* *	5	$400	
Wiring								
Thermoplastic	80%			2034	$239,000	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$989,100	10	$59,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout The Building								
Fluorescent	5%			2034	$61,800	10	$3,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
Location : Basement								
LED	15%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium, Auditorium And Kitchen								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	50%			2029	$69,600	10	$9,800	
Exit, Battery	50%			2034	$58,800	10	$2,700	
Exterior Lighting								
HID	20%			2029	$77,400	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$155,700	1	$30,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	3%	Now	$1,300	2029	$6,400	1-3	$1,400	
Devices Damaged, Extent : Light, Area Affected : 1%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 1%								
Location : Basement								
Explanation : Pull Station Number 17 Is Not Operational								
Generic, Analog	97%			2029	$207,500	1-3	$48,400	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$192,900	5	$25,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	2-4	$433,800	2054	* *	1	$72,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Both Boilers In Boiler Room.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Boiler No. 1 Has No Pressuretrol And Shell Is Deteriorating.								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Air Handler	25%	Now	$78,000	2029	$390,200	1	$11,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Cafeteria Unit In Basement Fan Room								
Convector/Radiator	70%			2039	* *	1	$18,300	
Unit Heater - Steam	5%			2034	$23,600	4	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	$62,800	2029	$157,100	1		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$18,100	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

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
Ventilation								
Exhaust Fans								
Interior	30%			2029	$110,400	2	$700	
Roof	70%			2029	$112,700	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$106,500	2034	$1,065,200	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Explanation : Faulty Branch Valves								
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$5,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Area Drain Backs Up In Basement								
Sump Pump(s)								
Non-Submersible	100%			2034	$16,600	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$4,800	
Backflow Preventer								
Generic	100%	2-4	$700	2034	$37,000	1	$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Points Of Service. South Service Valve Is Corroding.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$700	
Chemical System								
Generic	100%	Now	$1,200	2029	$59,500	1	$22,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Control Valve Manually Operated In Kitchen								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 48 Square Feet (12x4).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 299 - BK**		
Address	: **88 WOODBINE STREET BTWN: EVERGREEN AVE., BUSHWICK A**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K299**
Program / Asset #	: **BOE0584.000 / 1271**	**Yr Built/Renovated**	: **1960 / 2006**
Area Sq Ft	: **85,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3358** **Lot** : **1**	**BIN**	: **3076734**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$174,200	$806,100
Interior Architecture	$466,900	$100,900
Electrical	$228,900	$1,008,900
Mechanical	$633,300	$773,800
Site Pavements	$55,500	
Total	**$1,558,800**	**$2,689,700**
Importance Code A	$174,200	$806,100
Importance Code B	$1,279,900	$1,883,700
Importance Code C	$104,800	
Total	**$1,558,800**	**$2,689,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,600			$18,200
Interior Architecture	$200,300	$1,900	$18,200	$13,400
Electrical	$9,800	$8,900	$38,900	$9,600
Mechanical	$41,600	$12,300	$36,800	$14,300
Site Enclosure	$4,800			
Total	**$262,000**	**$23,100**	**$94,000**	**$55,600**
Importance Code A	$14,000	$8,400	$8,600	$26,600
Importance Code B	$99,200	$14,700	$85,400	$29,000
Importance Code C	$148,800			
Total	**$262,000**	**$23,100**	**$94,000**	**$55,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$12,700	
Masonry: Brick	95%	Now	$87,000	LIFE	* *	5	$51,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	100%			2050	* *	5	$36,400	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$8,800	
Masonry: Limestone	20%	4+	$5,600	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	70%			2039	* *	10	$87,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Copper/Terne	5%			2062	* *	10	$15,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Stair Bulkhead Roof								
IRMA/Protected Membrane	25%			2034	$754,500	10	$31,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,100	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$11,000	LIFE	* *	5	$13,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	3%			2043	* *	5	$3,800	
Terrazzo	2%			LIFE	* *	5	$2,000	
Vinyl Tile	50%			2039	* *	3	$31,600	
Vinyl Tile 9" X 9"	35%	Now	$362,100	2044	* *	3	$16,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 2nd, 3rd And 4th Floor Corridors								
Wood	5%			2049	* *	5	$11,800	

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

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$32,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%	Now	$29,600	2037	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boys Restrooms								
Concrete Masonry Unit	10%	Now	$40,500	LIFE	* *	5	$8,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Glazed Ceramic Panel	5%	Now	$41,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Wall								
Marble Panels	5%			LIFE	* *			
Plaster	40%	Now	$104,800	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2047	* *	5	$25,300	
AcousTileConcealSpLn	10%			2039	* *	5	$15,800	
AcousTileSusp.Lay-In	7%			2039	* *	5	$8,800	
Exposed Struc: Concrete	45%			LIFE	* *	5	$8,900	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	5%	Now	$5,000	2034	$100,900			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	10%	0-2	$19,700	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2047	* *	5-10	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Metal Guard Rail								
Cast in Place Concrete	15%	2-4	$600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Iron Picket	75%			2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Repairs in Progress, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Fencing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	60%			2054	* *			
Masonry: Brick	40%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$55,500	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2039	* *			
Pavers/Stone	10%			2043	* *			
Activity Yard								
Asphalt	80%			2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Playground								
Explanation : Playground Is Not Accessible, Rubber Mat Surface								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$233,000	5	$2,200	
Raceway								
Conduit	97%			2034	$200,400	1		
Conduit	3%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%			2033	$196,200	5	$1,800	
Molded Case Bkrs	10%			2050	* *	5	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	$89,600	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	60%			2034	$179,200	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2047	* *	5	$400	
Locally Mounted	30%			2032	$36,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	5%			2042	* *	10	$3,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Basement								
Fluorescent	85%			2039	* *	10	$66,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps Type, Lamps Installed In 2016.								
LED	10%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium, Kindergarten								
Explanation : LED Fixtures Installed In 2016.								
Egress Lighting								
Emergency, Battery	50%			2029	$73,000	10	$10,300	
Exit, Service	50%			2029	$18,800	1		
Exterior Lighting								
LED	15%			2042	* *			
No Component	80%							
Under Construction	5%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$1,300	
Alarm								
Security System								
Generic	100%			2034	$163,400	1	$31,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$54,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2060	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$84,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	98%			2054	* *	4	$4,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Central Plant Steam Piping/Pmp	2%	Now	$1,000	2054	* *	4	$100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Explanation : Condensate Pump, Tank Leaking								
Terminal Devices								
Air Handler	20%			2029	$327,600	1	$10,500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Convector/Radiator	80%			2032	$569,400	1	$22,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	2%			2032	$6,600	1		
Window/Wall Unit	60%	0-2	$118,700	2034	$197,800	1		
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$47,400	

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

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

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
Ventilation								
Exhaust Fans								
Interior	20%			2029	$77,200	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Basement Fan Room								
Roof	15%	0-2	$25,300	2044	* *	2	$300	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Roof								
Roof	65%			2029	$109,800	2	$1,700	
On Extended Life, Extent : Moderate, Area Affected : 60%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,700	
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,100	
Backflow Preventer								
Generic	100%			2039	* *	1	$5,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 30 - BX**
Address : **510 EAST 141 STREET @BROOK AVENUE**
Borough : **BRONX**
Program / Asset # : **BOE0177.000 / 481**
Area Sq Ft : **84,000**
Date of Survey : **13-Dec-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2267** **Lot** : **15**
Agency's Number : **X030**
Yr Built/Renovated : **1924 / 2012**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2000077**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$219,200	$947,200
Interior Architecture	$1,443,700	$540,800
Electrical	$592,400	$2,037,900
Mechanical	$2,735,700	$2,342,500
Site Pavements	$72,300	
Total	**$5,063,400**	**$5,868,400**
Importance Code A	$882,700	$947,200
Importance Code B	$3,836,800	$4,573,100
Importance Code C	$343,800	$348,100
Total	**$5,063,400**	**$5,868,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,100		$14,400	
Interior Architecture	$108,600	$6,600		$12,800
Electrical	$4,100	$30,200	$7,800	$9,400
Mechanical	$86,200	$40,300	$19,900	$10,600
Total	**$210,000**	**$77,100**	**$42,100**	**$32,800**
Importance Code A	$11,100	$7,500	$21,800	$7,400
Importance Code B	$164,100	$69,500	$20,300	$25,500
Importance Code C	$34,800			
Total	**$210,000**	**$77,100**	**$42,100**	**$32,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$11,100	LIFE	* *	5	$53,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Original Wing								
Masonry: Brick	95%	Now	$219,200	LIFE	* *	5	$130,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Original Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Of Original Wing								
Windows								
Aluminum	100%			2049	* *	5	$28,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,900	
Masonry: Brick	90%			LIFE	* *	5	$11,400	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,000	
Roof								
Built-Up (BUR)	100%			2033	$704,700	10	$59,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,200	
Ceramic Tile	3%	Now	$19,300	2036	$192,700	5	$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$4,300	
Vinyl Tile	72%	Now	$45,300	2038	* *	3	$30,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2028	$911,200	3	$4,200	
Wood	5%			2068	* *	5	$10,400	
Interior Walls								
Ceramic Tile	3%	Now	$34,800	2036	$348,100	5	$3,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,100	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			
Plaster	67%	0-2	$343,800	LIFE	* *	5	$41,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	0-2	$9,200	2038	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2050	* *	5	$5,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Library								
Exposed Struc: Concrete	40%			LIFE	* *	5	$7,000	
Metal Panel	5%	Now	$188,700	LIFE	* *	5	$7,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
Location : Kitchen And Cafeteria								
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Kitchen And Cafeteria								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Kitchen And Cafeteria								
Plaster	40%			LIFE	* *	5	$27,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$72,300	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Disconnect Switch								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$233,000	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	95%			2033	$196,300	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$2,000	
Wiring								
Braided Cloth	70%	0-2	$209,100	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2033	$74,700	1		
Thermoplastic	5%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2033	$1,100,700	10	$66,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$22,700	10	$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Incandescent	1%			2028	$21,100	2		
Egress Lighting								
Emergency, Service	50%			2033	$23,400	1		
Exit, Service	50%			2033	$16,400	1		
Exterior Lighting								
HID	10%			2033	$40,100	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$161,500	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors. CCTV Cameras On 4th Floor								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$221,900	2043	* *	1-3	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$23,000	
Conversion Equipment								
Steam Boiler	100%	0-2	$663,500	2053	* *	1	$66,300	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boilers								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2 Units In Basement Boiler Room								
Distribution								
Steam Piping/Pump	100%	Now	$61,000	2033	$609,600			
Broken, Extent : Severe, Area Affected : 5%								
Location : Valve On Main Header Does Not Close								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Condensate Return Does Not Create Vacuum Causing Low Flow And Manual Adjustments								
Terminal Devices								
Air Handler	20%			2033	$286,500	1	$9,200	
Convector/Radiator	80%			2038	* *	1	$19,200	
Controls								
Pneumatic	100%	Now	$83,100	2027	$1,662,300			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium And Auditorium Units Do Not Respond To Temperature Sensors Causing Overheating								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$180,800			
Window/Wall Unit	80%			2028	$230,700	1		
Repairs In Progress, Extent : N/A, Area Affected : 5%								
Location : Classrooms								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

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
Ventilation								
Exhaust Fans								
Interior	20%			2033	$67,500	2	$500	
Roof	80%			2028	$118,200	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Both Water Mains In The Basement Do Not Hold, Isolation Valves Do Not Hold								
Galvanized Steel	80%			2031	$777,400	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$368,100	4	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$17,200	4	$2,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$52,600	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS**		
Address	: **108-55 69TH AVENUE @ 110TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q003**
Program / Asset #	: **BOE0671.000 / 4420**	**Yr Built/Renovated**	: **1910 / 2019**
Area Sq Ft	: **88,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,Ph**		
Block	: **2218** **Lot** : **21**	**BIN**	: **4052265**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$214,100
Interior Architecture		$1,022,400
Mechanical		$2,365,200
Total		**$3,601,700**
Importance Code A		$214,100
Importance Code B		$3,387,600
Total		**$3,601,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$131,100		$4,900	
Interior Architecture	$176,800		$42,300	$14,600
Electrical	$17,800	$15,200	$16,000	$16,800
Mechanical	$53,300	$29,100	$33,500	$26,000
Site Pavements	$3,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$403,800**	**$65,900**	**$118,400**	**$79,100**
Importance Code A	$136,900	$5,700	$10,600	$5,700
Importance Code B	$201,300	$60,200	$102,900	$65,200
Importance Code C	$65,600		$5,000	$8,300
Total	**$403,800**	**$65,900**	**$118,400**	**$79,100**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$56,300	
Masonry: Brick	30%			LIFE	* *	5	$43,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : All Facades Old Wing								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : All Facades Old Wing								
Masonry: Brick Cavity	40%			LIFE	* *	5	$57,600	
Metal Panel	5%			2056	* *	5-10	$24,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$46,800	
Stucco Cement	2%			2041	* *	5	$3,600	
Window Wall	8%			2056	* *	5	$21,600	
Windows								
Aluminum	30%			2044	* *	5	$4,100	
Aluminum	65%			2052	* *	5	$8,800	
Aluminum w/ Guards	5%			2044	* *	5	$700	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5-10	$6,400	
Masonry: Brick	30%			LIFE	* *	5-10	$9,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Old Wing Inner Parapet								
Masonry: Brick Cavity	20%			LIFE	* *	5-10	$6,400	
Masonry: Limestone	8%			LIFE	* *	5-10	$4,500	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Inside Parapet Wall Belt Course								
Metal Panel	5%			2056	* *	5	$900	
Metal Rail	5%			2049	* *	5-10	$4,200	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	30%			2044	* *	10	$33,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Old Wing Roof								
Copper/Terne	3%			2051	* *	10	$8,500	
IRMA/Protected Membrane	55%			2041	* *	10	$62,200	
Modified Bitumen	12%			2036	$151,900	10	$13,600	
Soffits								
Metal Panel	100%			2056	* *	5-10	$12,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Front Entry New Wing								
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$79,100	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement And Penthouse								
Ceramic Tile	3%			2039	* *	5	$3,600	
Ceramic Tile	3%			2045	* *	5	$3,600	
Quarry Tile	6%			2049	* *	5	$10,800	
Terrazzo	3%			LIFE	* *	5	$5,600	
Vinyl Tile	30%	4+	$20,400	2036	$1,022,400	3	$13,600	
Uneven Substrate, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile	40%			2041	* *	3	$18,100	
Interior Walls								
Ceramic Tile	9%			2039	* *	5	$9,900	
Ceramic Tile	15%			2045	* *	5	$16,500	
Concrete Masonry Unit	20%			LIFE	* *	5	$17,600	
Gypsum Board	35%			LIFE	* *	5-10	$65,500	
Masonry: Brick	5%			LIFE	* *	10	$1,700	
Marble Panels	1%			LIFE	* *	10	$400	
Plaster	15%			LIFE	* *	5-10	$14,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Room 317								
Ceilings								
AcousTileSusp.Lay-In	25%			2041	* *	5	$30,100	
AcousTileSusp.Lay-In	40%			2049	* *	5	$48,200	
Exposed Struc: Concrete	8%			LIFE	* *	5-10	$12,000	
Exposed Struc: Concrete	7%			LIFE	* *	5-10	$10,500	
Exposed Struc: Steel	5%			LIFE	* *	10	$12,000	
Plaster	15%			LIFE	* *	5-10	$31,100	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Room 317								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	50%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2049	* *			
Pavers/Stone	20%			2045	* *			
On-Site Walkways								
Asphalt	70%			2039	* *			
Cast in Place Concrete	25%			2049	* *			
Masonry: Granite	5%	0-2	$3,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Old Wing Entry Stairs								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2045	* *			
Activity Yard								
Asphalt	35%			2045	* *			
Cast in Place Concrete	50%			2049	* *			
Rubber Matting	15%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2056	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Building Electrical Room 108 Inside Room 111								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Fused Disc Sw	55%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Electrical Room C61								
Explanation : Newly Installed Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	25%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two Vertical Sections								
Fused Disc Sw	75%			2062	* *	5	$300	
Raceway								
Conduit	25%			2056	* *	1		
Conduit	75%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Molded Case Bkrs	20%			2052	* *	5	$500	
Molded Case Bkrs	75%			2058	* *	5	$1,700	
Wiring								
Thermoplastic	25%			2056	* *	1		
Thermoplastic	75%			2062	* *	1		
Motor Controllers								
Locally Mounted	25%			2049	* *	5	$100	
Variable Frequency Drive	75%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Room C63, Old Building Room 110a								
Explanation : Locations Noted								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2053	* *	1	$27,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Rooms C72, C74								
Explanation : Locations Noted								
Generators								
Diesel	100%			2049	* *	1	$34,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Roof								
Explanation : One 400 Kw Rated Emergency Generator								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : New Battery								
Fuel Storage								
Day Tank	20%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure On New Building Roof								
Explanation : 60 Gallon Rated Capacity								
Main Tank	80%			2071	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building Room C76								
Explanation : 275 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$16,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Old Sections Of The Building								
LED	80%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2044	* *	1		
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
HID	2%			2041	* *	10		
LED	8%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$1,200	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2044	* *	1	$16,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Two Separate Fire Alarm Systems								

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
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	70%			2053	* *	1	$30,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Penthouse								
Explanation : 2 Units								
Steam Boiler	30%			2041	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	80%			2052	* *	4	$5,200	
Steam Piping/Pump	20%			2046	* *			
Terminal Devices								
Air Handler	80%			2044	* *	1	$43,500	
Convector/Radiator	20%			2041	* *	1	$5,700	
Controls								
Digital	70%			2034	$1,811,600			
Electrical	30%			2031	$150,300			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2041	* *	1	$24,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Roof								
Explanation : 1 Unit. R-410a								
Ext Pkg Unit - Heating/Cooling	10%			2031	$151,400	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Old Wing Roof								
Split Unit	15%			2041	* *			
Window/Wall Unit	15%			2031	$51,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2056	* *	4	$3,900	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2041	* *	1	$32,700	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$58,300	
Ductwork/Diffusers	25%			LIFE	* *	2-5	$19,400	
Exhaust Fans								
Interior	15%			2041	* *	2	$400	
Roof	85%			2044	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Electric	40%			2031	$67,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Gas Fired	60%			2034	$73,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								
Sanitary Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%			LIFE	* *	1		
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

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
Plumbing								
Backflow Preventer								
Generic	100%			2044	* *	1	$5,400	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Basement To 2nd Floor								
Explanation : 2 Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	30%							
Generic	70%			2056	* *	1-5	$31,100	
Sprinkler								
No Component	30%							
Generic	70%			2056	* *	1-2	$17,300	
Fire Pump								
No Component	30%							
Generic	70%			2045	* *	1	$11,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 65 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 304 - BK**		
Address	: **280 HART STREET @ MARCUS GARVEY BLVD.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K304**
Program / Asset #	: **BOE0587.000 / 684**	**Yr Built/Renovated**	: **1962 / 2000**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1773** **Lot** : **14**	**BIN**	: **3049420**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,358,700	$50,500
Interior Architecture	$1,806,200	$592,200
Electrical	$784,400	$704,000
Mechanical	$2,607,500	$4,252,700
Site Enclosure	$305,900	
Site Pavements	$116,900	$125,100
Total	**$6,979,700**	**$5,724,500**
Importance Code A	$1,358,700	$862,700
Importance Code B	$5,086,200	$4,269,600
Importance Code C	$534,800	$592,200
Total	**$6,979,700**	**$5,724,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,700	$12,500		$1,000
Interior Architecture	$92,400			$11,800
Electrical	$9,600	$21,500	$8,600	$8,600
Mechanical	$150,800	$49,400	$29,400	$15,700
Site Pavements	$78,700			
Total	**$359,100**	**$83,300**	**$38,000**	**$37,100**
Importance Code A	$43,900	$21,700	$9,000	$10,000
Importance Code B	$240,700	$61,700	$28,900	$27,100
Importance Code C	$74,400			
Total	**$359,100**	**$83,300**	**$38,000**	**$37,100**

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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DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Exterior								
Exterior Walls								
Glass Block	1%	Now	$1,100	LIFE	* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Masonry: Brick	93%	0-2	$212,900	LIFE	* *	5	$50,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%	0-2	$10,900	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	1%	4+	$15,600	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$889,300	2049	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout Room								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : Rm 328 Missing Glazing Panels								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout Room								
Roof								
Built-Up (BUR)	10%			2038	* *	10	$12,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	85%	2-4	$256,500	2038	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2046	* *	10	$11,400	
Soffits								
Stucco Cement	100%			2050	* *	5	$2,000	
Efflorescence, Extent : Light, Area Affected : 25%								
Location : Throughout								
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$27,600	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%	Now	$36,500	2042	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Toilets And Kitchen, Rooms 324,319								
Terrazzo	5%	2-4	$60,500	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Main Entrance								
Vinyl Tile	60%	4+	$107,200	2038	* *	3	$28,400	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : 3rd Floor Corridor, Occupational Speech Room								
Vinyl Tile 9" X 9"	15%	Now	$776,000	2043	* *	3	$7,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	$7,700	2061	* *	5	$5,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%	0-2	$29,600	2036	$592,200	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Toilets								
Concrete Masonry Unit	10%	0-2	$101,200	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium, Basement And Throughout								
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$31,500	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	33%	Now	$127,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, 3rd Floor Around Window Sills								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								

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

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Interior								
Ceilings								
AcousTile,Adhered	25%	2-4	$52,000	2038	* *	5	$15,800	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Corridor								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor								
Exposed Struc: Concrete	60%	0-2	$581,600	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Basement And Throughout								
Metal Panel	5%	4+	$10,700	LIFE	* *	5	$7,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	Now	$7,900	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stairs								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$305,900	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Gate Hinges Broken								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$116,900	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$44,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Site Pavements								
Activity Yard								
Asphalt	50%			2036	$57,400			
Rubber Matting	50%	2-4	$33,900	2033	$67,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Surface Cracking Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2033	$139,800	5	$200	
Fused Disc Sw	40%			2059	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	80%			2032	$196,200	5	$1,900	
Molded Case Bkrs	10%			2055	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building (New AC Panelboards)								
Wiring								
Braided Cloth	70%	2-4	$209,100	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	$59,700	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Corroded, Extent : Light, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Lighting								
Interior Lighting								
Fluorescent	93%			2038	* *	10	$77,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$4,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Room 3rd Floor And Basement								
LED	2%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2028	$78,200	10	$11,000	
Exit, LED	50%			2068	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$174,900	1	$34,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Offices And Exit Doors								
Explanation : Intrusion Alarm and Motion Sensor Only								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$240,400	1-3	$56,100	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$213,800	5	$28,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 2 Tanks 7,500 Gallons Each								

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

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$16,200	2031	$812,200	1	$81,100	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - Boiler 2: Handholes Leaking When Running At High Firing; Feedwater Pipe Leaking								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Boiler Room - Boiler 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units, 4,725 Mbh Net Each								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$10,200	
Steam Piping/Pump	80%	Now	$59,700	2033	$596,900			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement - Water / Sprinkler Room, Other Locations								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Stair A / B; Corridor Between Kitchen And Auditorium								
Explanation : No Steam Flow To Radiators								
Terminal Devices								
Air Handler	25%			2028	$438,400	1	$14,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Fan Room: Auditorium And Gymnasium Blower Units								
Convector/Radiator	65%			2031	$495,300	1	$19,100	
Fan Coil Unit/Heat	4%	Now	$55,400	2043	* *	1	$1,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor - Cafeteria, Teachers Lounge								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor - Cafeteria, Teachers Lounge								
Fan Coil Unit/Heat	6%			2038	* *	1	$1,800	
Controls								
Pneumatic	100%	Now	$90,000	2027	$1,800,900			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium, Rooms 330, 328 And Other Locations								
Explanation : Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	70%			2041	* *	1		
No Component	30%							

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

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room								
Explanation : 1 System								
Window/Wall Unit	50%			2031	$176,500	1		
Window/Wall Unit	15%	Now	$53,000	2033	$53,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Rooms 206, 208, 228 And Other Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Rooms 206, 208, 228 And Other Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,700	
Exhaust Fans								
Interior	35%			2028	$144,600	2	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st And 3rd Floor Fan Rooms								
Roof	65%			2041	* *	2	$1,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,196,800	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2033	$450,600	4	$9,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$18,700	4	$2,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement- Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 625 Mbh Input								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2033	$257,700	1-2	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Partially Sprinklered Building								
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 75 Square Feet (15x5).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 305 - BK**				
Address	: **344 MONROE STREET BTWN: MARCY AVE., TOMPKINS AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K305**
Program / Asset #	: **BOE0588.000 / 1274**			**Yr Built/Renovated**	: **1962 / 2010**
Area Sq Ft	: **89,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **03-Feb-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **1819**	**Lot**	: **14**	**BIN**	: **3051458**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,867,100	$53,800
Interior Architecture	$2,068,300	
Electrical	$856,900	$758,100
Mechanical	$807,600	$2,642,400
Site Enclosure	$60,600	
Total	**$6,660,500**	**$3,454,200**
Importance Code A	$2,867,100	$53,800
Importance Code B	$3,587,500	$3,400,500
Importance Code C	$205,900	
Total	**$6,660,500**	**$3,454,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,000			
Interior Architecture	$199,500			$13,400
Electrical	$5,400	$9,200	$24,100	$8,400
Mechanical	$69,400	$12,900	$88,700	$12,900
Site Enclosure	$6,700			
Site Pavements	$41,300			
Total	**$399,300**	**$22,200**	**$112,800**	**$34,700**
Importance Code A	$88,900	$8,800	$9,000	$8,800
Importance Code B	$229,800	$13,300	$103,800	$25,900
Importance Code C	$80,600			
Total	**$399,300**	**$22,200**	**$112,800**	**$34,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$300	
Masonry: Brick	99%			LIFE	* *	5	$53,800	
Windows								
Aluminum	100%	Now	$35,600	2050	* *	5	$18,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floor Classrooms								
Roof								
IRMA/Protected Membrane	95%	Now	$2,867,100	2044	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Over Cafeteria And Throughout								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Over Cafeteria And Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Over 3rd Floor Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridors And 2nd Floor Teachers Lounge								
Roll Roofing	5%	Now	$41,400	2036	$41,400	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Stair Bulkhead								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stair Bulkhead								
Interior								
Floors								
Ceramic Tile	3%	Now	$43,800	2037	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 2nd Floor Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Kitchen And 2nd Floor Bathrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And 2nd Floor Bathrooms								
Terrazzo	5%			LIFE	* *	5	$4,900	
Vinyl Tile	70%			2039	* *	3	$44,200	
Vinyl Tile 9" X 9"	15%	Now	$310,400	2029	$1,552,000	3	$7,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms And Offices								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Classrooms And Offices								
Wood	7%			2062	* *	5	$16,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	$16,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$59,200	2037	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Kitchen And 2nd Floor Bathrooms								
Concrete Masonry Unit	5%	0-2	$20,200	LIFE	* *	5	$4,200	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Glazed Ceramic Panel	2%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	56%	Now	$146,700	LIFE	* *	5	$35,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	5%	4+	$19,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 2nd And 3rd Floor Corridor And Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$20,800	2054	* *	5	$15,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And Gymnasium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	5%	Now	$19,400	LIFE	* *	5	$1,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Hoist								
Exposed Struc: Concrete	50%			LIFE	* *	5	$9,900	
Metal Panel	5%	Now	$10,700	LIFE	* *	5	$7,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	15%	Now	$29,500	LIFE	* *	5	$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Bulkhead Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stairs And 3rd Floor Corridors								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	0-2	$6,700	2044	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : East Gate								
Iron Picket	40%			2054	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$60,600	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$23,400	2047	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Tree Pits Monroe Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$17,900	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Exit Steps West Side								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch, No Ratings Visible. 200 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	100%			2034	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	80%			2033	$196,200	5	$1,900	
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Throughout The Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$209,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	88%			2039	* *	10	$71,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2029	$27,200	10	$1,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium And Library								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	$76,500	10	$10,700	
Exit, Battery	50%			2029	$64,600	10	$3,000	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	100%	Now	$171,100	2044	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$235,100	1-3	$54,800	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	4+	$4,200	2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Oil No. 2, Two Tanks At 7,500 Gallons Each.								
Conversion Equipment								
Steam Boiler	90%			2039	* *	1	$79,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Steam Boiler	10%	Now	$4,000	2039	* *	1	$7,900	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Tubes Of No. 2 Unit Leak Causing The Unit Out Of Service								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	20%			2029	$343,000	1	$11,000	
Convector/Radiator	80%			2032	$596,200	1	$23,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermostats Do Not Function Properly. Controls Issues.								
Controls								
Pneumatic	90%			2032	$1,585,200			
Pneumatic	10%	0-2	$52,800	2032	$176,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Thermostats, Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2029	$207,100	1		
Window/Wall Unit	10%	0-2	$34,500	2034	$34,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	20%			2029	$80,800	2	$500	
Roof	10%	0-2	$8,800	2034	$17,700	2	$200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Covers, Roof								
Roof	70%			2029	$123,800	2	$1,900	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$232,700	1		
Sanitary Piping								
Cast Iron	5%	Now	$5,700	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement Sewage Ejector Room								
Explanation : Outside Water Comes Into Basement Via The Opened Piping.								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$18,200	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2029	$47,700	4	$3,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 305 - Q LEARNERS AND LEADERS**		
Address	: **378 SENECA AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q245**
Program / Asset #	: **BOE1070.000 / 14416**	**Yr Built/Renovated**	: **2008 /**
Area Sq Ft	: **47,688**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3428** **Lot** : **15**	**BIN**	: **4538307**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$67,800
Interior Architecture		$90,300
Electrical		$45,800
Mechanical	$1,177,200	$90,000
Total	**$1,177,200**	**$293,900**
Importance Code A	$127,100	$67,800
Importance Code B	$1,050,100	$135,800
Importance Code C		$90,300
Total	**$1,177,200**	**$293,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,900			$11,300
Interior Architecture	$94,100	$36,500		$8,000
Electrical	$6,200	$4,500	$4,700	$6,000
Mechanical	$102,600	$6,000	$25,500	$6,000
Site Pavements	$75,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$341,300**	**$61,400**	**$44,600**	**$45,700**
Importance Code A	$61,600		$500	$11,300
Importance Code B	$279,700	$26,700	$44,000	$34,400
Importance Code C		$34,700		
Total	**$341,300**	**$61,400**	**$44,600**	**$45,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$67,800	
Marble Panels	2%			LIFE	* *	5	$1,100	
Window Wall	8%			2060	* *	5	$22,600	
Windows								
Aluminum	100%	4+	$8,800	2050	* *	5	$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Library								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$4,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$3,400	
Roof								
IRMA/Protected Membrane	95%	4+	$40,100	2039	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Random Locations On Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rooms 305								
Modified Bitumen	5%			2034	$19,500	10	$1,700	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	$1,200	
Glass: Special Gauge	50%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Canopy								
Explanation : Location Noted								
Interior								
Floors								
Carpet	5%	0-2	$64,600	2036	$64,600	3	$5,400	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Library And Principals Office								
Cast in Place Concrete	5%			LIFE	* *	5	$7,800	
Ceramic Tile	5%			2043	* *	5	$3,600	
Quarry Tile	5%			2047	* *	5	$5,400	
Terrazzo	9%			LIFE	* *	5	$5,000	
Vinyl Tile	70%			2039	* *	3	$25,000	
Wood	1%			2062	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stage In Cafeteria								
Explanation : Location Noted								
Interior Walls								
Ceramic Tile	30%			2043	* *	5	$69,400	
Gypsum Board	65%			LIFE	* *	5	$90,300	
Masonry: Brick	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%	Now	$19,900	2047	* *	5	$29,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Roof Leak In Room 305								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$8,600	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$24,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : All Sidewalks								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	60%	2-4	$17,100	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Play Yard								
Ponding, Extent : Light, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	40%	Now	$33,600	2039	* *			
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 80%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	$41,000	10	$5,800	
Exit, Battery	50%			2034	$34,600	10	$1,600	
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,400	
Alarm								
Security System								
Generic	50%			2034	$45,800	1	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$30,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

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
Heating								
Energy Source								
Electricity	10%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells, Electrical, Mechanical Rooms And Exit Vestibules								
Explanation : Location Observed								
Natural Gas	90%			2054	* *	1		
Conversion Equipment								
Radiant Heater	10%	Now	$12,700	2029	$127,100	2	$1,800	
Damaged, Extent : Moderate, Area Affected : 15%								
Location : Exit Vestibules 1, 5, 6								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells, Electrical, Mechanical Rooms And Exit Vestibules								
Explanation : Electric Baseboards, Unit Heaters / Cabinet Heaters								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Packaged Rooftop Units With Built-in Furnaces; Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$28,000	2027	$140,200			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office - Front-end Unable To Control System								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	$14,800	2029	$738,400	2	$2,100	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Roof - No. 2 Unit - Refrigerant Leak								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units With 407c Refrigerant								
Split Unit	10%			2029	$116,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room, Kitchen Dry Storage								
Explanation : 4 Units. R-410a Refrigerant								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,600	
Exhaust Fans								
Interior	5%			2034	$10,800	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Location Noted								
Roof	95%			2034	$90,000	2	$1,400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$3,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Rooms 301, 305								
Backflow Preventer								
Generic	100%			2034	$21,800	1	$2,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 307								
Explanation : 1 Unit, 270 Mbh Input								
Hot Water Storage Tank								
Generic	100%	Now	$1,600	2029	$15,800	1	$2,400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room 307 - Defective Anode Rods								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 307								
Explanation : 1 Unit, 257 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From Basement To 3rd Floor, One Unit Basement To 1st Floor								
Explanation : 2 Units And 1 Lift								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$13,400	
Fire Pump								
Generic	100%			2037	* *	1	$8,900	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 72 Sqft Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 306 - BK**		
Address	: **970 VERMONT STREET BTWN: COZINE AVE., WORTMAN AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K306**
Program / Asset #	: **BOE0589.000 / 1259**	**Yr Built/Renovated**	: **1965 / 2002**
Area Sq Ft	: **102,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4392** **Lot** : **1**	**BIN**	: **3097873**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$531,500	$2,690,400
Interior Architecture	$7,242,300	$521,800
Electrical	$805,200	$1,158,400
Mechanical	$662,200	$4,702,600
Total	**$9,241,200**	**$9,073,200**
Importance Code A	$531,500	$2,743,000
Importance Code B	$8,579,200	$6,330,200
Importance Code C	$130,600	
Total	**$9,241,200**	**$9,073,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,800		$6,500	
Interior Architecture	$191,400		$5,800	$15,600
Electrical	$4,000	$10,800	$10,000	$11,400
Mechanical	$49,000	$14,100	$45,300	$19,100
Site Enclosure	$26,400			
Site Pavements	$34,100			
Total	**$356,600**	**$24,900**	**$67,700**	**$46,100**
Importance Code A	$61,900	$10,100	$16,800	$10,100
Importance Code B	$238,100	$14,800	$50,900	$36,000
Importance Code C	$56,700			
Total	**$356,600**	**$24,900**	**$67,700**	**$46,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$48,700	LIFE	* *	5	$79,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead And Stairs Throughout								
Masonry: Brick	80%	Now	$107,300	LIFE	* *	5	$63,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Mens And Womens Bathroom								
Windows								
Aluminum	100%	Now	$169,500	2050	* *	5	$34,700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Parapets								
Metal Panel	25%			2054	* *	5	$13,000	
Metal: Cage/Fence	5%			2047	* *	5-10	$5,200	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout Roof								
Explanation : No Parapet Walls								
Roof								
IRMA/Protected Membrane	100%	Now	$254,700	2034	$2,547,200			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper Roof								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout Upper And Lower Roofs And Roof Rail Pitch Pockets								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$27,100	LIFE	* *	5	$34,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Pit And Fan Room								
Ceramic Tile	5%	0-2	$45,000	2043	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Kitchen And 1st Floor Male And Female Bathrooms								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Kitchen And 1st Floor Male And Female Bathrooms								
Sheet Vinyl/Rubber	5%			2034	$521,800	5	$11,700	
Vinyl Tile	30%	Now	$26,400	2039	* *	3	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	50%	Now	$637,800	2029	$6,378,100	3	$29,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Classrooms								
Interior Walls								
Ceramic Tile	5%	Now	$66,200	2037	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Mens And Womens Bathrooms								
Concrete Masonry Unit	3%	Now	$13,600	LIFE	* *	5	$2,800	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Concrete Masonry Unit	7%			LIFE	* *	5	$6,600	
Masonry: Brick	30%			LIFE	* *			
Plaster	55%	Now	$64,400	LIFE	* *	5	$38,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridor And Stairs Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridor And Stairs Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	$30,800	2039	* *	5	$23,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Corridors								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,400	
Exposed Struc: Steel	5%	Now	$95,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Gymnasium								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Metal Panel	5%			LIFE	* *	5	$9,700	
Plaster	50%	Now	$48,500	LIFE	* *	5	$48,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors And 3rd Floor Classrooms Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Corridors And 3rd Floor Classrooms Throughout								
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2047	* *	5-10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Rail								
Iron Picket	75%	Now	$18,200	2069	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Vermont Street								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Concrete Base Cracking And Spalling								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$17,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$16,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	75%			2047	* *			
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$400	
Raceway								
Conduit	95%			2034	$237,100	1		
Conduit	5%			2060	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	85%			2033	$208,500	5	$2,300	
Molded Case Bkrs	5%			2056	* *	5	$100	
Wiring								
Braided Cloth	65%	2-4	$227,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2034	$105,000	1		
Thermoplastic	5%			2060	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$92,900	5	$300	
Variable Frequency Drive	50%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Lighting								
Interior Lighting								
Fluorescent	85%			2039	* *	10	$79,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2029	$77,800	10	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$12,300	
Exit, Service	50%			2042	* *	1		
Exterior Lighting								
HID	15%	Now	$73,100	2044	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	15%			2029	$73,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	$196,100	1	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$269,400	2044	* *	1-3	$57,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Heating								
Distribution								
Steam Piping/Pump	10%	Now	$16,700	2044	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steam Piping/Pump	90%			2034	$752,700			
Terminal Devices								
Air Handler	15%			2029	$294,800	1	$9,500	
Convector/Radiator	85%			2032	$726,000	1	$28,000	
Controls								
Pneumatic	100%			2035	$2,018,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$124,000			
Window/Wall Unit	60%	0-2	$11,900	2032	$237,400	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	50%			2029	$231,600	2	$1,600	
Roof	40%	0-2	$4,100	2029	$81,100	2	$1,000	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Roof	10%			2042	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$266,700	1		
Water Heater With Tanks								
Electric	100%			2032	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary 100 Gallon Unit.								
HW Heat Exchanger								
Steam Fired	100%			2034	$505,000	4	$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$2,100	2029	$20,900	4	$2,200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Sewage Ejector(s)								
Electric	100%			2029	$54,700	4	$4,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$72,200	1-2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Book Storage								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 307 - BK**		
Address	: **209 YORK STREET BTWN: GOLD ST., NAVY ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K307**
Program / Asset #	: **BOE0590.000 / 2742**	**Yr Built/Renovated**	: **1965 / 2015**
Area Sq Ft	: **93,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **56** **Lot** : **7**	**BIN**	: **3000158**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$111,300	$162,800
Interior Architecture	$2,609,700	
Electrical	$565,500	$789,100
Mechanical	$466,800	$590,700
Site Pavements	$291,300	$175,300
Total	**$4,044,600**	**$1,718,000**
Importance Code A	$111,300	$162,800
Importance Code B	$3,701,400	$1,555,100
Importance Code C	$231,900	
Total	**$4,044,600**	**$1,718,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$16,100	$12,100
Interior Architecture	$132,900			$12,200
Electrical	$12,700	$6,200	$5,600	$6,900
Mechanical	$13,900	$18,200	$34,500	$13,600
Site Enclosure	$15,800			
Site Pavements	$32,300			
Total	**$207,600**	**$24,400**	**$56,300**	**$44,800**
Importance Code A	$9,200	$9,200	$25,500	$21,300
Importance Code B	$129,700	$15,200	$30,700	$23,500
Importance Code C	$68,700			
Total	**$207,600**	**$24,400**	**$56,300**	**$44,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$162,800	
Sidewalk Shed in Use, Extent : Light, Area Affected : 1%								
Location : Main Entrance								
Panel: Limestone	5%			LIFE	* *	5	$6,400	
Windows								
Aluminum	100%			2050	* *	5	$24,200	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$11,100	
Masonry: Limestone	5%			LIFE	* *	5	$700	
Roof								
Metal Panel	5%			2039	* *	10	$10,700	
Modified Bitumen	95%			2039	* *	10	$111,300	
Soffits								
Stucco Cement	100%			2039	* *	5	$10,800	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$60,600	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	2%	0-2	$3,200	2043	* *	5	$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Quarry Tile	5%			2047	* *	5	$10,400	
Terrazzo	3%	4+	$8,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Vinyl Tile	50%	Now	$98,300	2039	* *	3	$26,100	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Cafeteria								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	20%	Now	$113,900	2029	$2,277,700	3	$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	10%			2062	* *	5	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Under Interior Renovation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$22,400	2043	* *	5	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 2nd And 3rd Floor Toilets								
Concrete Masonry Unit	10%	Now	$30,600	LIFE	* *	5	$6,400	
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Mosaic Tile	5%	0-2	$59,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance Lobby								
Plaster	55%			LIFE	* *	5	$26,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$45,800	2039	* *	5	$13,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
AcousTileSusp.Lay-In	10%	0-2	$4,700	2039	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5	$12,000	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Metal Panel	5%			LIFE	* *	5	$8,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$8,700	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Bulkhead Stairs								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$15,800	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Hudson Avenue								
Iron Picket	50%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$32,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$172,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At And Around Dumpsters								
Activity Yard								
Asphalt	80%	Now	$118,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Side Play Yard								
Rubber Matting	20%			2034	$175,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$233,000	5	$400	
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Fused Disc Sw	4%			2042	* *	5	$100	
Fused Toggle Switch	5%	2-4	$12,300	2059	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Molded Case Bkrs	73%			2033	$179,000	5	$1,800	
Molded Case Bkrs	8%			2042	* *	5	$200	
Wiring								
Braided Cloth	90%	2-4	$268,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$600	
Locally Mounted	10%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2042	* *	10	$81,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Observed								
Egress Lighting								
Emergency, Service	50%			2034	$29,300	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	10%			2029	$51,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$245,600	2044	* *	1-3	$52,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete System. Manual Pull Station And Alarm Bells								

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DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2044	* *	5	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 7,000 Gallon Capacity Each								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$92,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	80%	2-4	$42,800	2044	* *	4	$3,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Traps								
Central Plant Steam Piping/Pmp	20%	Now	$10,700	2044	* *	4	$900	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Leaking Condesation Pump. Boiler Room								
Terminal Devices								
Air Handler	20%			2034	$358,400	1	$11,500	
Convector/Radiator	80%			2039	* *	1	$24,000	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2029	$360,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Interior	20%			2034	$84,500	2	$600	
Roof	80%			2034	$147,800	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	* *	1		
Galvanized Steel	50%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No Storage Tank								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$13,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$1,300	
Chemical System								
Wet	2%			2032	$1,100	1-10	$600	
No Component	98%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 56 Square Feet (14x4).								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 307- Q**
Address : **40-20 100TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1150.000 / 14896**
Area Sq Ft : **107,913**
Date of Survey : **20-Jan-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **1608** **Lot** : **58**

Agency's Number : **Q260**
Yr Built/Renovated : **2008 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$81,900	$266,000
Interior Architecture		$298,700
Electrical	$61,200	$2,413,900
Mechanical	$928,300	$2,567,700
Site Pavements		$62,300
Total	**$1,071,300**	**$5,608,600**
Importance Code A	$81,900	$266,000
Importance Code B	$989,500	$4,981,600
Importance Code C		$361,000
Total	**$1,071,300**	**$5,608,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$38,300	$10,500
Interior Architecture	$3,200	$7,600	$14,700	$75,400
Electrical	$24,100	$21,100	$17,600	$19,600
Mechanical	$10,200	$25,000	$65,500	$7,500
Site Pavements	$100	$700	$100	$100
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$53,000**	**$69,800**	**$151,600**	**$128,500**
Importance Code A		$200	$38,300	$10,500
Importance Code B	$49,700	$68,900	$113,200	$91,200
Importance Code C	$3,300	$700	$100	$26,800
Total	**$53,000**	**$69,800**	**$151,600**	**$128,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

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
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	* *	5	$61,300	
Glass Block	2%			LIFE	* *	5	$1,900	
Masonry: Brick Cavity	80%			LIFE	* *	5	$122,500	
Masonry: Granite	5%			LIFE	* *	5	$5,700	
Metal Panel	5%			2059	* *	5-10	$52,600	
Windows								
Aluminum	100%			2055	* *	5	$21,100	
Parapets								
Cast in Place Concrete	42%			LIFE	* *	5	$82,200	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,700	
Masonry: Brick Cavity	43%			LIFE	* *	5	$8,100	
Metal Security Bars	5%			2068	* *			
Roof								
IRMA/Protected Membrane	100%			2038	* *	10	$81,900	
Soffits								
Metal Panel	65%			2059	* *	5-10		
Stucco Cement	35%			2050	* *	5		
Interior								
Floors								
Carpet	2%			2032	$58,500	3	$4,800	
Cast in Place Concrete	10%			LIFE	* *	5	$35,300	
Quarry Tile	3%			2050	* *	5	$7,300	
Terrazzo	15%			LIFE	* *	5	$18,900	
Vinyl Tile	65%			2041	* *	3	$39,400	
Wood	5%			2068	* *	5	$15,100	
Interior Walls								
Ceramic Tile	35%			2046	* *	5	$149,400	
Concrete Masonry Unit	15%			LIFE	* *	5	$25,600	
Fabric on Framing	3%			2037	* *	5	$6,400	
Folding Partition	5%			2055	* *	5	$53,300	
Glass: Single Pane	2%			LIFE	* *	5	$6,400	
Gypsum Board	25%			LIFE	* *	5	$64,000	
Masonry: Brick	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	$85,400	
Ceilings								
AcousTileSusp.Lay-In	60%			2050	* *	5	$90,200	
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	2%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Hung Acoustical Panels In Cafeteria								
Gypsum Board	15%			LIFE	* *	5	$28,200	
Metal Panel	13%			LIFE	* *	5	$24,400	
Site Enclosure								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

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
Site Enclosure								
Fence/Gates								
Chain Link	90%			2059	* *			
Iron Picket	10%			2077	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2046	* *			
Wood	15%			2031	$62,300	1-3	$2,900	
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	40%			2042	* *			
Rubber Matting	60%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000, Two 1,200 And Three 1,600 Ampere Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$500	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$500	
Motor Control Center	30%			2038	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$33,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

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
Stand-by Power								
Generators								
Diesel	100%			2036	$142,000	1	$41,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,000	
Fuel Storage								
Day Tank	100%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 175 Gallons								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	$1,581,300	10	$95,000	
Fluorescent	2%			2038	* *	10	$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Incandescent	2%			2028	$61,200	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Incandescent Flood Lights Observed								
Egress Lighting								
Emergency, Service	50%			2033	$34,000	1		
Exit, Service	50%			2033	$23,800	1		
Exterior Lighting								
HID	20%			2033	$103,100	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$900	
Alarm								
Security System								
Generic	100%			2033	$207,400	1	$40,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors, Gymnasium And Cafeteria								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$285,000	1-3	$68,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Auditorium, Cafeteria And Basement								
Explanation : Strobe Lights, Alarm Bell, Smoke Detector, Manual Pull Box, Horns And Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

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
Heating								
Energy Source								
Electricity	10%			2053	* *	1		
Natural Gas	90%			2053	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	
Terminal Devices								
Fan Coil Unit/Heat	10%			2033	$274,000	1	$3,500	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	0-2	$928,300	2033	$1,856,500	2	$5,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Five Rooftop Units Are Not Working And Five Units Are Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 10 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$140,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	
Exhaust Fans								
Roof	100%			2033	$214,400	2	$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$57,900	4	$4,300	
Backflow Preventer								
Generic	100%			2038	* *	1	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Elevators								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

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
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$30,200	
Fire Pump								
Generic	100%			2036	$105,500	1	$20,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 95 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 309 - BK**		
Address	: **794 MONROE STREET @ RALPH AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K309**
Program / Asset #	: **BOE0592.000 / 1247**	**Yr Built/Renovated**	: **1963 / 2010**
Area Sq Ft	: **89,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1643** **Lot** : **36**	**BIN**	: **3045047**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$87,200	$1,780,000
Interior Architecture	$1,552,000	$2,602,700
Electrical	$604,100	$1,771,400
Mechanical	$2,589,700	$2,218,000
Total	**$4,833,000**	**$8,372,100**
Importance Code A	$87,200	$1,780,000
Importance Code B	$4,745,800	$6,592,100
Total	**$4,833,000**	**$8,372,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$43,600		$49,800
Interior Architecture	$89,700	$1,900	$11,100	$18,200
Electrical	$3,300	$6,100	$6,600	$17,800
Mechanical	$13,200	$6,200	$13,400	$43,600
Site Pavements				
Total	**$106,200**	**$57,900**	**$31,000**	**$129,400**
Importance Code A		$43,600		$50,000
Importance Code B	$106,200	$14,200	$31,000	$79,400
Importance Code C				
Total	**$106,200**	**$57,900**	**$31,000**	**$129,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$12,700	
Masonry: Brick	95%			LIFE	* *	5	$51,600	
Granite Panels	2%			LIFE	* *	5	$800	
Windows								
Aluminum	98%	Now	$87,200	2051	* *	5	$17,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Louvers	2%			2044	* *	10	$4,600	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$17,100	
Masonry: Brick	30%			LIFE	* *	5	$3,300	
Metal Rail	25%			2048	* *	5-10	$49,800	
Metal: Cage/Fence	25%			2048	* *	5-10	$21,400	
Roof								
Built-Up (BUR)	40%			2040	* *	10	$49,800	
Copper/Terne	5%			2063	* *	10	$15,600	
IRMA/Protected Membrane	55%			2035	$1,659,900	10	$68,500	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Soffits								
Granite Panels	10%			LIFE	* *	5	$100	
Stucco Cement	90%			2048	* *	5	$1,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	3%			2038	* *	5	$3,800	
Terrazzo	2%			LIFE	* *	5	$2,000	
Vinyl Tile	70%			2035	$2,501,800	3	$33,200	
Vinyl Tile 9" X 9"	15%	Now	$31,000	2030	$1,552,000	3	$7,100	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Stairwells And 3rd Floor Classrooms								
Wood	5%	Now	$19,300	2050	* *	5	$5,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Auditorium Stage								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Plaster	65%			LIFE	* *	5	$41,000	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2040	* *	5	$31,600	
Exposed Struc: Concrete	50%			LIFE	* *	5	$9,900	
Fiber Board	5%			2035	$100,900			
Plaster	20%	Now	$39,300	LIFE	* *	5	$15,800	
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Third Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2045	* *			
Iron Picket	80%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2040	* *			
Masonry: Granite	20%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Asphalt	85%			2038	* *			
Rubber Matting	15%			2035	$20,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	60%			2034	$147,100	5	$1,400	
Molded Case Bkrs	25%			2051	* *	5	$600	
Molded Case Bkrs	5%			2051	* *	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

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
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	$239,000	2060	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sprinkler Room Basement								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	65%			2035	$883,000	10	$53,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : Using T-8 Lamps								
Fluorescent	5%			2035	$67,900	10	$4,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms, Stairs, Kitchen								
LED	30%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium And Hallways								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	50%			2030	$76,500	10	$10,700	
Exit, Battery	50%			2035	$64,600	10	$3,000	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$171,100	1	$33,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	50%							
Generic, Analog	50%	2-4	$117,500	2045	* *	1-3	$24,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors And Exits								
Explanation : Obsolete Fire Alarm System Which Frequently Breaks Down.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$209,100	5	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Room Is Under Renovation. 1 Temporary Steam Boiler Is Being Used.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside Of The School								
Explanation : Boiler Room Is Under Renovation. 1 Temporary Steam Boiler Is Being Used.								
Distribution								
Hot Wtr Piping/Pump	20%			2034	$39,900	4	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water Used For Heating In Air Handler Unit								
Steam Piping/Pump	80%			2035	$583,800			
Terminal Devices								
Air Handler	25%			2030	$428,700	1	$13,800	
Convector/Radiator	75%			2033	$558,900	1	$21,600	
Controls								
Pneumatic	100%			2029	$1,761,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	$69,000	2035	$69,000	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	50%			2030	$172,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	20%			2030	$80,800	2	$500	
Roof	10%			2030	$17,700	2	$300	
Roof	70%			2035	$123,800	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$232,700	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2035	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Temporary 120 Gallon Water Heater								
HW Heat Exchanger								
Steam Fired	100%			2035	$440,700	4	$13,200	
Sanitary Piping								
Cast Iron	10%	Now	$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Basement And 1st Floor Bathrooms								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$18,200	4	$1,900	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$25,200	1-2	$500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 25 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS**		
Address	: **942 62ND STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K310**
Program / Asset #	: **BOE1132.000 / 14878**	**Yr Built/Renovated**	: **2012 /**
Area Sq Ft	: **52,695**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **5729** **Lot** : **24**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$57,200
Mechanical		$112,000
Total		**$169,200**
Importance Code A		$57,200
Importance Code B		$112,000
Total		**$169,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$52,900	$6,700	$10,400
Interior Architecture	$58,000		$7,700	
Electrical	$12,100	$57,100	$10,300	$8,600
Mechanical	$21,800	$9,700	$21,900	$10,800
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$106,800**	**$134,600**	**$61,500**	**$44,700**
Importance Code A	$2,600	$55,600	$9,300	$13,000
Importance Code B	$68,300	$79,000	$52,100	$31,600
Importance Code C	$35,900			
Total	**$106,800**	**$134,600**	**$61,500**	**$44,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

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
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	* *	5	$4,800	
Masonry: Brick Cavity	65%			LIFE	* *	5	$49,600	
Metal Panel	15%			2053	* *	5-10	$78,600	
Window Wall	10%			2053	* *	5	$28,600	
Windows								
Aluminum	95%			2049	* *	5	$13,400	
Metal Louvers	5%			2042	* *	10	$4,400	
Parapets								
Cast in Place Concrete	30%			LIFE	* *	5	$38,900	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,700	
Masonry: Brick	40%			LIFE	* *	5	$5,000	
Metal Panel	5%			2053	* *	5	$2,400	
Metal Rail	5%			2050	* *	5-10	$11,400	
Metal: Cage/Fence	10%			2046	* *	5-10	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Play Roof								
Explanation : Cage Around 3rd Floor Play Roof								
Roof								
IRMA/Protected Membrane	20%			2038	* *	10	$7,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	70%			2053	* *	10	$32,900	
Play Surface	10%			2038	* *	10	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Play Roof								
Explanation : Play Roof Safety Surface								
Soffits								
Metal Panel	50%			2053	* *	5-10	$19,500	
Stucco Cement	50%			2050	* *	5	$7,100	
Interior								
Floors								
Carpet	2%			2032	$28,600	3	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Carpet Tile								
Cast in Place Concrete	5%			LIFE	* *	5	$8,600	
Ceramic Tile	13%			2042	* *	5	$10,300	
Quarry Tile	5%			2046	* *	5	$5,900	
Vinyl Tile	70%			2038	* *	3	$20,700	
Wood	5%	4+	$12,000	2061	* *	5	$3,700	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	35%			2042	* *	5	$71,800	
Concrete Masonry Unit	20%			LIFE	* *	5	$16,400	
Gypsum Board	38%			LIFE	* *	5	$46,800	
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	4%	4+	$4,900	2046	* *	5	$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Mechanical Spaces								
AcousTileSusp.Lay-In	71%			2046	* *	5	$51,500	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$9,100	
Metal Panel	5%			LIFE	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Metal Panel Lay In								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Pavers/Stone	50%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$400	
Ground								

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$16,200	
Generators								
Diesel	100%			2042	* *	1	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,000	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capcity								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$47,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								
Security System								
Generic	100%			2038	* *	1	$19,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	70%			2038	* *	1	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	30%			2046	* *	1	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2055	* *	4	$1,200	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2046	* *	1	$5,100	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	0-2	$6,800	2038	* *	2	$400	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Unit No.2 On Roof								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Rooftop Units, Roof								
Ext Pkg Unit - Heating/Cooling	80%			2038	* *	2	$2,600	
Split Unit	5%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$4,700	LIFE	* *	2-5	$2,900	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : The Building Management System								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$26,400	
Exhaust Fans								
Interior	10%			2038	* *	2	$200	
Roof	90%			2038	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 200 Gallon Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,100	
Backflow Preventer								
Generic	100%			2041	* *	1	$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$26,600	
Sprinkler								
Generic	100%			2053	* *	1-2	$14,800	
Fire Pump								
Generic	100%			2042	* *	1	$9,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, 20 Square Feet Are Protected								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 310 - BX (FORMER P.S. 122 - BX)**			
Address	:	**260 WEST KINGSBRIDGE ROAD BTWN: HEATH AVE., BAILEY AVE.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X122**
Program / Asset #	:	**BOE0262.000 / 393**	**Yr Built/Renovated**	:	**1953 / 2000**
Area Sq Ft	:	**75,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**13-Jun-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,Ph**			
Block	:	**3239** **Lot** : **41**	**BIN**	:	**2096486**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$114,800	$175,400
Interior Architecture	$768,700	$474,200
Electrical	$537,700	$302,200
Mechanical	$2,876,000	$2,293,700
Site Pavements	$61,300	
Total	**$4,358,600**	**$3,245,400**
Importance Code A	$114,800	$175,400
Importance Code B	$3,740,500	$3,070,000
Importance Code C	$503,300	
Total	**$4,358,600**	**$3,245,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$39,300	
Interior Architecture	$31,400	$2,100	$24,400	$8,100
Electrical	$7,800	$7,300	$97,800	$7,000
Mechanical	$133,700	$10,700	$53,500	$10,700
Site Enclosure	$8,300			
Site Pavements	$74,500			
Total	**$255,800**	**$20,100**	**$215,000**	**$25,800**
Importance Code A	$7,400	$7,400	$46,900	$7,400
Importance Code B	$229,500	$12,600	$168,100	$18,400
Importance Code C	$18,900			
Total	**$255,800**	**$20,100**	**$215,000**	**$25,800**

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	$70,400	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5	$1,600	
Windows								
Aluminum	70%			2059	* *	5	$14,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	30%			2059	* *	5	$6,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Lower Level Windows								
Explanation : Exterior Window Guards								
Parapets								
Masonry: Brick	85%	Now	$114,800	LIFE	* *	5	$17,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Outside Facing Wall On Schoolyard Side								
Metal Rail	10%			2054	* *	5-10	$37,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout Roofs								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,600	
Roof								
Built-Up (BUR)	95%			2044	* *	10	$105,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2049	* *	10	$13,800	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,400	
Mosaic Tile	5%			2039	* *	5	$14,000	
Terrazzo	2%			LIFE	* *	5	$1,700	
Vinyl Tile	15%			2034	$474,200	3	$6,300	
Vinyl Tile 9" X 9"	58%	2-4	$265,400	2044	* *	3	$24,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : 2nd And 3rd Floors								
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : 2nd And 3rd Floors								
Wood	10%			2049	* *	5	$21,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$95,200	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Along Heath Avenue								
Ceramic Tile	5%			2037	* *	5	$12,200	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	60%	0-2	$182,900	LIFE	* *	5	$44,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	20%	0-2	$225,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	10%	Now	$18,400	2039	* *	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria And Other Isolated Areas Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
AcousTileConcealSpLn	10%			2039	* *	5	$13,900	
Exposed Struc: Concrete	70%			LIFE	* *	5	$12,200	
Plaster	10%	Now	$6,900	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs To Roof								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2044	* *			
Iron Picket	98%	4+	$7,100	2054	* *			
Impact Damage, Extent : Severe, Area Affected : 2%								
Location : West Kingsbridge Road								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Along West Kingsbridge Road								
Explanation : Cracked Fence Curb								
Retaining Walls								
Cast in Place Concrete	100%	4+	$1,200	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Heath Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$49,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,600	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Asphalt	95%	0-2	$61,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Schoolyard								
Rubber Matting	5%	4+	$19,100	2044	* *			
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Schoolyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	80%			2034	$118,400	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$18,400	5	$200	
Molded Case Bkrs	60%			2042	* *	5	$1,200	
Molded Case Bkrs	10%			2056	* *	5	$200	
Molded Case Bkrs	20%			2033	$36,800	5	$400	
Wiring								
Braided Cloth	50%	2-4	$102,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2034	$61,300	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$85,600	5	$400	
Locally Mounted	20%			2047	* *	5	$100	
Locally Mounted	10%			2054	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$66,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2029	$21,300	2		
LED	3%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2029	$11,800	1		
Emergency, Battery	25%			2029	$32,200	10	$4,500	
Exit, Battery	25%			2029	$27,200	10	$1,300	
Exit, Battery	25%			2042	* *	10	$1,300	
Exterior Lighting								
HID	5%			2029	$17,900	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Controlled Via Timer								
LED	5%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$144,200	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$198,100	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$74,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	$30,700	2034	$615,000			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Crawlspace, Penthouse Corridor Ceiling Above Electrical Panel Board								
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2029	$289,000	1	$9,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Fan Room								
Convector/Radiator	80%			2032	$502,400	1	$19,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Digital	100%	Now	$44,100	2027	$2,205,700			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various - Defective Radiator Valves								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stand-alone Digital Thermostats And Controllers								
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Kitchen, Gymnasium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	1%	Now	$18,200	2044	* *			
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Telecom Room 208b, 1 Unit, R-410a Refrigerant								
Split Unit	1%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room B18a								
Window/Wall Unit	5%	Now	$14,500	2034	$14,500	1		
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Rooms B22, 202, 311 And Other Locations								
Window/Wall Unit	14%			2027	$40,700	1		
Window/Wall Unit	59%			2033	$171,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

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
Ventilation								
Exhaust Fans								
Interior	100%			2029	$340,600	2	$2,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Fan Room, Penthouse Fan Room								
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2034	$937,000	1		
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Galvanized Steel	5%	Now	$14,700	2032	$49,000	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Fan Room, Boiler Room - Corroded / Deteriorated Water Main Valves								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	$2,400	4	$1,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - 2 Duplex Sets								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 320 Gallons								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$53,100	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)**				
Address	: **260 WEST KINGSBRIDGE RD. BTWN: HEATH AVE., BAILEY AVE.**				
Borough	: **BRONX**			**Agency's Number**	: **X822**
Program / Asset #	: **BOE0262.010 / 2592**			**Yr Built/Renovated**	: **1985 /**
Area Sq Ft	: **11,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **13-Jun-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **3239**	**Lot**	: **41**	**BIN**	: **2096486**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,514,500	
Interior Architecture		$654,900
Mechanical	$216,000	$144,700
Total	**$1,730,500**	**$799,500**
Importance Code A	$1,514,500	
Importance Code B	$216,000	$799,500
Total	**$1,730,500**	**$799,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$107,300		$600	$1,800
Electrical	$37,700	$1,200	$58,900	$1,000
Mechanical	$5,600	$600	$93,300	$600
Total	**$150,600**	**$1,700**	**$152,800**	**$3,400**
Importance Code A	$600	$500	$40,800	$500
Importance Code B	$131,400	$1,200	$112,000	$2,900
Importance Code C	$18,700			
Total	**$150,600**	**$1,700**	**$152,800**	**$3,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

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
Exterior									
Exterior Walls									
Metal Panel	100%	0-2	$1,230,600	2064		* *	5	$34,000	1
Deformed/Dented, Extent : Severe, Area Affected : 100%									
Location : School Yard Side									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : School Yard Side									
Windows									
Aluminum	100%	0-2	$105,000	2059		* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Window Guards									
Roof									
Metal, Corrugated	100%	Now	$178,900	2047		* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Interior									
Floors									
Mosaic Tile	5%	Now	$30,600	2039		* *	5	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Toilet Room And Maintenance Closet									
Quarry Tile	5%			2039		* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Warming Pantry									
Explanation : Location Noted									
Vinyl Tile	90%	Now	$8,100	2034	$405,100		3	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Exits And Hallways									
Interior Walls									
Gypsum Board	100%	Now	$18,700	LIFE		* *	5	$15,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Maintenance Closet And Other Isolated Areas Throughout									

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

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$50,000	2032	$249,800	5	$7,300	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Corridors, Classrooms								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Warming Pantry								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2034	$26,400	1		
Panelboards								
Molded Case Bkrs	100%			2033	$40,900	5	$300	
Wiring								
Thermoplastic	100%			2034	$29,300	1		
Motor Controllers								
Locally Mounted	100%	Now	$36,700	2047	* *	5		
Enclosure Damaged, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2039	* *	10	$10,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2029	$9,500	10	$1,300	
Exit, Service	50%			2029	$2,400	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

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
Lighting								
Exterior Lighting								
HID	10%			2029	$5,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$29,100	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells.								

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Natural Gas	98%			2044	* *	1		
Conversion Equipment								
Furnace	98%			2029	$34,300	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room Next To Mechanical Room - Ceiling Mounted								
Explanation : 2 Gas Fired Duct Furnaces								
Radiant Heater	2%			2029	$5,900	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Convector								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Terminal Devices								
Air Handler/Dir Expansion	100%			2029	$216,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Room - 2 Units, Ceiling Mounted								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	$32,600	2	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Air Cooled Condensing Units With Ducted Condensers								
Ventilation								
Distribution								
Ductwork/Diffusers	5%	Now	$500	LIFE	* *	2-5	$300	
Broken, Extent : Light, Area Affected : 5%								
Location : Various - Missing Diffusers								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$5,800	
Exhaust Fans								
Roof	100%			2039	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2034	$130,200	1		
Brass/Copper	10%	0-2	$2,900	2034	$14,500	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room - Corroded Water Main Valve								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit, 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 312 - BK**		
Address	: **7103 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K312**
Program / Asset #	: **BOE0593.000 / 1248**	**Yr Built/Renovated**	: **1966 / 2012**
Area Sq Ft	: **88,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **8393** **Lot** : **1**	**BIN**	: **3236665**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$222,600	$2,128,700
Interior Architecture	$8,070,400	
Electrical	$701,300	$782,600
Mechanical	$364,000	$4,474,600
Site Pavements		$101,700
Total	**$9,358,200**	**$7,487,700**
Importance Code A	$222,600	$2,128,700
Importance Code B	$9,135,600	$5,358,900
Total	**$9,358,200**	**$7,487,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$800	$12,600	$400	$3,400
Interior Architecture	$27,900	$16,300	$3,200	$12,600
Electrical	$9,900	$8,700	$9,300	$20,900
Mechanical	$33,700	$13,300	$20,800	$13,300
Site Pavements	$40,900			
Total	**$113,300**	**$50,800**	**$33,700**	**$50,200**
Importance Code A	$9,500	$21,300	$9,100	$12,300
Importance Code B	$60,800	$16,400	$24,600	$37,800
Importance Code C	$43,000	$13,100		
Total	**$113,300**	**$50,800**	**$33,700**	**$50,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

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
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	$79,700	LIFE	* *	5	$47,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Exit 5 Stair								
Metal Panel	3%			2055	* *	5-10	$11,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$17,600	
Windows								
Aluminum	97%			2051	* *	5	$35,400	
Metal Louvers	3%			2044	* *	10	$6,800	
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$2,800	
Metal Rail	10%			2048	* *	5-10	$19,900	
Pre-Cast Concrete	65%			LIFE	* *	5	$45,100	
Roof								
Built-Up (BUR)	48%	Now	$142,900	2035	$714,600			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Cafeteria, Gymnasium And Auditorium								
Copper/Terne	2%			2063	* *	10	$6,200	
IRMA/Protected Membrane	45%			2035	$1,358,100	10	$56,100	
Roll Roofing	5%	Now	$800	2031	$41,400	5	$5,200	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Bulkheads								
Soffits								
Fiberglass Panel	25%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : Front Entry Awning								
Metal Panel	25%			2055	* *	5-10	$1,400	
Stucco Cement	50%			2048	* *	5	$1,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$13,800	
Ceramic Tile	5%			2044	* *	5	$6,300	
Terrazzo	3%			LIFE	* *	5	$3,000	
Vinyl Tile	20%			2040	* *	3	$9,500	
Vinyl Tile 9" X 9"	65%	Now	$1,345,100	2030	$6,725,300	3	$30,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	2%			2050	* *	5	$4,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$7,100	2044	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairway B And Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,400	
Folding Partition	5%			2043	* *	5	$26,300	
Plaster	52%			LIFE	* *	5	$32,800	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$20,800	2040	* *	5	$15,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5	$10,900	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$7,900	
Plaster	10%			LIFE	* *	5	$7,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	40%	0-2	$35,900	2048	* *			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : School To Parks Playground Walkway								
Pavers/Stone	60%			2044	* *			
Activity Yard								
Asphalt	25%			2044	* *			
Rubber Matting	75%	Now	$5,100	2035	$101,700			
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : East 75 Street And Avenue T								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

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
Under 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 225 Kilovolt Ampere Serves The Rooftop Units								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	100%			2035	$206,600	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Fused Disc Sw	5%			2034	$12,300	5	$100	
Molded Case Bkrs	90%			2034	$220,700	5	$2,100	
Wiring								
Braided Cloth	75%	2-4	$224,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Crawl Space								
Explanation : Water Main								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$75,600	10	$10,600	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$169,200	1	$32,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$232,400	1-3	$55,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$87,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$3,600	2045	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Explanation : Live Steam Returns								
Steam Piping/Pump	90%			2035	$649,400			
Terminal Devices								
Air Handler	20%			2035	$339,100	1	$10,900	
Convector/Radiator	80%			2033	$589,500	1	$22,700	
Controls								
Pneumatic	100%			2033	$1,741,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2030	$197,600	2	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Old Rooftop Units Serving Gymnasium Auditorium And Cafeteria								
Window/Wall Unit	30%	0-2	$61,400	2035	$102,400	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations, Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations, Throughout								
Window/Wall Unit	30%			2033	$102,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,100	
Exhaust Fans								
Interior	40%			2035	$159,900	2	$1,100	
Roof	60%	0-2	$10,500	2030	$104,900	2	$1,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$230,100	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2035	$435,700	4	$13,100	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	$1,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : On Top Of Boilers, Basement								
Cast Iron	90%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	$40,200	1	$5,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$124,600	1-2	$2,500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR**			
Address	:	**7151 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K312**
Program / Asset #	:	**BOE0593.010 / 13451**	**Yr Built/Renovated**	:	**1995 /**
Area Sq Ft	:	**8,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**8393** **Lot** : **1**	**BIN**	:	**3236665**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$86,400
Mechanical		$73,400
Total		**$159,800**
Importance Code B		$159,800
Total		**$159,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,000			$11,000
Interior Architecture	$16,900	$6,800	$900	
Electrical	$1,300	$4,100	$1,500	$24,400
Mechanical	$500	$300	$900	$63,300
Site Pavements	$3,000			
Total	**$43,500**	**$11,100**	**$3,300**	**$98,700**
Importance Code A	$22,300	$200	$300	$11,300
Importance Code B	$12,400	$10,900	$2,300	$87,400
Importance Code C	$8,900		$700	
Total	**$43,500**	**$11,100**	**$3,300**	**$98,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE		5	$1,000	
Masonry: Brick Cavity	80%			LIFE		5	$12,200	
Window Wall	10%			2055	* *	5	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Greenhouse								
Windows								
Aluminum	100%	Now	$1,700	2051	* *	5	$900	
Deformed/Dented, Extent : Light, Area Affected : 1%								
Location : Classrooms								
Parapets								
Metal Panel	15%			2055	* *	5	$1,100	
No Component	85%							
Roof								
IRMA/Protected Membrane	10%			2040	* *	10	$1,800	
Metal Panel	75%	Now	$20,200	2048	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms, Roof Valleys								
Sloped Glazing	15%			LIFE	* *	5	$36,200	
Soffits								
Metal Framed, Vinyl Covd Canps	100%			2040	* *	5	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : Entry Canopy								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$3,100	
Ceramic Tile	5%			2044	* *	5	$500	
Quarry Tile	70%			2048	* *	5	$9,900	
Wood	10%			2063	* *	5	$1,800	
Interior Walls								
Ceramic Tile	10%			2044	* *	5	$1,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Folding Partition	1%	Now	$5,700	2043	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Classroom Below Roof Valley								
Explanation : Water Damage								
Gypsum Board	84%	Now	$3,200	LIFE	* *	5	$6,700	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Classroom, Roof Valley								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2048	* *	5	$1,900	
Exposed Struc: Steel	30%			LIFE	* *			
Metal Panel	50%	Now	$8,000	LIFE	* *	5	$5,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classroom, Roof Valley								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	* *			
Iron Picket	15%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$3,000	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Avenue T								
On-Site Walkways								
Cast in Place Concrete	10%			2048	* *			
Pavers/Stone	80%			2044	* *			
Wood	10%			2033		1-3		
Activity Yard								
Asphalt	50%			2044	* *			
Pavers/Stone	50%			2044	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5		
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	$200	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								

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

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Backflow Preventer Room								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$2,500	
Generators								
Diesel	100%			2038	* *	1	$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 50 Kilovolt Ampere								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$300	
Fuel Storage								
Day Tank	50%			2043	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 18 Gallon Tank								
Main Tank	50%			2050	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fuel Oil Tank Room								
Explanation : One 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	65%			2035	$62,400	10	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office, Classroom, Mechanical And Electrical Rooms								
Explanation : T-8 Lamps								
Fluorescent	25%			2035	$24,000	10	$1,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	20%			2030	$7,600	10		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								

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

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

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
Alarm								
Security System								
Generic	100%			2030	$15,400	1	$3,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$21,100	1-3	$4,900	

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
Heating								
Energy Source								
Electricity	30%			2055	* *	1		
Natural Gas	70%			2055	* *	1		
Conversion Equipment								
Furnace	60%			2035	$12,000	1	$1,900	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Mechanical Room								
Explanation : 2 Internal Package Units								
Heat Pump Air Sourced	30%			2033		2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Radiant Heater	10%			2040	* *	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Atrium								
Explanation : 2 Gasoline Fired Unit Heaters								
Controls								
Electrical	100%			2030	$45,500			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2033	$28,900	2	$100	
Int Pkg Unit - Heating/Cooling	70%			2033	$73,400	2	$300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,500	
Exhaust Fans								
Interior	80%			2035	$22,800	2	$200	
Roof	20%			2035	$2,500	2		
Plumbing								

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

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	$2,900	1	$400	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 314 - BK**				
Address	: **330 59 STREET BTWN: 4 AVE., GOWANUS EXPWY.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K314**	
Program / Asset #	: **BOE0594.000 / 1249**		**Yr Built/Renovated**	: **1982 / 2008**	
Area Sq Ft	: **216,719**		**Project Type**	: **EDUCATION**	
Date of Survey	: **26-Sep-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **862**	**Lot** : **12**	**BIN**	: **3016258**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,748,600	$187,400
Interior Architecture	$117,300	$8,547,900
Electrical	$503,000	$3,277,200
Mechanical	$14,215,700	$14,106,600
Site Enclosure	$109,100	
Site Pavements	$216,700	$264,400
Total	**$18,910,400**	**$26,383,600**
Importance Code A	$3,748,600	$1,980,000
Importance Code B	$14,992,300	$24,403,600
Importance Code C	$169,600	
Total	**$18,910,400**	**$26,383,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,100	$10,700		$31,600
Interior Architecture		$23,100	$24,300	$103,400
Electrical	$101,200	$41,000	$35,300	$71,000
Mechanical	$75,600	$119,400	$80,400	$191,700
Site Enclosure	$25,600			
Site Pavements	$7,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$238,000**	**$208,500**	**$154,400**	**$412,100**
Importance Code A	$30,200	$26,800	$16,100	$48,200
Importance Code B	$200,400	$173,900	$138,300	$363,900
Importance Code C	$7,400	$7,900		
Total	**$238,000**	**$208,500**	**$154,400**	**$412,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	2-4	$52,400	LIFE	* *	5	$11,900	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads And Other Areas Throughout								
Masonry: Brick Cavity	75%	2-4	$425,800	LIFE	* *	5	$95,500	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : West Side Of Building								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2045	* *	5-10	$43,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$20,700	
Windows								
Aluminum	45%	Now	$9,600	2043	* *	5	$4,300	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Stair Exit 1-2								
Aluminum	50%			2043	* *	5	$9,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Level Windows								
Metal Louvers	5%			2038	* *	10	$5,900	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$3,200	
Masonry: Brick Cavity	80%	Now	$86,000	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2055	* *	5	$4,000	
Pre-Cast Concrete	13%	Now	$4,500	LIFE	* *	5	$17,100	
Expansion Joint Failure, Extent : Light, Area Affected : 10%								
Location : New Wing Parapets								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Exterior								
Roof								
IRMA/Protected Membrane	80%	Now	$3,184,400	2045	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 20%								
Location : Throughout								
Insul Miss/Displaced, Extent : Severe, Area Affected : 10%								
Location : Various								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : At Roof Drains								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Classrooms 344, 348 And Other Areas								
Metal Panel	5%			2040	* *	10	$15,100	
Modified Bitumen	5%			2035	$91,900	10	$8,200	
Plaza Roof: Stone Panels	10%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard Over Cafeteria								
Explanation : Location Noted								
Soffits								
Stucco Cement	100%			2040	* *	5	$5,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Along 59th Street								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$141,900	
Mosaic Tile	5%			2040	* *	5	$40,500	
Quarry Tile	2%			2040	* *	5	$9,700	
Sheet Vinyl/Rubber	3%			2035	$651,900	5	$14,600	
Terrazzo	5%			LIFE	* *	5	$12,700	
Vinyl Tile	60%			2035	$5,505,400	3	$73,000	
Wood	5%			2038	* *	5	$30,400	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$10,500	
Concrete Masonry Unit	15%	Now	$60,500	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Area								
Folding Partition	1%			2043	* *	5	$5,200	
Masonry: Brick	8%			LIFE	* *			
Mosaic Tile	1%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$31,400	
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Interior								
Ceilings								
AcousTile,Adhered	25%			2040	* *	5	$81,100	
AcousTileConcealSpLn	15%			2040	* *	5	$60,800	
AcousTileSusp.Lay-In	35%			2033	$1,932,900	5	$113,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Third Floor								
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,100	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$259,000			
Gypsum Board	3%			LIFE	* *	5	$12,200	
Metal Panel	2%			LIFE	* *	5	$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	$109,100	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Schoolyard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 70%								
Location : Throughout Rear Of School								
Iron Picket	1%			2055	* *			
Metal Panel	4%	2-4	$400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Fence Enclosing The Plaza Deck								
Retaining Walls								
Cast in Place Concrete	95%	0-2	$23,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Perimeter Of School Yard								
Masonry: Brick	5%	Now	$1,900	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entrance Ramp And Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entrance Stairs And Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$69,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Perimeter Sidewalk								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	60%	0-2	$7,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Cast in Place Concrete	40%			2040	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Site Pavements								
Activity Yard								
Asphalt	50%	Now	$147,700	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout Larger Schoolyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Schoolyard								
Explanation : Athletic Markings								
Rubber Matting	50%			2035	$264,400			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 1,600 Amperes Each, Two Main Service Disconnect Switches Rated At 4,000 And 1,200 Amperes Each								
Transformers								
Dry Type	100%			2033	$27,400	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Dry Type Rated At 300 Kilovolt-amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$900	
Raceway								
Conduit	100%			2035	$690,400	1		
Panelboards								
Fused Disc Sw	14%			2043	* *	5	$700	
Fused Disc Sw	6%	2-4	$39,200	2060	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 14%								
Location : Boiler Room, Mechanical Rooms (Basement, 2nd Floor), Ph-c,								
Molded Case Bkrs	69%	2-4	$451,200	2060	* *	5	$2,000	
On Extended Life, Extent : Light, Area Affected : 69%								
Location : Public Assembly Areas, Library, Custodian Office, Corridors (Cellar, 1st To 3rd Floors)								
Molded Case Bkrs	11%			2043	* *	5	$600	
Wiring								
Thermoplastic	100%			2035	$920,000	1		
Motor Controllers								
Locally Mounted	80%			2033	$297,300	5	$1,200	
Motor Control Center	20%			2040	* *	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$66,700	
Generators								
Diesel	100%			2031	$142,000	1	$83,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof - Outdoor Generator Enclosure								
Explanation : Emergency Generator Rated At 282 Kilovolt-amperes/225 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$48,300	
Fuel Storage								
Main Tank	100%			2038	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	78%			2045	* *	10	$155,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2045	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Metal Halide (HID) Lights								
LED	20%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor- Corridor, Cafeteria								
Egress Lighting								
Emergency, Service	25%			2030	$34,200	1		
Emergency, Battery	25%			2035	$93,100	10	$13,100	
Exit, Service	50%			2035	$47,800	1		
Exterior Lighting								
Fluorescent	3%			2035	$26,600	10	$600	
HID	5%			2030	$51,800	10		
LED	2%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$40,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : Surveillance Cameras								
Generic	50%			2035	$208,300	1	$40,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$133,600	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout The Building								
Explanation : Alarm Bells, Strobes, Manual Pull Stations, Smoke Detectors								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	$509,200	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Heat Exchanger, Shell & Tube	25%			2031	$236,700			
Steam Boiler	75%			2033	$1,450,700	1	$161,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								
Distribution								
Hot Wtr Piping/Pump	25%			2034	$121,300	4	$2,700	
Steam Piping/Pump	75%			2035	$1,332,800			
Terminal Devices								
Air Handler	5%			2030	$208,800	1	$6,700	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Penthouse C Mechanical Room								
Convector/Radiator	50%			2033	$907,300	1	$35,000	
Unit Heater - Steam	10%			2030	$126,100	4	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouses								
Explanation : Location Noted								
No Component	35%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Penthouse Mechanical Room								
Explanation : Covered Under The Air Conditioning Section Of This Report								

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Heating								
Controls								
Digital	40%	Now	$1,274,700	2030	$2,549,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Electrical	30%			2033	$370,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Heat Timer								
Pneumatic	30%			2029	$1,286,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms. Controls For Fan Coil Units								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	100%			2034	$609,800	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2030	$818,500	1	$25,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room, Two Units								
Reciprocating Compr/Chiller	60%			2030	$1,964,300	1	$60,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse C Mechanical Equipment Room, Three Units								
Split Unit	5%			2035	$263,500			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms, Kitchen								
Split Unit	10%			2045	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	$358,800	4	$16,000	
Terminal Devices								
Air Handler/Cool/Ht	70%			2030	$3,014,100	1	$93,800	
Fan Coil - 2 Pipe	30%			2030	$2,031,000	1	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Dual Temperature Fan Coil Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$642,500	2	$150,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Three 148 Ton And Two 30 Ton Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$120,800	
Exhaust Fans								
Interior	40%			2035	$393,700	2	$2,700	
Roof	15%			2030	$64,600	2	$1,000	
Roof	45%			2040	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$2,850,100	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$1,073,100	4	$32,100	
Not in Service, Extent : Light, Area Affected : 50%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$44,400	4	$4,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Sewage Ejector(s)								
Electric	100%			2030	$116,200	4	$8,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Backflow Preventer								
Generic	100%			2035	$99,100	1	$13,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit 200 Gallons								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

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
Vertical Transport								
Elevators								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : One Unit								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2035	$1,021,800	1-5	$109,300	
Sprinkler								
Generic	20%			2065	* *	1-2	$12,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Hallways								
Generic	80%			2035	$2,455,100	1-2	$48,600	
Chemical System								
Generic	100%			2030	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 120 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 315 - Q**		
Address	: **43-18 97TH PLACE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q315**
Program / Asset #	: **BOE1181.000 / 14927**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **126,777**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **1613** **Lot** : **17**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$336,700
Interior Architecture	$75,800	$437,000
Electrical		$111,600
Mechanical		$129,500
Total	**$75,800**	**$1,014,700**
Importance Code A		$336,700
Importance Code B	$75,800	$316,900
Importance Code C		$361,200
Total	**$75,800**	**$1,014,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,700	$60,700	$29,600	
Interior Architecture	$14,800		$15,400	$11,600
Electrical	$11,200	$16,600	$12,200	$13,100
Mechanical	$51,000	$55,500	$68,200	$58,000
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$104,000**	**$155,200**	**$147,700**	**$105,000**
Importance Code A	$11,000	$66,900	$36,100	$6,300
Importance Code B	$88,100	$88,200	$111,600	$93,300
Importance Code C	$5,000			$5,400
Total	**$104,000**	**$155,200**	**$147,700**	**$105,000**

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DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,800	
Masonry: Brick Cavity	75%			LIFE	* *	5	$117,100	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$29,300	
Window Wall	5%			2053	* *	5	$29,300	
Windows								
Aluminum	9%	Now	$4,700	2049	* *	5	$2,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Room 401								
Aluminum	90%			2049	* *	5	$48,200	
Metal Louvers	1%			2042	* *	10	$3,300	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	$219,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Roof Membrane Adheared To Interior Parapet Wall								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$18,300	
Roof								
Plaza Roof: Stone Panels	60%			2053	* *			
Play Surface	40%			2038	* *	10	$46,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Play Yard								
Explanation : Roof Of Basement								
Soffits								
Metal Panel	100%			2059	* *	5-10	$7,500	
Interior								
Floors								
Carpet	2%	4+	$3,400	2032	$68,700	3	$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Basement Library								
Cast in Place Concrete	10%			LIFE	* *	5	$41,500	
Ceramic Tile	10%			2046	* *	5	$19,000	
Quarry Tile	3%			2050	* *	5	$8,500	
Terrazzo	5%			LIFE	* *	5	$7,400	
Vinyl Tile	65%			2038	* *	3	$46,300	
Wood	5%			2061	* *	5	$17,800	
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$173,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$26,000	
Folding Partition	1%			2055	* *	5	$10,800	
Gypsum Board	4%	Now	$5,000	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Bulkheads								
Gypsum Board	35%			LIFE	* *	5	$90,900	
Wood	5%			LIFE	* *	5	$86,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2050	* *	5	$151,600	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%	Now	$6,400	LIFE	* *	5	$22,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2059	* *			
Retaining Walls								
Concrete Masonry Unit	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Pavers/Stone	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Courtyard								
Explanation : Stone Pavers Path In Basement Courtyard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Ampere And Three 2,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2046	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevators Room At Roof								
Explanation : Two Transformer Each 40 Kilovolt Amperes 480 Volt To 208 Volt/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$500	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2055	* *	5	$300	
Molded Case Bkrs	90%			2055	* *	5	$3,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	60%			2050	* *	5	$500	
Variable Frequency Drive	40%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$39,000	
Generators								
Diesel	100%			2046	* *	1	$49,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 350 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,700	
Fuel Storage								
Main Tank	100%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	94%			2041	* *	10	$109,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$2,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor Lobby								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Service	60%			2041	* *	1		
Exit, Service	40%			2041	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$1,200	
Alarm								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Alarm								
Security System								
No Component	80%							
Generic	10%			2041	* *	1	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	10%			2041	* *	1	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2041	* *	1-3	$15,600	

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$62,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2055	* *	4	$9,400	
Terminal Devices								
Air Handler	70%			2038	* *	1	$54,900	
Convector/Radiator	25%			2046	* *	1	$10,200	
Fan Coil Unit/Heat	5%			2038	* *	1	$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$58,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2059	* *	4	$9,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$78,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$88,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,700	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit With One 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,000	4	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units For The Pits Of Elevators								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$5,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement To Ground Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$63,900	
Sprinkler								
Generic	100%			2053	* *	1-2	$35,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

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
Fire Suppression								
Fire Pump								
Generic	100%			2042	* *	1	$23,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 25 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 316 - BK**		
Address	: **750 CLASSON AVENUE BTWN: STERLING PL., PARK PL.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K316**
Program / Asset #	: **BOE0595.000 / 1250**	**Yr Built/Renovated**	: **1966 / 2009**
Area Sq Ft	: **83,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1167** **Lot** : **18**	**BIN**	: **3029246**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,099,900	$824,200
Interior Architecture	$9,669,900	$925,000
Electrical	$562,200	$2,025,900
Mechanical	$2,169,700	$2,585,200
Total	**$13,501,800**	**$6,360,200**
Importance Code A	$1,099,900	$1,565,000
Importance Code B	$12,401,900	$4,795,200
Total	**$13,501,800**	**$6,360,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,300			
Interior Architecture	$39,200	$6,100		$19,500
Electrical	$15,600	$8,700	$8,200	$9,400
Mechanical	$67,800	$12,000	$84,200	$12,000
Site Pavements	$55,100			
Total	**$202,800**	**$26,800**	**$92,400**	**$40,900**
Importance Code A	$36,800	$8,200	$8,400	$8,200
Importance Code B	$114,000	$16,500	$84,000	$29,300
Importance Code C	$52,100	$2,000		$3,400
Total	**$202,800**	**$26,800**	**$92,400**	**$40,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$151,400	LIFE	* *	5	$123,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : All Elevations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Beams								
Masonry: Brick Cavity	80%	Now	$881,500	LIFE	* *	5	$98,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : All Elevations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Building Throughout								
Windows								
Aluminum	20%	Now	$8,400	2042	* *	5	$3,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Windows								
Explanation : Protective Metal Gates								
Aluminum	79%			2042	* *	5	$29,500	
Metal Louvers	1%	Now	$2,100	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Parapets								
Metal Security Bars	30%			2049	* *			
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Chainlink Guard Rail								
Roof								
Copper/Terne	5%			2062	* *	10	$10,600	
Roll Roofing	95%			2035	$534,800	5	$134,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$3,200	
Interior								

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

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$8,100	
Poured Epoxy/Resin	10%			2033	$925,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Laboratories								
Explanation : Epoxy Coated								
Terrazzo	5%			LIFE	* *	5	$6,300	
Vinyl Tile	10%			2039	* *	3	$8,100	
Vinyl Tile 9" X 9"	70%	Now	$184,900	2029	$9,243,200	3	$42,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium, Corridors And Gymnasium								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$4,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Folding Partition	2%			2050	* *	5	$6,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$37,200	LIFE	* *	5	$22,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
SGFT/Glazed Masonry	28%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$79,700	2039	* *	5	$24,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	15%	Now	$74,200	LIFE	* *	5	$3,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkheads								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Stair Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Gymnasium Storage Rooms								
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Metal Decking								
Fiber Board	5%			2039	* *			
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Auditorium								
Gypsum Board	10%			LIFE	* *	5	$20,200	
Plaster	35%	2-4	$87,900	LIFE	* *	5	$35,300	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Small Cafeteria Room 198 And Various 3rd Floor Classrooms								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Site Enclosure								
Fence/Gates								
Chain Link	15%			2054	* *			
Chain Link	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 65%								
Location : Roof								
Explanation : Chainlink Gaurd Rail On Roof								
Iron Picket	75%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Parking Area								
Explanation : These Are Areaway Walls For The Exterior Stair Leading Down To Basement Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$40,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Entrance At Rear Of School								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Classon Avenue								
On-Site Walkways								
Asphalt	10%			2037	* *			
Cast in Place Concrete	90%	Now	$900	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : West Alley								
Parking/Driveway								
Asphalt	100%	Now	$14,000	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Rear Of School								
Activity Yard								
Asphalt	80%			2037	* *			
Cast in Place Concrete	10%			2039	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$186,400	5	$300	
Fused Disc Sw	20%			2054	* *	5	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Under 600 Volts								
Raceway								
Conduit	90%			2034	$185,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	10%			2050	* *	5	$200	
Molded Case Bkrs	80%			2033	$196,200	5	$1,700	
Wiring								
Braided Cloth	75%	2-4	$224,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2054	* *	1		
Motor Controllers								
Locally Mounted	90%			2032	$110,100	5	$500	
Locally Mounted	10%	Now	$12,200	2054	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,140,200	10	$68,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	$63,300	10	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lamps								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$71,300	10	$10,000	
Exit, Service	50%			2034	$18,300	1		
Exterior Lighting								
HID	30%			2029	$119,000	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2049	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Chimney Stack Only								
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Alarm								
Security System								
Generic	100%			2039	* *	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$219,200	2044	* *	1-3	$46,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$197,600	5	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	50%	0-2	$7,400	2032	$370,400	1	$37,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Boiler Shells In Basement								
Steam Boiler	50%			2032	$370,400	1	$41,100	
Distribution								
Steam Piping/Pump	90%			2034	$612,500			
Steam Piping/Pump	10%	Now	$40,800	2034	$68,100			
Corroded, Extent : Moderate, Area Affected : 80%								
Location : 3 Vacuum Pumps, Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : 3 Vacuum Pumps, Basement								
Malfunctioning, Extent : Severe, Area Affected : 70%								
Location : Defective Vacuum Pumps, Boiler Room And Fan Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 3 Vacuum Pumps, Basement								
Terminal Devices								
Air Handler	20%			2029	$319,900	1	$10,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Convector/Radiator	80%			2032	$556,000	1	$21,500	
Controls								
Pneumatic	100%			2028	$1,642,600			
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Units, Auditorium								
Window/Wall Unit	60%	0-2	$9,700	2032	$193,200	1		
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2039	* *	1	$2,700	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2039	* *	2	$5,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,300	
Exhaust Fans								
Interior	20%			2029	$75,400	2	$500	
Roof	80%			2029	$131,900	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$217,000	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : One Brand New 50 Gallon Unit In Kitchen								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	10%	Now	$100	2029	$1,700	4	$200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room - Defective Controls								
Non-Submersible	90%			2029	$15,300	4	$1,600	
Fixtures								
Generic	80%							
Generic	20%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 250 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$35,300	1-2	$700	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 319 - BK**		
Address	: **360 KEAP STREET @ S.3RD ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K319**
Program / Asset #	: **BOE0597.000 / 4417**	**Yr Built/Renovated**	: **1975 / 2000**
Area Sq Ft	: **11,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2424** **Lot** : **1**	**BIN**	: **3063189**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$497,400	
Interior Architecture		$376,900
Electrical		$111,000
Mechanical		$293,100
Total	**$497,400**	**$781,000**
Importance Code A	$497,400	$293,100
Importance Code B		$487,900
Total	**$497,400**	**$781,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,500	$2,600		
Interior Architecture	$2,000		$800	$1,700
Electrical	$1,200	$51,500	$1,000	$1,000
Mechanical	$1,100	$56,700	$1,500	
Site Pavements	$36,400			
Total	**$51,100**	**$110,800**	**$3,300**	**$2,700**
Importance Code A	$11,500	$2,600	$1,000	
Importance Code B	$39,600	$108,200	$2,300	$2,700
Importance Code C				
Total	**$51,100**	**$110,800**	**$3,300**	**$2,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$65,000	LIFE	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Base Or Wall								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base And Corners Of Wall								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : South 3rd Street Wall								
Metal Panel	10%			2053	* *	5-10	$8,800	
Window Wall	30%	Now	$119,900	2063	* *	5	$7,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Not Insulated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Foyer								
Explanation : Glazing Loose								
Windows								
Aluminum	100%	Now	$10,500	2058	* *	5	$100	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 100%								
Location : All Windows								
Roof								
Modified Bitumen	100%	2-4	$312,400	2043	* *			
Alligatoring, Extent : Moderate, Area Affected : 75%								
Location : Throughout Seams								
Blisters, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Roof								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2038	* *	5	$400	
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$700	
Panel/Paver: Cer/Brk	5%			2049	* *	5	$1,700	
Vinyl Tile	90%			2033	$376,900	3	$6,700	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$2,300	
Masonry: Brick	30%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$1,300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

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
Interior								
Ceilings								
Exposed Struc: Steel	90%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$900	
Plaster	5%			LIFE	* *	5	$500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2046	* *			
Pavers/Stone	15%	Now	$31,500	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South 3rd Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : South 3rd Street								
Sinking/Subsiding, Extent : Severe, Area Affected : 50%								
Location : South 3rd Street								
Activity Yard								
Asphalt	100%	0-2	$4,900	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Inner Court Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$111,000	5		
Raceway								
Conduit	100%			2033	$26,400	1		
Panelboards								
Fused Disc Sw	50%			2032	$20,400	5	$100	
Molded Case Bkrs	50%			2032	$20,400	5	$100	
Wiring								
Thermoplastic	100%			2033	$29,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$1,300	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$21,100	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$29,100	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations, Alarm Bells								

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	25%			2033	$73,300	2	$1,300	
Radiant Heater	75%			2033	$219,900	2	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Floor Heating System								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2028	$24,700	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Units Are On Extended Life Time.								
Split Unit	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit. R-410a								
Window/Wall Unit	75%			2028	$32,000	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

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
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$3,100	
No Component	50%							
Exhaust Fans								
Roof	50%			2033	$10,900	2	$200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 32 - BX**
Address : **690 EAST 183 STREET BET CAMBRELENG AND BEAUMONT AVES**
Borough : **BRONX** | **Agency's Number** : **X032**
Program / Asset # : **BOE0179.000 / 202** | **Yr Built/Renovated** : **1899 / 2011**
Area Sq Ft : **82,000** | **Project Type** : **EDUCATION**
Date of Survey : **20-Apr-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3085** **Lot** : **1** | **BIN** : **2012409**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$267,800	$753,600
Interior Architecture	$4,300,100	$2,299,100
Electrical	$208,400	$218,800
Mechanical	$95,400	$125,900
Site Pavements		$174,200
Total	**$4,871,800**	**$3,571,500**
Importance Code A	$267,800	$753,600
Importance Code B	$4,121,800	$2,520,900
Importance Code C	$482,100	$297,100
Total	**$4,871,800**	**$3,571,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$21,300	$37,000	
Interior Architecture	$5,300	$5,100	$2,200	$5,100
Electrical	$11,600	$63,900	$10,300	$7,700
Mechanical	$59,900	$15,000	$23,800	$15,400
Site Pavements				
Total	**$76,800**	**$105,300**	**$73,200**	**$28,200**
Importance Code A	$8,100	$29,600	$45,100	$8,100
Importance Code B	$63,400	$75,700	$28,200	$20,100
Importance Code C	$5,300			
Total	**$76,800**	**$105,300**	**$73,200**	**$28,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$111,300	
Masonry: Brick	75%	4+	$120,100	LIFE	* *	5	$71,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Boiler Room								
Masonry: Brownstone	10%			LIFE	* *	5	$7,100	
Windows								
Aluminum	100%			2049	* *	5	$29,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$13,600	
Copper/Terne	15%			2068	* *	5	$12,700	
Masonry: Brick	65%	Now	$147,700	LIFE	* *	5	$11,400	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Parapet Walls								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Inside Face Of Parapet Walls								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Parapets								
Explanation : Covered With Flaking And Spalling Stucco								
Metal Security Bars	5%			2048	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$5,500	
Roof								
Built-Up (BUR)	80%			2033	$571,100	10	$47,800	
Copper/Terne	10%			2048	* *	10	$14,900	
Roll Roofing	5%			2029	$19,900	5	$5,000	
Skylight, Metal/Glass	2%			2053	* *	10	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Pool								
Explanation : Glass Skylight								
Skylight, Plastic	3%			2038	* *	1		
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	* *	5	$35,600	
Ceramic Tile	5%			2036	$391,400	5	$6,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Mosaic Tile	3%			2038	* *	5	$10,200	
Poured Epoxy/Resin	20%			2031	$1,555,500			
Quarry Tile	2%			2046	* *	5	$4,100	
Terrazzo	5%	Now	$129,800	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Vestibule Area								
Vinyl Tile	13%			2038	* *	3	$6,600	
Vinyl Tile 9" X 9"	30%	Now	$3,330,900	2043	* *	3	$15,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%	Now	$82,800	2048	* *	5	$12,700	
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Auditorium								
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$10,500	
Ceramic Tile	5%	Now	$118,800	2036	$297,100	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,200	
Masonry: Brick	10%	Now	$205,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	60%	Now	$157,700	LIFE	* *	5	$19,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout, Especially Fourth Floor And Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Especially North Side Of Fourth Floor								
SGFT/Glazed Masonry	5%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	12%			2046	* *	5	$16,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Exposed Struc: Steel	3%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Explanation : Covered With Fireproofing								
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	65%	Now	$274,500	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Stair Between 3rd And 4th Floors								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms, Bulkhead								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Iron Picket	75%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	75%			2046	* *			
Pavers/Stone	5%			2036	$9,000			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Entries								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Entries								
Not Accessible	20%							
Activity Yard								
Asphalt	98%			2036	$174,200			
Rubber Matting	2%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	50%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	75%	2-4	$77,500	2053	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Conduit	25%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$61,100	5	$300	
Locally Mounted	40%			2046	* *	5	$200	
Variable Frequency Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$600	
Generic	50%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$67,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$3,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeteria And Auditorium								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2028	$12,900	1		
Emergency, Battery	25%			2028	$35,200	10	$4,900	
Exit, Battery	50%			2028	$59,500	10	$2,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Lighting								
Exterior Lighting								
HID	10%	Now	$3,900	2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Controlled Via Timer, On During Daytime								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$157,600	1	$30,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$50,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$81,200	
Distribution								
Steam Piping/Pump	100%	Now	$33,600	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Return Line. Boiler Room								
Terminal Devices								
Air Handler	20%			2038	* *	1	$10,100	
Convector/Radiator	80%			2038	* *	1	$21,200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	0-2	$6,600	2034	$66,400	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Pool Temperature Control Malfunctioining								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Swimming Pool								
Explanation : Pool Air Conditioner And Dehumidifier								
Window/Wall Unit	30%	0-2	$4,800	2028	$95,400	1		
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	
Exhaust Fans								
Interior	90%			2038	* *	2	$2,300	
Roof	10%			2033	$16,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	10%			LIFE	* *	1		
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$16,800	4	$1,700	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$900	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$3,300	
Backflow Preventer								
Generic	100%			2038	* *	1	$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2053	* *	1-2	$4,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 65 Square Feet								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 32 - BX
Asset # : 202

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 32 - BX MINISCHOOL**				
Address	: **690 EAST 183 STREET BTWN: CAMBRELENG AVE, BEAUMONT**				
Borough	: **BRONX**			**Agency's Number**	: **X832**
Program / Asset #	: **BOE0179.010 / 509**			**Yr Built/Renovated**	: **1969 / 2002**
Area Sq Ft	: **7,500**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Apr-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3085**	**Lot**	: **1**	**BIN**	: **2012409**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$313,600	
Interior Architecture	$849,800	
Electrical		$114,500
Mechanical		$125,100
Site Pavements		$71,700
Total	**$1,163,400**	**$311,300**
Importance Code A	$313,600	
Importance Code B	$849,800	$239,600
Importance Code C		$71,700
Total	**$1,163,400**	**$311,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,400			
Interior Architecture	$45,600		$100	$1,300
Electrical	$700	$4,500	$700	$700
Mechanical	$24,600	$500	$1,600	$500
Site Pavements	$11,300			
Total	**$89,600**	**$4,900**	**$2,400**	**$2,500**
Importance Code A	$7,700	$400	$400	$400
Importance Code B	$70,100	$4,500	$2,000	$2,100
Importance Code C	$11,800			
Total	**$89,600**	**$4,900**	**$2,400**	**$2,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX MINISCHOOL

Asset # : 509

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$313,600	2043	* *	5	$28,900	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : All Facades								
Windows								
Aluminum	98%			2041	* *	5	$1,300	
Metal Louvers	2%			2036	$1,500	10	$200	
Roof								
Metal Panel	100%	Now	$7,400	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Girls Toilet And Mechanical Room								
Soffits								
Metal, Corrugated	100%			2043	* *	1		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,300	
Ceramic Tile	5%	Now	$3,500	2036	$35,200	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms								
Vinyl Tile	5%			2038	* *	3	$200	
Vinyl Tile 9" X 9"	85%	Now	$849,800	2043	* *	3	$3,900	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,000	
Concrete Masonry Unit	45%			LIFE	* *	5	$3,500	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	4+	$41,600	2046	* *	5	$6,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2036	$71,700			
Cast in Place Concrete	50%	4+	$11,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : South And East Sides Of Building								
Activity Yard								
Asphalt	100%			2036				

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 32 - BX MINISCHOOL
Asset # : 509

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
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$114,500	10	$6,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$6,400	10	$900	
Exit, Battery	50%			2033	$5,400	10	$300	
Exterior Lighting								
HID	10%			2028	$3,600	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$14,400	1	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2038	* *	1	$3,700	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX MINISCHOOL

Asset # : 509

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2034	$125,100	2	$500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	100%			2033	$34,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$24,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 320 - Q**		
Address	: **360 SENECA AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q320**
Program / Asset #	: **BOE1182.000 / 14928**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **71,584**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3425** **Lot** : **7**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$164,600
Interior Architecture	$153,800	$191,700
Electrical	$62,400	
Mechanical	$157,600	$2,164,700
Total	**$373,800**	**$2,520,900**
Importance Code A		$164,600
Importance Code B	$220,000	$2,226,200
Importance Code C	$153,800	$130,200
Total	**$373,800**	**$2,520,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,100	$3,300	$14,800	
Interior Architecture	$8,900		$9,600	
Electrical	$6,700	$15,700	$8,900	$6,700
Mechanical	$58,500	$41,600	$33,800	$33,700
Site Pavements	$4,400			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$134,900**	**$83,000**	**$89,600**	**$62,700**
Importance Code A	$37,700	$7,000	$18,400	$3,500
Importance Code B	$97,300	$75,900	$71,200	$59,100
Importance Code C				
Total	**$134,900**	**$83,000**	**$89,600**	**$62,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$85,700	
Window Wall	10%	Now	$29,600	2053	* *	5	$17,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Down To 2nd Floor								
Windows								
Aluminum	100%			2049	* *	5	$29,600	
Parapets								
Cast in Place Concrete	85%			LIFE	* *	5	$78,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Parapet								
Explanation : Covered With Modified Roofing								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,000	
Metal Rail	5%			2046	* *	5-10	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Location Noted								
Roof								
Modified Bitumen	2%	Now	$4,500	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse And Stair A								
Plaza Roof: Stone Panels	98%			2053	* *			
Soffits								
Cement - Fiber Panel	60%			2038	* *	10	$2,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Soffits Facing Play Yard								
Metal Panel	40%			2053	* *	5-10	$3,500	
Interior								
Floors								
Carpet	2%			2032	$38,800	3	$3,200	
Cast in Place Concrete	5%			LIFE	* *	5	$11,700	
Ceramic Tile	10%			2042	* *	5	$10,700	
Poured Epoxy/Resin	1%			2031	$61,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 305 A								
Explanation : Location Noted								
Quarry Tile	3%			2046	* *	5	$4,800	
Terrazzo	10%			LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	64%			2038	* *	3	$25,700	
Wood	5%			2061	* *	5	$10,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Interior								
Interior Walls								
Ceramic Tile	45%			2042	* *	5	$134,700	
Concrete Masonry Unit	15%	4+	$86,400	LIFE	* *	5	$18,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Penthouse And Stair Bulkhead								
Gypsum Board	35%			LIFE	* *	5	$62,900	
Mosaic Tile	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	88%			2046	* *	5	$88,000	
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	10%	Now	$3,600	LIFE	* *	5	$12,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement By Elevator								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Dekalb Avenue								
Explanation : Recent Repairs Evident								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	90%	2-4	$4,400	2042	* *			
Ponding, Extent : Light, Area Affected : 2%								
Location : Play Yard								
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	10%			2038	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$300	
Molded Case Bkrs	80%			2049	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	$100	
Variable Frequency Drive	70%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	75%			2038	* *	10	$49,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2038	* *	10	$13,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,600	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	1%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
LED	9%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$13,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$44,100	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$35,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Penthouse								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$3,500	
Terminal Devices								
Air Handler	80%			2038	* *	1	$35,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Units								
Convector/Radiator	20%			2046	* *	1	$4,600	
Controls								
Digital	100%	Now	$42,100	2031	$2,105,200			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Boiler Temp Controls Locked And Cannot Be Adjusted								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%	Now	$86,500	2038	* *	1	$23,900	
Leak Evident, Extent : Moderate, Area Affected : 40%								
Location : Coils In Units								
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : 4 Compressors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 12 Units, R-410a Refrigerant								
Split Unit	20%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$3,500	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$71,100	2038	* *	1	$39,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Unit Energy Wheels Bypassed								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Units								
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$49,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Penthouse								
Explanation : 1 Unit. 300 Gallons. Quantity 1								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Penthouse								
Explanation : 1 Unit. 300 Gallons. Quantity 1								
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$36,100	
Sprinkler								
Generic	100%			2053	* *	1-2	$20,100	
Fire Pump								
Generic	100%			2042	* *	1	$13,400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 70 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 321 - BK**
Address : **180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS**
Borough : **BROOKLYN**
Agency's Number : **K321**
Program / Asset # : **BOE0599.000 / 1253**
Yr Built/Renovated : **1966 / 2006**
Area Sq Ft : **79,000**
Project Type : **EDUCATION**
Date of Survey : **17-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **971** **Lot** : **28** **BIN** : **3337516**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$649,800	
Interior Architecture	$1,683,400	$372,300
Electrical	$414,200	$558,000
Mechanical	$742,000	$1,950,000
Site Pavements	$52,500	$310,000
Total	**$3,541,900**	**$3,190,300**
Importance Code A	$649,800	$705,100
Importance Code B	$2,833,400	$2,485,300
Importance Code C	$58,700	
Total	**$3,541,900**	**$3,190,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,100	$1,900		
Interior Architecture	$208,400	$6,700	$600	$9,700
Electrical	$8,300	$17,300	$9,000	$7,400
Mechanical	$84,000	$94,000	$20,200	$15,100
Site Enclosure	$31,100			
Site Pavements	$32,500			
Total	**$407,400**	**$119,900**	**$29,700**	**$32,200**
Importance Code A	$71,300	$9,900	$7,800	$7,800
Importance Code B	$172,700	$110,000	$21,900	$24,400
Importance Code C	$163,400			
Total	**$407,400**	**$119,900**	**$29,700**	**$32,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Exterior								
Exterior Walls								
Masonry: Brick	83%	0-2	$145,900	LIFE	* *	5	$34,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Inner Courtyard								
Masonry: Brick Cavity	10%			LIFE	* *	5	$4,200	
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Window Wall	2%			2053	* *	5	$3,100	
Windows								
Aluminum	98%	Now	$76,700	2049	* *	5	$7,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 201 And 301								
Metal Louvers	2%			2042	* *	10	$2,000	
Parapets								
Masonry: Brick Cavity	83%	0-2	$36,800	LIFE	* *	5	$7,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	2%			2053	* *	5	$700	
Pre-Cast Concrete	15%			LIFE	* *	5	$8,100	
Roof								
Copper/Terne	5%	Now	$6,200	2048	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
IRMA/Protected Membrane	95%	Now	$427,300	2038	* *			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Insul Deter/Miss, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$30,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Interior								
Floors								
Carpet	1%			2032	$20,100	3	$1,700	
Cast in Place Concrete	10%	0-2	$48,400	LIFE	* *	5	$24,300	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2046	* *	5	$5,600	
Quarry Tile	8%			2038	* *	5	$13,300	
Sheet Vinyl/Rubber	5%	Now	$37,200	2033	$372,300	5	$4,200	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Classrooms								
Vinyl Tile	25%	0-2	$157,200	2028	$786,000	3	$10,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Vinyl Tile 9" X 9"	45%	Now	$409,600	2043	* *	3	$18,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Wood	1%			2061	* *	5	$2,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Interior								
Interior Walls								
Ceramic Tile	10%	Now	$26,500	2042	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%	0-2	$45,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Folding Partition	5%			2041	* *	5	$11,800	
Plaster	50%	Now	$58,700	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	$43,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : By House Trap								
Ceilings								
AcousTile,Adhered	25%	Now	$91,600	2046	* *	5	$13,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Classrooms								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%	0-2	$85,300	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%	4+	$7,500	LIFE	* *	5	$13,900	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	55%	Now	$95,200	LIFE	* *	5	$38,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : North Side								
Iron Picket	25%	Now	$22,100	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Street								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$9,000	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : East Side								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : East Side								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$17,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front And Rear Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	60%	0-2	$52,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	10%			2042	* *			
Rubber Matting	30%	Now	$15,500	2033	$310,000			
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Playground Throughout								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Playground Throughout								
Explanation : Joints Open								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$179,800	5	$300	
Fused Disc Sw	10%			2053	* *	5		
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	3%			2041	* *	5	$100	
Fused Disc Sw	7%			2032	$12,900	5	$100	
Molded Case Bkrs	10%			2049	* *	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,700	
Wiring								
Braided Cloth	80%	2-4	$163,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2033	$20,400	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$69,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$67,900	10	$9,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	30%			2028	$113,200	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$188,100	5	$24,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 7,500 Gallons								
Conversion Equipment								
Steam Boiler	90%			2031	$634,600	1	$70,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	10%	0-2	$21,200	2031	$70,500	1	$7,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of Unit No.1								
Distribution								
Steam Piping/Pump	10%	0-2	$38,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Air Handler	25%			2033	$380,600	1	$12,200	
Convector/Radiator	75%			2031	$496,100	1	$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2028	$192,100			
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 6 Units On Lower Roof								
Window/Wall Unit	70%			2028	$214,500	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2028	$197,400	1	$2,600	
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	$18,700	2	$5,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Interior	20%			2033	$71,800	2	$500	
Roof	30%			2041	* *	2	$700	
Roof	50%			2028	$78,500	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Tankless Unit With Two 120 Gallon Tanks.								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$11,700	
Sanitary Piping								
Cast Iron	10%	Now	$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement. Water Backup From Street Sewer								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	25%	Now	$4,000	2043	* *	4	$400	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement								
Non-Submersible	75%			2043	* *	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2028	$42,400	4	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$55,900	1-2	$1,100	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 1 Set, Covers 20 Square Feet.							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 321 - BK MINISCHOOL**			
Address	:	**180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K896**
Program / Asset #	:	**BOE0599.010 / 1254**	**Yr Built/Renovated**	:	**1970 / 2006**
Area Sq Ft	:	**12,120**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**17-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**971** **Lot** : **28**	**BIN**	:	**3337516**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$150,700
Interior Architecture		$427,600
Electrical	$185,000	$128,900
Mechanical	$196,300	
Total	**$381,300**	**$707,100**
Importance Code A		$150,700
Importance Code B	$381,300	$556,400
Total	**$381,300**	**$707,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,800	$37,000		
Interior Architecture	$70,600			$1,900
Electrical	$1,300	$24,200	$1,400	$1,100
Mechanical	$700	$52,600	$1,700	$700
Site Pavements	$4,100			
Total	**$78,600**	**$113,800**	**$3,100**	**$3,700**
Importance Code A	$2,400	$37,600	$600	$600
Importance Code B	$71,400	$76,200	$2,500	$3,100
Importance Code C	$4,800			
Total	**$78,600**	**$113,800**	**$3,100**	**$3,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 321 - BK MINISCHOOL
Asset # : 1254

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
Exterior								
Exterior Walls								
Metal Panel	100%			2053	* *	5-10	$124,600	
Windows								
Aluminum	100%	Now	$1,800	2049	* *	5	$900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Roof								
Metal Panel	100%			2046	* *	10	$60,000	
Soffits								
Metal Panel	100%			2053	* *	5-10	$10,900	
Interior								
Floors								
Ceramic Tile	5%	Now	$900	2036	$45,900	5	$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Main Entrance								
Vinyl Tile	95%	0-2	$42,800	2033	$427,600	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,300	
Concrete Masonry Unit	30%			LIFE	* *	5	$3,100	
Metal Panel	65%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$26,300	2038	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Copy Room								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Asphalt	90%	4+	$4,100	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK MINISCHOOL

Asset # : 1254

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2033	$55,500	5	$200	
Molded Case Bkrs	50%			2059	* *	5	$200	
Raceway								
Conduit	100%			2033	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2032	$2,000	5		
Molded Case Bkrs	95%			2032	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2033	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$185,000	10	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2028	$10,400	10	$1,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK MINISCHOOL

Asset # : 1254

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$38,600	1	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facility Room								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	$196,300	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Facility Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,800	
Exhaust Fans								
Interior	90%			2028	$49,500	2	$300	
Roof	10%			2028	$2,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 328 - BK**		
Address	: **330 ALABAMA AVENUE @ BLAKE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K328**
Program / Asset #	: **BOE0602.000 / 1256**	**Yr Built/Renovated**	: **1967 / 2010**
Area Sq Ft	: **90,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3768** **Lot** : **1**	**BIN**	: **3084283**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$127,900	$430,700
Interior Architecture	$518,100	
Electrical	$913,200	$629,600
Mechanical	$456,800	$3,734,800
Site Pavements		$131,500
Total	**$2,016,100**	**$4,926,500**
Importance Code A	$127,900	$1,234,000
Importance Code B	$1,888,200	$3,692,600
Total	**$2,016,100**	**$4,926,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,400	$32,900		$17,300
Interior Architecture	$176,000			$14,100
Electrical	$88,400	$30,200	$8,400	$10,100
Mechanical	$86,300	$33,500	$27,400	$15,600
Site Enclosure	$6,400			
Site Pavements	$53,400			
Total	**$418,900**	**$96,600**	**$35,800**	**$57,000**
Importance Code A	$23,400	$42,000	$8,900	$26,200
Importance Code B	$346,800	$54,600	$26,900	$30,800
Importance Code C	$48,700			
Total	**$418,900**	**$96,600**	**$35,800**	**$57,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$20,600	
Masonry: Brick	95%			LIFE	* *	5	$130,700	
Marble Panels	2%			LIFE	* *	5	$2,100	
Windows								
Aluminum	20%	Now	$8,400	2055	* *	5	$4,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Aluminum	80%			2055	* *	5	$34,500	
Parapets								
Masonry: Brick	25%			LIFE	* *	5	$4,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,100	
Metal Panel	5%			2053	* *	5	$3,500	
Metal Rail	65%			2038	* *	5-10	$210,700	
Roof								
Built-Up (BUR)	35%			2033	$217,200	10	$18,200	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Built-Up (BUR)	60%			2038	* *	10	$31,200	
Metal Panel	5%			2046	* *	10	$4,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,000	
Ceramic Tile	5%	Now	$38,200	2042	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Vinyl Tile	45%	0-2	$84,300	2038	* *	3	$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridors And Classrooms								
Vinyl Tile 9" X 9"	40%	Now	$433,800	2043	* *	3	$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%	Now	$42,300	2042	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathroom And Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,000	
Folding Partition	2%			2041	* *	5	$12,500	
Plaster	60%			LIFE	* *	5	$45,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	$42,100	2038	* *	5	$6,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	5%	Now	$49,000	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Struc: Concrete	60%			LIFE	* *	5	$12,000	
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$4,800	
Metal Panel	5%	2-4	$4,300	LIFE	* *	5	$8,000	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	15%			LIFE	* *	5	$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	2-4	$6,400	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$40,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Cast in Place Concrete	30%			2046	* *			
Rubber Matting	20%	0-2	$13,100	2033	$131,500			
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Playground								
Traffic Topping	25%			2038	* *			
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Turf Field								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$186,400	5	$300	
Fused Disc Sw	20%			2053	* *	5	$100	
Raceway								
Conduit	90%			2033	$185,900	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Fused Knife Sw	20%	2-4	$49,000	2058	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Fused Toggle Switch	10%	2-4	$24,500	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2032	$147,100	5	$1,400	
Wiring								
Braided Cloth	85%	2-4	$253,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	5%			2053	* *	1		
Thermoplastic	10%			2033	$29,900	1		
Motor Controllers								
Locally Mounted	90%			2031	$110,100	5	$500	
Locally Mounted	10%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : T-5 Lamps								
Fluorescent	96%			2038	* *	10	$79,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Lighting								
Egress Lighting								
Emergency, Battery	25%			2028	$38,700	10	$5,400	
Emergency, Battery	25%			2041	* *	10	$5,400	
Exit, Service	40%			2028	$15,900	1		
Exit, Service	10%			2041	* *	1		
Exterior Lighting								
HID	30%			2028	$129,000	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$173,000	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$237,700	2043	* *	1-3	$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells, Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$214,300	5	$27,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : 2 Units, Each 7,500 Gallon Tank.								
Conversion Equipment								
Steam Boiler	96%			2031	$771,100	1	$85,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	4%	0-2	$6,400	2031	$32,100	1	$3,200	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Burner No.1, Boiler Room								
Distribution								
Steam Piping/Pump	87%			2033	$642,000			
Steam Piping/Pump	13%	0-2	$57,600	2033	$95,900			
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Defective Steam Traps, Defective Climate Control Thermostat								
Terminal Devices								
Air Handler	25%			2033	$433,600	1	$13,900	
Convector/Radiator	75%			2031	$565,200	1	$21,800	
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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	5%	0-2	$10,500	2033	$17,500	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Kitchen And Various Locations								
Window/Wall Unit	60%			2031	$209,500	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	70%			2028	$286,100	2	$1,900	
Roof	30%			2028	$53,600	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	8%	0-2	$28,200	2031	$94,100	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Deteriorating Domestic Water Distribution Piping								
Galvanized Steel	12%			2031	$141,200	1		
Water Heater With Tanks								
Electric	100%			2032	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Kitchen, Nurse Room.								
Explanation : 3 Units. One 120 Gallon Unit With A 180 Gallon Tank. One 40 Gallon Unit. One 2.5 Gallon Unit.								
HW Heat Exchanger								
Steam Fired	100%			2033	$445,600	4	$8,900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Deteriorating Hot Water Heat Exchanger								
Sanitary Piping								
Cast Iron	100%	0-2	$23,200	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Storm Drain Piping								
Cast Iron	10%	0-2	$3,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Outside Yard, Southwest Side Of Building								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$18,400	4	$1,900	
Fixtures								
Generic	100%							
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$25,500	1-2	$500	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 329 - BK**
Address : **2929 WEST 30 STREET BTWN: MERMAID AVE., SURF AVE.**
Borough : **BROOKLYN** | **Agency's Number** : **K329**
Program / Asset # : **BOE0603.000 / 1257** | **Yr Built/Renovated** : **1974 / 2015**
Area Sq Ft : **98,000** | **Project Type** : **EDUCATION**
Date of Survey : **16-Aug-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **7051** **Lot** : **1** | **BIN** : **3189517**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,435,500	$286,500
Interior Architecture	$212,700	$3,531,300
Electrical	$80,900	$892,900
Mechanical	$3,890,100	$1,803,800
Site Pavements	$485,900	$100,100
Total	**$6,105,000**	**$6,614,600**
Importance Code A	$1,435,500	$286,500
Importance Code B	$4,565,900	$6,328,100
Importance Code C	$103,600	
Total	**$6,105,000**	**$6,614,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,700		$3,800	$10,300
Interior Architecture	$29,000	$20,900		
Electrical	$18,100	$21,500	$52,400	$17,900
Mechanical	$56,000	$18,700	$86,400	$19,800
Site Enclosure	$27,300			
Site Pavements	$2,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$182,000**	**$68,300**	**$149,900**	**$55,200**
Importance Code A	$51,400	$9,500	$13,700	$19,800
Importance Code B	$100,700	$56,800	$136,200	$35,300
Importance Code C	$30,000	$2,000		
Total	**$182,000**	**$68,300**	**$149,900**	**$55,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$32,000	
Masonry: Brick	75%	2-4	$431,900	LIFE	* *	5	$102,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout The Exterior								
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : West Side Below Overhang								
Masonry: Granite	5%			LIFE	* *	5	$5,100	
Pre-Cast Concrete	15%	Now	$30,400	LIFE	* *	5	$66,600	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Windows								
Aluminum	92%			2050	* *	5	$20,700	
Metal Louvers	8%			2037	* *	10	$11,200	
Parapets								
Metal Panel	10%			2054	* *	5	$7,600	
Metal Rail	40%			2047	* *	5-10	$141,800	
Pre-Cast Concrete	50%			LIFE	* *	5	$61,700	
Roof								
Modified Bitumen	100%	Now	$917,500	2044	* *			
Blisters, Extent : Severe, Area Affected : 50%								
Location : Throughout All Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$16,100	
Ceramic Tile	5%			2043	* *	5	$7,400	
Quarry Tile	3%			2047	* *	5	$6,600	
Slate	2%			LIFE	* *	5	$3,100	
Vinyl Tile	83%			2034	$3,453,200	3	$45,800	
Wood	2%			2062	* *	5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$4,000	
Concrete Masonry Unit	15%			LIFE	* *	5	$8,000	
Metal Panel	20%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$8,000	
SGFT/Glazed Masonry	42%	Now	$103,600	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	$60,600	2039	* *	5	$46,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
AcousTileConcealSpLn	25%			2047	* *	5	$46,000	
AcousTileConcealSpLn	10%	Now	$48,500	2047	* *	5	$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Auditorium And Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Cafeteria, Auditorium And Throughout								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$27,300	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Play Yard Along 30th Street								
Iron Picket	50%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$97,200	2047	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Corner Of Mermaid Avenue And 29th Street								
Spalling, Extent : Light, Area Affected : 40%								
Location : All Around Building								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	5%	Now	$2,700	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Stair								

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Site Pavements								
Activity Yard								
Asphalt	80%	Now	$338,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : South Play Yard								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : South Play Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : South Play Yard								
Rubber Matting	20%	4+	$50,000	2034	$100,100			
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : South Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 3,000 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	80%			2034	$165,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2033	$36,800	5	$300	
Molded Case Bkrs	80%			2033	$196,200	5	$2,100	
Molded Case Bkrs	5%			2050	* *	5	$100	
Wiring								
Thermoplastic	80%			2034	$239,000	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2047	* *	5	$500	
Locally Mounted	30%			2032	$36,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$30,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Stand-by Power								
Generators								
Natural Gas	100%			2043	* *	1	$38,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 250 Kilowatts, 313 Kilovolt Amperes								
Batteries								
Lead/Acid	50%			2028	$1,300	5	$1,800	
Lead/Acid	50%			2028	$1,300	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Next To Generator								
Explanation : 100 Kilowatt Load Bank								
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$80,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2039	* *			
Egress Lighting								
Emergency, Service	10%			2034	$6,200	1		
Emergency, Battery	40%			2034	$67,400	10	$9,500	
Exit, Battery	50%			2039	* *	10	$3,300	
Exterior Lighting								
Fluorescent	8%			2029	$32,000	10	$700	
LED	2%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$188,400	1	$36,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$62,200	

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
Heating								
Energy Source								
Electricity	2%			2060	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Gas Meter Room								
Explanation : Location Noted								
Natural Gas	98%			2060	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Heating								
Conversion Equipment								
Radiant Heater	2%			2039	* *	2	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	98%			2047	* *	1	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 200 Bhp Each								
Distribution								
Steam Piping/Pump	20%			2054	* *			
Steam Piping/Pump	80%			2034	$642,900			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	10%			2029	$188,800	1	$6,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms - Units Serving Gymnasium And Other Locations								
Convector/Radiator	56%			2032	$459,500	1	$17,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Building Perimeter								
Unit Heater - Steam	2%			2029	$11,400	4	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Location Observed								
Unit Heater - Steam	2%			2039	* *	4	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Observed								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Cafeteria, Various Inner Core Rooms								
Explanation : Heating Provided By Air Handling Units With Steam And Chilled Water Coils, Reported Under Air Conditioning								
Controls								
Digital	100%			2029	$2,882,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wireless Digital And Pneumatic Control System For Classrooms And Offices And Stand Alone Digital Controls For Air Handlers								
Air Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	45%			2039	* *	1	$20,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Modular Air Cooled Chiller, 6 Modules, 30 Tons Each With Scroll Compressors								
Split Unit	15%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Offices, Elevator Machine Room, Telecom Room								
Window/Wall Unit	15%			2027	$57,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	15%			2032	$57,000	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	45%			2054	* *	4	$2,200	
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	$525,700	1	$18,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms - Units Serving Auditorium, Cafeteria And Various Inner Core Rooms								
Fan Coil - 4 Pipe	15%			2039	* *	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor - Various Locations								
Explanation : Unit Ventilators With Steam And Chilled Water Coils								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,600	
Exhaust Fans								
Interior	40%			2029	$178,000	2	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	30%			2029	$58,400	2	$900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Roof	30%			2039	* *	2	$900	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2054	* *	1		
Brass/Copper	50%	2-4	$32,200	2034	$644,400	1		
Corroded, Extent : Severe, Area Affected : 2%								
Location : Basement Water / Sprinkler Room: Deteriorated Water Main								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$3,100	4	$3,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 300 Mbh Input								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From First Floor To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$49,400	
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 33 - BX**
Address : **2424 JEROME AVENUE**
Borough : **BRONX**
Program / Asset # : **BOE0180.000 / 510**
Area Sq Ft : **70,000**
Date of Survey : **13-Apr-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3188** **Lot** : **20**

Agency's Number : **X033**
Yr Built/Renovated : **1899 / 2001**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2014099**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$363,300	$607,100
Interior Architecture	$2,564,800	
Electrical	$62,900	$176,100
Mechanical	$194,600	$134,900
Site Enclosure	$122,300	
Site Pavements	$57,000	$248,000
Total	**$3,364,900**	**$1,166,000**
Importance Code A	$363,300	$607,100
Importance Code B	$2,835,600	$558,900
Importance Code C	$166,000	
Total	**$3,364,900**	**$1,166,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,700	$10,000		
Interior Architecture	$69,400	$3,700		$5,400
Electrical	$37,800	$43,900	$7,400	$7,800
Mechanical	$121,500	$36,700	$11,000	$9,900
Site Pavements	$9,800			
Total	**$290,200**	**$94,400**	**$18,400**	**$23,100**
Importance Code A	$58,600	$17,100	$6,900	$6,900
Importance Code B	$189,100	$77,200	$11,500	$16,200
Importance Code C	$42,500			
Total	**$290,200**	**$94,400**	**$18,400**	**$23,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$84,200	
Masonry: Brick	30%	Now	$363,300	LIFE	* *	5	$21,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Leaders, East Facade, Cafeteria								
Masonry: Brick	55%			LIFE	* *	5	$39,500	
Windows								
Aluminum	98%			2041	* *	5	$21,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Single Pane Glazing								
Metal Louvers	2%			2042	* *	10	$2,700	
Parapets								
Cast Stone/Terra Cotta	100%	Now	$17,000	LIFE	* *	5	$28,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Attic Area								
Roof								
Built-Up (BUR)	5%			2038	* *	10	$10,000	
Copper/Terne	92%			2061	* *	10	$461,900	
Skylight, Metal/Glass	3%	4+	$34,700	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Main Staircase								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 414 And 410								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$46,900	
Ceramic Tile	5%			2042	* *	5	$5,400	
Terrazzo	5%			LIFE	* *	5	$4,200	
Vinyl Tile	40%	Now	$24,200	2038	* *	3	$16,100	
Loose Units, Extent : Severe, Area Affected : 2%								
Location : Gymnasium Floor								
Vinyl Tile 9" X 9"	28%			2028	$2,455,800	3	$11,200	
Wood	2%			2061	* *	5	$4,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Glass: Single Pane	5%			LIFE	* *	5	$1,000	
Masonry: Brick	10%	Now	$109,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	60%	Now	$41,800	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Exterior Wall At Rooms 410, 412								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%			2046	* *	5	$21,400	
Masonry: Infill Arch	20%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$40,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2043	* *			
Iron Picket	40%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	$122,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	97%	Now	$57,000	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : North Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Building								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : North Side Of Building								
Masonry: Granite	3%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking And Driveway								
Explanation : Replaced								
Activity Yard								
Asphalt	60%			2036	$248,000			
Cast in Place Concrete	30%	Now	$9,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Entry Yard								
Rubber Matting	10%			2033	$48,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One Main Service Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	50%			2033	$74,000	1		
Conduit	50%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$200	
Molded Case Bkrs	85%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	80%			2053	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$200	
Locally Mounted	50%			2031	$61,100	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$62,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Lighting								
Egress Lighting								
Emergency, Service	15%			2033	$6,600	1		
Emergency, Battery	25%			2028	$30,100	10	$4,200	
Emergency, Battery	10%			2038	* *	10	$1,700	
Exit, Battery	50%			2041	* *	10	$2,400	
Exterior Lighting								
HID	10%	Now	$16,700	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$2,100	
Alarm								
Security System								
Generic	100%			2038	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$18,500	2038	* *	1-3	$39,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Steam Boiler	100%			2050	* *	1	$69,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Heating								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : 1 Vacuum Pump Controller Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Outdoor Temporary Boiler								
Terminal Devices								
Air Handler	10%	2-4	$67,400	2033	$134,900	1	$3,900	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Blower								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Blower								
Convector/Radiator	80%	0-2	$46,900	2038	* *	1	$16,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Fan Coil Unit/Heat	10%	0-2	$8,900	2038	* *	1	$2,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Bathroom								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	$1,400	2028	$27,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Units Are Not Working								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$7,800	
No Component	80%							
Exhaust Fans								
Interior	40%	0-2	$127,200	2043	* *	2	$700	
Noisy/Vibrating, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								
Roof	10%	0-2	$700	2033	$13,900	2	$200	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. 3 Bathroom Exhaust Fans Are Not Working								
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
HW Heat Exchanger								
HTHW/HW	100%			2059	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2038	* *	4	$700	
Non-Submersible	50%	Now	$7,200	2043	* *	4	$700	
	Broken, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	0-2	$49,600	2043	* *	1-2	$1,700	
	Corroded, Extent : Severe, Area Affected : 50%							
	Location : Basement							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 33 ANNEX - BX**		
Address	: **2400 JEROME AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X347/X033**
Program / Asset #	: **BOE1187.000 / 15532**	**Yr Built/Renovated**	: **2021 /**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Feb-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,PH**		
Block	: **3188** **Lot** : **14**	**BIN**	: **2098411**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$154,100	$205,800
Interior Architecture		$50,400
Mechanical	$299,200	$313,100
Total	**$453,300**	**$569,300**
Importance Code A	$453,300	$205,800
Importance Code B		$313,100
Importance Code C		$50,400
Total	**$453,300**	**$569,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$1,100
Interior Architecture	$37,000			$6,300
Electrical	$5,100	$5,100	$7,500	$5,100
Mechanical	$15,700	$9,700	$46,200	$12,100
Site Enclosure	$200			
Total	**$58,000**	**$14,800**	**$53,700**	**$24,600**
Importance Code A		$2,700	$2,800	$3,800
Importance Code B	$32,700	$12,100	$50,800	$20,800
Importance Code C	$25,400			
Total	**$58,000**	**$14,800**	**$53,700**	**$24,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 ANNEX - BX

Asset # : 15532

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	2%			LIFE	* *	5	$6,000	
Fiberglass Panel	85%			2047	* *	5	$308,200	
Glass Block	3%			LIFE	* *	5	$1,800	
Masonry: Brick	10%			LIFE	* *	5	$9,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Facade								
Windows								
Aluminum	100%			2056	* *	5	$21,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Facade								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Classroom Windows								
Explanation : Hardwear Malfunctions								
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	$51,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls Roof Side								
Explanation : Covered With Modified Bitumen Roofing								
Metal Panel	10%			2060	* *	5	$2,200	
Roof								
Plaza Roof: Stone Panels	100%			2060	* *			
Soffits								
Gypsum Board: Exterior Grade	100%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$27,600	
Ceramic Tile	10%			2047	* *	5	$8,400	
Quarry Tile	3%			2051	* *	5	$3,800	
Sheet Vinyl/Rubber	2%			2042	* *	5	$2,500	
Terrazzo	10%			LIFE	* *	5	$6,600	
Vinyl Tile	60%			2042	* *	3	$25,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	30%			2047	* *	5	$50,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,700	
Gypsum Board	50%			LIFE	* *	5	$50,400	
Ceilings								
AcousTileSusp.Lay-In	55%			2051	* *	5	$46,300	
Exposed Struc: Concrete	18%			LIFE	* *	5	$2,400	
Gypsum Board	25%			LIFE	* *	5	$26,300	
Wood	2%			LIFE	* *	5	$14,700	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040

P. S. 33 ANNEX - BX

Asset # : 15532

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
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$200	2060	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Jerome Avenue								
Explanation : Gate Not Closing Properly								
Iron Picket	30%			2078	* *			
Retaining Walls								
Cast in Place Concrete	100%			2078	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2051	* *			
Activity Yard								
Asphalt	90%			2047	* *			
Rubber Matting	10%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2064	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2064	* *	5	$200	
Raceway								
Conduit	100%			2064	* *	1		
Panelboards								
Fused Disc Sw	10%			2059	* *	5	$100	
Molded Case Bkrs	90%			2059	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2064	* *	1		
Motor Controllers								
Locally Mounted	70%			2054	* *	5	$300	
Variable Frequency Drive	30%			2054	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
LED	100%			2044	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 ANNEX - BX

Asset # : 15532

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$6,600	
Exit, LED	50%			2074	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2074	* *	5	$500	
Alarm								
Security System								
Generic	100%			2044	* *	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	2-4	$299,200	2047	* *	1	$24,500	
Broken, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor. No. 2 Boiler On Lockdown. Boiler Is Not Working								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : 2 Boilers On The 5th Floor								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$2,700	
Terminal Devices								
Air Handler	20%			2039	* *	1	$6,800	
Convector/Radiator	30%			2047	* *	1	$5,300	
Fan Coil Unit/Heat	20%			2039	* *	1	$3,600	
Unit Heater - Hot Water	30%			2039	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 ANNEX - BX

Asset # : 15532

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
Heating								
Controls								
Electrical	100%			2032	$313,100			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2039	* *	1	$12,800	
Ext Pkg Unit - Heating/Cooling	30%			2039	* *	2	$1,000	
Split Unit	20%			2039	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$71,600	
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	* *	1		
Heat Rejection								
Dry Cooler	100%			2039	* *	2	$38,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,700	
Exhaust Fans								
Interior	60%			2039	* *	2	$1,000	
Roof	40%			2039	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement. Booster Pump								
Galvanized Steel	80%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 150 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 ANNEX - BX

Asset # : 15532

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
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$28,800	
Sprinkler								
Generic	100%			2054	* *	1-2	$15,400	
Fire Pump								
Generic	100%			2043	* *	1	$10,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 332 - BK**
Address : **51 CHRISTOPHER AVE. @GLENMORE AVE.**
Borough : **BROOKLYN**
Agency's Number : **K332**
Program / Asset # : **BOE0604.000 / 1258**
Yr Built/Renovated : **1967 / 1999**
Area Sq Ft : **95,000**
Project Type : **EDUCATION**
Date of Survey : **26-Jan-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3693** **Lot** : **1** **BIN** : **3083608**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$268,900	$1,046,800
Interior Architecture	$6,784,000	$234,900
Electrical	$443,500	$2,034,100
Mechanical	$1,144,600	$2,844,500
Site Pavements		$75,000
Total	**$8,641,100**	**$6,235,300**
Importance Code A	$268,900	$1,894,700
Importance Code B	$8,280,300	$4,340,600
Importance Code C	$91,800	
Total	**$8,641,100**	**$6,235,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,000			
Interior Architecture	$49,400	$7,600		$20,900
Electrical	$54,300	$9,200	$11,800	$20,700
Mechanical	$83,200	$14,200	$26,400	$28,900
Site Enclosure	$6,600			
Site Pavements	$50,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$301,000**	**$38,300**	**$45,400**	**$77,800**
Importance Code A	$59,400	$9,400	$9,400	$9,600
Importance Code B	$227,400	$28,900	$36,000	$56,400
Importance Code C	$14,100			$11,700
Total	**$301,000**	**$38,300**	**$45,400**	**$77,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$109,300	
Masonry: Brick	5%	2-4	$11,500	LIFE	* *	5	$6,800	
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : At Corner Of Christopher Avenue And Glenmore Avenue								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Along Sackman Street								
Masonry: Travertine	5%			LIFE	* *			
Pre-Cast Concrete	10%			LIFE	* *	5	$44,400	
Windows								
Aluminum	100%	Now	$21,900	2051	* *	5	$11,200	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Parapets								
Cast in Place Concrete	15%	Now	$13,500	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East Side Of Roof								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Rear Parapet								
Explanation : Parapet Wrapped Due To Falling Debris								
Masonry: Brick	48%	Now	$122,100	LIFE	* *	5	$9,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Rear Parapet								
Explanation : Parapet Wrapped Due To Falling Debris								
Metal Rail	25%			2040	* *	5-10	$88,600	
Metal Security Bars	2%			2050	* *			
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Roof								
Explanation : No Parapet								
Roof								
Built-Up (BUR)	95%	Now	$93,100	2035	$930,700			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Classrooms								
Metal Panel	5%	Now	$3,100	2048	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Stair A And B								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$32,200	
Ceramic Tile	5%	Now	$8,500	2044	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Vinyl Tile	34%			2040	* *	3	$18,800	
Vinyl Tile 9" X 9"	50%	Now	$602,200	2030	$6,022,300	3	$27,600	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : At Drinking Fountains								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Wood	1%			2063	* *	5	$2,800	
Interior Walls								
Ceramic Tile	5%	0-2	$7,600	2038	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 4th Floor Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,400	
Operable Wall	5%			2055	* *	5	$23,500	
Plaster	55%	Now	$91,800	LIFE	* *	5	$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 154, 104, 108 And Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$24,200	2040	* *	5	$18,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Exposed Struc: Concrete	15%	Now	$67,700	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Exposed Struc: Concrete	40%			LIFE	* *	5	$9,200	
Fiber Board	10%			2035	$234,900			
Plaster	10%	Now	$9,200	LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2055	* *			
Iron Picket	25%	Now	$6,600	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Along Christopher Avenue								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Along Christopher Avenue								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Along Christopher Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$32,300	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Tree Pits Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Tree Pits Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Sackman Street And Christopher Avenue								
On-Site Walkways								
Cast in Place Concrete	75%			2048	* *			
Masonry: Granite	25%			LIFE	* *			
Activity Yard								
Asphalt	85%	Now	$18,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Play Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	15%			2035	$75,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2035	$139,800	5	$200	
Fused Disc Sw	40%			2055	* *	5	$200	
Raceway								
Conduit	100%			2035	$206,600	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2043	* *	5	$100	
Molded Case Bkrs	95%			2034	$233,000	5	$2,400	
Wiring								
Braided Cloth	60%	2-4	$179,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2035	$29,900	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Room B1 B								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	65%			2035	$942,600	10	$56,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2035	$72,500	10	$4,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	30%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2030	$81,600	10	$11,500	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
HID	10%	2-4	$45,400	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof								
LED	10%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$182,600	1	$35,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$250,900	1-3	$58,500	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2035	$226,200	5	$29,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 10,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2033	$847,900	1	$94,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$38,900	2035	$779,000			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Storage Tank Circulation Pump								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. 50 Percent Boiler Actuator Defective								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2035	$549,200	1	$17,600	
Convector/Radiator	60%			2040	* *	1	$18,400	
Fan Coil Unit/Heat	10%			2030	$241,200	1	$3,100	
Controls								
Electrical	100%	2-4	$27,000	2030	$540,800			
Broken, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Defective Controls For Heating								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2035	$213,300	2	$1,200	
Window/Wall Unit	60%			2030	$221,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Ventilation								
Exhaust Fans								
Interior	25%			2035	$107,900	2	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	75%			2030	$141,600	2	$2,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
Galvanized Steel	80%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$121,100	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two 119 Gallons Heat Pump Water Heater								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$9,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$19,500	4	$3,000	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$5,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Serving Kitchen Area								
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First To Fourth Floor								
Explanation : 1 Unit								

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DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$2,700	
No Backflow Preventer, Extent : Light, Area Affected : 100% Location : Basement								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 335 - BK**				
Address	: **130 ROCHESTER AVENUE @BERGEN ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **K335**
Program / Asset #	: **BOE0605.000 / 2616**			**Yr Built/Renovated**	: **1968 / 2014**
Area Sq Ft	: **102,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **01-Dec-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**				
Block	: **1355**	**Lot**	: **23**	**BIN**	: **3035887**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$58,100	
Interior Architecture	$739,200	$125,500
Electrical	$597,400	$685,900
Mechanical	$758,900	$1,936,800
Total	**$2,153,600**	**$2,748,300**
Importance Code A	$58,100	
Importance Code B	$2,095,500	$2,748,300
Total	**$2,153,600**	**$2,748,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$122,900	$19,800		$5,500
Electrical	$4,000	$9,900	$10,600	$24,300
Mechanical	$59,200	$17,000	$24,700	$47,800
Site Enclosure	$20,400			
Site Pavements	$5,800			
Total	**$212,200**	**$46,700**	**$35,300**	**$77,700**
Importance Code A	$10,100	$10,100	$10,100	$10,300
Importance Code B	$153,100	$33,000	$25,200	$67,300
Importance Code C	$49,100	$3,600		
Total	**$212,200**	**$46,700**	**$35,300**	**$77,700**

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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DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	83%			LIFE	* *	5	$39,200	
Mosaic Tile	2%			2055	* *	10	$3,000	
Pre-Cast Concrete	15%			LIFE	* *	5	$23,000	
Windows								
Aluminum	100%			2051	* *	5	$40,000	
Roof								
Metal Panel	5%			2052	* *	10	$5,600	
Modified Bitumen	95%			2040	* *	10	$58,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
Explanation : Solar Panels Installed								
Soffits								
Metal Panel	25%			2055	* *	5-10		
Stucco Cement	75%			2048	* *	5		
Interior								
Floors								
Carpet	2%	2-4	$28,500	2031	$56,900	3	$4,700	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$17,200	
Ceramic Tile	5%	Now	$22,700	2044	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilets								
Mosaic Tile	2%	Now	$15,100	2048	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Kitchen								
Terrazzo	3%			LIFE	* *	5	$3,700	
Vinyl Tile	60%			2040	* *	3	$35,400	
Vinyl Tile 9" X 9"	20%	Now	$514,700	2045	* *	3	$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	3%			2063	* *	5	$8,800	

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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DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	$6,700	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%	Now	$16,200	2038	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$2,300	
Folding Partition	5%			2043	* *	5	$7,200	
Gypsum Board	2%			LIFE	* *	5	$700	
Masonry: Brick	5%			LIFE	* *			
Plaster	38%			LIFE	* *	5	$6,600	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$25,900	2048	* *	5	$19,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Auditorium								
AcousTileSusp.Lay-In	10%			2052	* *	5	$15,700	
Exposed Struc: Concrete	30%	Now	$144,600	LIFE	* *	5	$7,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Sidewalk Hatch Into Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sidewalk Hatch Into Boiler Room								
Fiber Board	5%			2035	$125,500			
Metal Panel	5%	Now	$79,900	LIFE	* *	5	$9,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Cafeteria								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Cafeteria								
Plaster	25%			LIFE	* *	5	$24,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%	Now	$4,500	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Iron Picket	65%	Now	$15,900	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Along Saint Marks Avenue								
Metal: Cage/Fence	15%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Guard Rail								

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

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	$5,800	2040	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : At Tree Pit								
Activity Yard								
Asphalt	50%			2038	* *			
Rubber Matting	50%			2035				

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2035	$50,000	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes.								
Photovoltaic Panel(s)	5%			2048	* *	1		
Transformers								
Dry Type	100%			2052	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Transformer 225 Kilovolt Amperes, 480/277 Volt To 208/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$213,100	5	$400	
Fused Disc Sw	20%			2045	* *	5	$100	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	75%			2034	$183,900	5	$2,000	
Molded Case Bkrs	15%			2043	* *	5	$400	
Wiring								
Braided Cloth	75%	2-4	$262,500	2060	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2033	$92,900	5	$300	
Locally Mounted	50%			2040	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	5%			2040	* *	10	$4,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Fluorescent	65%			2040	* *	10	$60,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Auditorium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$12,300	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Outside Perimeter								
Explanation : Operated Via Timer And Photocell								
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$98,000	1	$19,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera System								
Generic	50%			2035	$98,000	1	$19,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$269,400	2045	* *	1-3	$57,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Station								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$239,700	5	$31,600	
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$101,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2035	$393,100	1	$12,600	
Convector/Radiator	80%			2033	$683,300	1	$26,400	
Controls								
Electrical	100%			2030	$580,600			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	30%			2030	$118,700	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Interior	25%			2035	$115,800	2	$800	
Roof	75%			2040	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2035	$505,000	4	$15,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	2-4	$36,800	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Gymnasium, Auditorium, Lunch Room And Hallway								
Explanation : Water Backs up From Sewage During Heavy Rains								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

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
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2030	$10,500	4	$1,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Bergen Street Water Meter Room								
Explanation : Accessible From Outside The Building								
Non-Submersible	50%			2035	$10,500	4	$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$43,300	1-2	$900	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 15 Feet Which Equals 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 339 - Q**		
Address	: **39-07 57TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q339**
Program / Asset #	: **BOE1183.000 / 14929**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **72,999**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5,Ph**		
Block	: **1228** **Lot** : **48**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$102,100
Interior Architecture	$124,700	$109,900
Mechanical	$214,700	$2,279,000
Total	**$339,400**	**$2,490,900**
Importance Code A		$102,100
Importance Code B	$281,500	$2,279,000
Importance Code C	$57,800	$109,900
Total	**$339,400**	**$2,490,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$27,000	$11,800	
Interior Architecture	$29,100		$9,200	
Electrical	$36,500	$18,100	$14,200	$11,900
Mechanical	$20,800	$38,300	$28,500	$30,300
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$101,200**	**$98,300**	**$78,500**	**$57,000**
Importance Code A	$3,600	$30,700	$15,400	$3,600
Importance Code B	$97,600	$67,600	$63,100	$53,400
Importance Code C				
Total	**$101,200**	**$98,300**	**$78,500**	**$57,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$48,800	
Window Wall	15%			2053	* *	5	$51,700	
Windows								
Aluminum	100%			2049	* *	5	$23,700	
Parapets								
Cast in Place Concrete	85%			LIFE	* *	5	$102,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Covered With Roofing Membrane								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Metal: Cage/Fence	5%			2046	* *	5-10	$4,500	
Roof								
Cast in Place Concrete	15%			LIFE	* *			
Plaza Roof: Stone Panels	85%			2059	* *			
Soffits								
Metal Panel	100%			2053	* *	5-10	$4,200	
Interior								
Floors								
Carpet	3%			2032	$59,400	3	$4,900	
Cast in Place Concrete	10%			LIFE	* *	5	$23,900	
Ceramic Tile	15%			2042	* *	5	$16,400	
Quarry Tile	2%			2046	* *	5	$3,300	
Terrazzo	10%	2-4	$20,900	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby, Caused By Contractor								
Vinyl Tile	55%			2038	* *	3	$22,500	
Wood	5%			2061	* *	5	$10,200	
Interior Walls								
Ceramic Tile	40%			2042	* *	5	$115,700	
Concrete Masonry Unit	25%			LIFE	* *	5	$28,900	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	30%			LIFE	* *	5	$52,100	
Wood	3%			LIFE	* *	5	$34,700	
Ceilings								
AcousTileSusp.Lay-In	80%	Now	$66,800	2046	* *	5	$39,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridor And Classrooms								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 5th Floor Corridor And Classrooms								
Gypsum Board	20%			LIFE	* *	5	$24,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	60%			2068	* *			
Concrete Masonry Unit	40%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes Each. One 1,200 Ampere For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2046	* *	5	$100	
Variable Frequency Drive	80%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$22,500	
Generators								
Diesel	100%			2042	* *	1	$28,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 250 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	93%	Now	$20,700	2038	* *			
Damaged Fixtures, Extent : Light, Area Affected : 2%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$3,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium, First Floor Lobby								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$2,500	
Exterior Lighting								
Fluorescent	1%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
HID	9%			2038	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	50%			2038	* *	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$45,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2049	* *	4	$700	
No Component	80%							
Terminal Devices								
Convector/Radiator	15%			2046	* *	1	$3,500	
Fan Coil Unit/Heat	5%			2038	* *	1	$1,200	
No Component	80%							
Controls								
Digital	100%	Now	$214,700	2031	$2,146,800			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Defective Building Management System Serves Building Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2038	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit Utilizes R-410a Refrigerant.								
Split Unit	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units Utilize R-410a Refrigerant.								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2053	* *	4	$3,100	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2038	* *	1	$38,400	
Fan Coil - 2 Pipe	15%			2038	* *	1	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Offices And Other Locations								
Explanation : Chilled Beams								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,700	
Exhaust Fans								
Interior	10%			2038	* *	2	$200	
Roof	90%			2038	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Water Service Room C08j								
Water Heater With Tanks								
Electric	60%			2031	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 509								
Explanation : 2 Units - 119 Gallon								
Gas Fired	40%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room 509								
Explanation : 1 Unit - Approximately. 200 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,900	
Backflow Preventer								
Generic	100%	Now	$1,700	2038	* *	1	$4,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Mechanical Room 509								
Explanation : Defective Backflow Preventer For Hot Water Boiler System								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$36,800	
Sprinkler								
Generic	100%			2053	* *	1-2	$20,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

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
Fire Suppression								
Fire Pump								
Generic	100%			2042	* *	1	$13,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood: 64 Square Foot - 16-ft L X 4-ft W.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 34 - BX**		
Address	: **770 GROTE STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X034**
Program / Asset #	: **BOE1165.000 / 14911**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **95,300**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3100** **Lot** : **14**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$233,900
Interior Architecture	$344,900	$58,100
Electrical		$1,249,800
Mechanical	$2,933,100	$4,765,500
Site Pavements		$124,300
Total	**$3,278,000**	**$6,431,700**
Importance Code A		$999,400
Importance Code B	$2,998,300	$5,249,800
Importance Code C	$279,800	$182,500
Total	**$3,278,000**	**$6,431,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$8,000	
Interior Architecture	$65,800		$10,700	
Electrical	$21,600	$16,300	$15,500	$17,300
Mechanical	$61,800	$69,400	$58,000	$48,200
Site Enclosure	$30,800			
Site Pavements	$89,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$284,200**	**$100,600**	**$107,100**	**$80,400**
Importance Code A	$8,500	$8,700	$16,500	$8,500
Importance Code B	$157,200	$91,900	$90,600	$71,900
Importance Code C	$118,500			
Total	**$284,200**	**$100,600**	**$107,100**	**$80,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$20,100	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$52,300	
Glass Block	5%			LIFE	* *	5	$4,200	
Masonry: Brick Cavity	85%			LIFE	* *	5	$113,900	
Weathering Steel	2%			LIFE	* *	1		
Windows								
Aluminum	98%			2049	* *	5	$15,900	
Metal Louvers	2%			2042	* *	10	$2,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$25,000	
Masonry: Brick Cavity	85%			LIFE	* *	5	$18,300	
Roof								
Modified Bitumen	100%			2041	* *	10	$67,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Soffits								
Stucco Cement	100%			2046	* *	5	$15,300	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$24,800	LIFE	* *	5	$31,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%			2042	* *	5	$7,100	
Quarry Tile	5%			2046	* *	5	$10,700	
Terrazzo	10%			LIFE	* *	5	$11,100	
Vinyl Tile	60%			2038	* *	3	$32,100	
Wood	10%			2061	* *	5	$26,700	
Interior Walls								
Cast in Place Concrete	5%	4+	$28,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement, Room 223 And 423								
Ceramic Tile	5%			2042	* *	5	$18,200	
Concrete Masonry Unit	40%	Now	$279,800	LIFE	* *	5	$58,100	
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Boiler Room								
Masonry: Brick	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$16,400	
SGFT/Glazed Masonry	30%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Interior								
Ceilings								
AcousTile,Adhered	30%	4+	$65,200	2038	* *	5	$19,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
AcousTileConcealSpLn	40%			2046	* *	5	$65,900	
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$8,200	
Plaster	10%			LIFE	* *	5	$8,200	
Site Enclosure								
Fence/Gates								
Chain Link	65%	4+	$30,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Parking Area								
Iron Picket	35%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$39,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations On Grote Street								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$4,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Steps At Rear Yard Entry Area								
Panel/Paver: Cer/Brk	10%	Now	$8,700	2049	* *	5	$1,000	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Play Yard Near Tree								
Parking/Driveway								
Asphalt	100%	Now	$37,300	2036	$124,300			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Prospect Avenue								
Activity Yard								
Asphalt	50%			2042	* *			
Pavers/Stone	50%			2042	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,200 Ampere Main Switch Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$29,300	
Generators								
Diesel	100%			2036	$142,000	1	$36,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 275 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 50 Gallons								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	40%			2033	$581,900	10	$35,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	60%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Lighting								
Egress Lighting								
Emergency, Service	40%			2033	$24,000	1		
Emergency, Battery	10%			2033	$16,400	10	$2,300	
Exit, Service	50%			2033	$21,000	1		
Exterior Lighting								
HID	20%			2033	$91,100	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$183,200	1	$35,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$251,700	1-3	$60,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2036	$41,600			
Steam Boiler	90%			2031	$765,500	1	$84,900	
Distribution								
Steam Piping/Pump	100%	0-2	$390,700	2043	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Maintenance System Out Of Order								
Terminal Devices								
Air Handler	20%			2038	* *	1	$11,800	
Convector/Radiator	80%			2031	$638,400	1	$24,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Floor								
Explanation : Glycol Heated By Heat Exchangers								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	99%			2036	$1,969,800	1	$102,100	
Split Unit	1%			2033	$23,200			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2043	* *	4	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Glycol								
Ductwork/Diffusers	50%			LIFE	* *	2	$62,000	
Terminal Devices								
Fan Coil - 2 Pipe	60%			2028	$1,786,200	1	$18,500	
No Component	40%							
Heat Rejection								
Dry Cooler	100%			2028	$447,800	2	$66,400	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,100	
Exhaust Fans								
Roof	100%			2028	$189,300	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,253,300	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Booster Pumps Low Pressure								
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 175 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%	Now	$25,500	2033	$51,100	4	$3,800	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Under Construction								

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

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
Plumbing								
Backflow Preventer								
Generic	100%			2033	$43,600	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$48,100	
Sprinkler								
Generic	100%			2043	* *	1-2	$26,700	
Chemical System								
Generic	12%			2028	$14,300	1-10	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression Covers 56 Square Feet								
Generic	88%			2028	$104,700	1-10	$51,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Classroom Kitchen								
Explanation : Kitchen Fire Suppression Covers 48 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 340 - BK**
Address : **227 STERLING PLACE @ VANDERBILT AVE.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0541.010 / 1303**
Area Sq Ft : **21,346**
Date of Survey : **24-Aug-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **1164** **Lot** : **64**
Agency's Number : **K874**
Yr Built/Renovated : **1887 / 1999**
Project Type : **EDUCATION**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **3029061**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$191,100
Mechanical	$555,300	$409,300
Total	**$555,300**	**$600,400**
Importance Code B	$555,300	$600,400
Total	**$555,300**	**$600,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,500			$9,100
Interior Architecture	$32,900			$10,900
Electrical	$89,200	$2,500	$2,200	$24,300
Mechanical	$44,000	$2,800	$2,900	$2,800
Site Enclosure	$18,000			
Site Pavements	$34,000			
Total	**$258,600**	**$5,300**	**$5,100**	**$47,100**
Importance Code A	$44,600	$2,100	$2,100	$11,300
Importance Code B	$187,900	$3,200	$3,000	$35,800
Importance Code C	$26,100			
Total	**$258,600**	**$5,300**	**$5,100**	**$47,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$29,700	
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Various Elevations In West Courtyard								
Masonry: Brownstone	10%	Now	$11,200	LIFE	* *	5	$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Parking Area And Front Entry								
Windows								
Aluminum	100%	Now	$16,000	2051	* *	5	$3,000	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Slate	100%	Now	$13,300	LIFE	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Gutters Throughout								
Soffits								
Wood	100%			2040	* *	5	$18,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,400	
Mosaic Tile	5%	4+	$3,300	2040	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Restrooms								
Terrazzo	5%			LIFE	* *	5	$1,200	
Vinyl Tile	55%	Now	$26,400	2040	* *	3	$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Spaces								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Spaces								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement Spaces								
Wood	30%			2050	* *	5	$17,400	
Interior Walls								
Ceramic Tile	10%	Now	$3,200	2038	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Staff Bathroom On 2nd Floor								
Gypsum Board	10%			LIFE	* *	5	$1,600	
Masonry: Brick	10%			LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Plaster	65%			LIFE	* *	5	$5,100	
Wood	5%			LIFE	* *	5	$5,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

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
Interior								
Ceilings								
Embossed Metal	90%			LIFE	* *	5	$12,600	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	10%			LIFE	* *	5	$1,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$11,600	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Iron Picket	50%	Now	$6,300	2055	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	30%			2055	* *			
Masonry: Brick	70%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$29,200	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Sterling Place Around Tree Pit								
On-Site Walkways								
Cast in Place Concrete	80%	Now	$4,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Entry Stairs								
Panel/Paver: Bluestone	10%			LIFE	* *	5	$300	
Steel Grating	10%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Entry Stairs								
Explanation : These Are Actually Steel Stair Assemblies								
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Cast in Place Concrete	35%			2040	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	30%			2035	$26,000			
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Field Turf								

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

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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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DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$100	
Raceway								
Conduit	90%			2035	$61,700	1		
Conduit	10%			2055	* *	1		
Panelboards								
Molded Case Bkrs	20%			2051	* *	5	$100	
Molded Case Bkrs	80%			2034	$89,300	5	$500	
Wiring								
Braided Cloth	50%	2-4	$43,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$100	
Locally Mounted	50%			2033	$40,100	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	* *	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	90%			2040	* *	10	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$2,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%	Now	$44,800	2045	* *	1	$7,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Not Functioning. Motion Sensors.								

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DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$13,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$4,200	2040	* *	1	$19,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Tubes Of Unit No.3, In Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$3,800	2035	$191,300			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Terminal Devices								
Convector/Radiator	100%	Now	$3,900	2033	$195,400	1	$6,200	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Controls								
Pneumatic	100%			2029	$461,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2030	$36,200	1		
Window/Wall Unit	25%	Now	$22,600	2035	$22,600	1		
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Various Locations Throughout								
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$6,100	2045	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2030	$57,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Gallons Unit								
Sanitary Piping								
Cast Iron	50%	Now	$3,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement Cafeteria Exit								
Cast Iron	50%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$4,800	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$33,000	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 340 - BX**
Address : **25 W. 195 ST @JEROME AVE.**
Borough : **BRONX**
Program / Asset # : **BOE1004.000 / 4511**
Area Sq Ft : **56,293**
Date of Survey : **07-Mar-2025**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3247** **Lot** : **15**

Agency's Number : **X340**
Yr Built/Renovated : **1999 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2101862**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,541,000	$296,700
Interior Architecture	$1,032,400	
Electrical		$256,900
Mechanical	$700,700	$931,100
Total	**$3,274,100**	**$1,484,700**
Importance Code A	$1,653,500	$296,700
Importance Code B	$1,410,100	$1,188,000
Importance Code C	$210,500	
Total	**$3,274,100**	**$1,484,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,000			
Interior Architecture	$103,100		$13,700	$18,300
Electrical	$25,500	$9,200	$12,400	$10,200
Mechanical	$129,900	$9,400	$31,000	$8,300
Site Enclosure	$1,900			
Site Pavements	$5,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$365,400**	**$32,900**	**$71,400**	**$51,200**
Importance Code A	$85,000		$1,300	
Importance Code B	$205,300	$32,900	$70,100	$51,200
Importance Code C	$75,100			
Total	**$365,400**	**$32,900**	**$71,400**	**$51,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	35%	4+	$50,000	LIFE	* *	5	$239,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Of Facades								
Masonry: Brick	65%			LIFE	* *	5	$114,000	
Windows								
Aluminum	100%	Now	$633,800	2052	* *	5	$16,200	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Classsroom Windows On West Side Of Building, Plus Various Locations								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	$29,600	LIFE	* *	5	$12,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Coping Stone								
Masonry: Brick Cavity	80%			LIFE	* *	5-10	$87,000	
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : North Side								
Explanation : Lower Roof With Metal Guardrail With Hook.								
Roof								
Modified Bitumen	100%	Now	$775,900	2046	* *			1
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Blisters, Extent : Severe, Area Affected : 45%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Main Roof								
Soffits								
Cement - Fiber Panel	100%	Now	$5,300	2041	* *			
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Entrance Canopy Roof								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Interior								
Floors								
Carpet	1%			2032	$26,700	3	$3,000	
Cast in Place Concrete	5%	2-4	$12,900	LIFE	* *	5	$16,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2045	* *	5	$7,400	
Mosaic Tile	5%			2049	* *	5	$18,400	
Quarry Tile	4%			2049	* *	5	$8,900	
Terrazzo	5%			LIFE	* *	5	$11,500	
Vinyl Tile	75%	Now	$626,200	2041	* *	3	$41,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$11,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,600	
Folding Partition	5%			2052	* *	5	$11,100	
Gypsum Board	55%	Now	$210,500	LIFE	* *	5	$29,400	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Room 313 And Multiple Third Floor Classrooms								
SGFT/Glazed Masonry	30%	0-2	$49,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	55%	Now	$69,100	2049	* *	5	$40,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Hallways Third Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Various Locations Third Floor								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$18,400	
Exposed Struc: Steel	25%			LIFE	* *	10	$73,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : With Fireproofing								
Gypsum Board	10%	Now	$52,900	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilet Room 127a At Low Roof								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Kitchen Bathroom On First Floor								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2056	* *			
Iron Picket	10%	4+	$1,900	2071	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Walkway								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Entry								
Explanation : Pillars								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Asphalt	70%	0-2	$1,200	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations, North And West Side								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : North Side Roof Parapet								
Explanation : Metal Railing With Hook								
Cast in Place Concrete	30%	Now	$800	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : West Side								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : At Drain In West Side Leading To Main Entry								
Parking/Driveway								
Asphalt	100%	Now	$3,600	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Side Driveway								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : East Side Driveway								
Activity Yard								
Cast in Place Concrete	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$100	
Molded Case Bkrs	90%			2044	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$17,300	
Generators								
Diesel	100%			2039	* *	1	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,100	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2044	* *	1		
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
HID	5%	Now	$13,400	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
HID	5%			2031	$13,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$108,200	1	$21,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$148,700	1-3	$35,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, Horns Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	25%			2046	* *	1		
Natural Gas	75%			2046	* *	1		
Conversion Equipment								
Radiant Heater	25%	Now	$112,500	2041	* *	2	$5,200	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Room C14a, Stairwells, Toilet Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Rooms, Gasoline Meter Room, Mechanical Room C14a, Stairwells, Toilet Rooms								
Explanation : Electric Coils With Supply Fan And Electric Unit Heaters								
No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning As Packaged Rooftop Units								
Controls								
Digital	100%	Now	$20,700	2029	$413,900			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	$174,300	2031	$871,600	2	$2,500	
Broken, Extent : Severe, Area Affected : 20%								
Location : Roof								
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 11 Packaged Rooftop Units								
Split Unit	10%	Now	$41,100	2041	* *			
Broken, Extent : Severe, Area Affected : 30%								
Location : Dry Storage Room, Elevator Machine Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Dry Storage Room, Telecom Room, Computer Laboratory								
Heat Rejection								
Air Cooled Condenser Unit	5%			2036	$8,300	2	$2,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,700	
Exhaust Fans								
Roof	100%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$14,800	2046	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Water Meter Rooms C01, C14								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room C14								
Explanation : One Unit, 500mbh 85 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$14,500	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Rooms 201, 204, 218, 318								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,800	4	$1,800	
Sewage Ejector(s)								
Electric	100%			2031	$30,200	4	$3,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$3,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

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
Plumbing								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room C14								
Explanation : One 120 Gallon Unit								
Booster Pump w/Tank								
Generic	100%	Now	$7,400	2036	$37,100	1	$14,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room C14								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor, One Unit From 1st To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$28,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$15,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**			
Address	:	**111 BERRIMAN STREET BTWN: LIBERTY AVE - GLENMORE AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K345**
Program / Asset #	:	**BOE0606.000 / 2743**	**Yr Built/Renovated**	:	**1967 / 2008**
Area Sq Ft	:	**90,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**27-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3**			
Block	:	**3990** **Lot** : **1**	**BIN**	:	**3088734**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$111,500
Interior Architecture	$8,382,100	
Electrical	$382,100	$740,400
Mechanical		$1,788,400
Site Pavements	$57,500	
Total	**$8,821,700**	**$2,640,200**
Importance Code A		$111,500
Importance Code B	$8,684,700	$2,528,700
Importance Code C	$137,000	
Total	**$8,821,700**	**$2,640,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,600	$16,700		$18,100
Interior Architecture	$84,200	$2,500		$34,000
Electrical	$8,400	$10,400	$9,500	$41,200
Mechanical	$18,900	$15,500	$27,500	$25,200
Site Enclosure	$25,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$170,800**	**$52,200**	**$44,300**	**$125,700**
Importance Code A	$35,500	$25,600	$8,900	$27,200
Importance Code B	$109,800	$26,700	$35,300	$75,900
Importance Code C	$25,600			$22,600
Total	**$170,800**	**$52,200**	**$44,300**	**$125,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$11,400	
Masonry: Brick	98%			LIFE	* *	5	$111,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entrance Canopies And First Floor								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : First Floor								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior								
Windows								
Aluminum	100%			2060	* *	5	$36,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Glazing Panes Replaced With Polycarbonate Floors 2, 3								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout Floors 2, 3								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : All Floors								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows								
Parapets								
Masonry: Brick	35%	2-4	$13,800	LIFE	* *	5	$5,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$1,900	
Metal Rail	10%			2048	* *	5-10	$27,500	
Pre-Cast Concrete	45%			LIFE	* *	5	$43,000	
Roof								
Built-Up (BUR)	100%	4+	$12,800	2040	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : On Stair Bulkhead								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : Solar Panels Installed								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Entrance Canopies								
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$29,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$38,900	2044	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms, Throughout								
Terrazzo	2%			LIFE	* *	5	$2,100	
Vinyl Tile	15%			2040	* *	3	$7,600	
Vinyl Tile 9" X 9"	68%	Now	$749,600	2030	$7,495,600	3	$34,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	$72,700	2038	* *	5	$6,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 2nd Floor Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	5%			2045	* *	5	$45,200	
Plaster	50%	Now	$64,300	LIFE	* *	5	$38,700	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Room 338								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	55%	Now	$24,400	2040	* *	5	$46,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Auditorium, And Cafeteria								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : First Floor And Hallways								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,200	
Metal Panel	5%			LIFE	* *	5	$8,400	
Plaster	25%	0-2	$21,000	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$25,600	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corner Of Liberty And Atticus								
Iron Picket	20%			2070	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$57,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Liberty Avenue Side								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk Throughout								
Explanation : Sidewalk Shed Installed								
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	55%			2044	* *			
Pavers/Stone	10%			2044	* *			
Rubber Matting	10%			2040	* *			
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Turf Field								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout Exterior Activity Yards								
Explanation : Construction Staging								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	70%			2035	$163,100	5	$300	
Fused Disc Sw	30%			2055	* *	5	$100	
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	85%			2034	$208,500	5	$2,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$209,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2035	$74,700	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	10%			2048	* *	5	$100	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$10,900	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	5%			2030	$21,500	10		
LED	25%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$173,000	1	$33,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$55,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$89,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	20%			2040	* *	1	$11,100	
Convector/Radiator	80%			2040	* *	1	$23,300	
Controls								
Electrical	100%			2033	$512,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	2%			2040	* *			
Window/Wall Unit	35%			2033	$122,200	1		
No Component	63%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,200	
Exhaust Fans								
Interior	40%			2035	$163,500	2	$1,100	
Roof	60%			2035	$107,300	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2055	* *	1		
Galvanized Steel	70%			2033	$823,600	1		
Water Heater With Tanks								
Electric	20%			2030	$9,700	4		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Explanation : 65 Gallons For Kitchen								
Gas Fired	80%			2033	$28,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$8,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2035	$18,400	4	$2,900	
Sewage Ejector(s)								
Electric	100%			2035	$48,300	4	$5,400	
Backflow Preventer								
Generic	100%			2035	$41,200	1	$5,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Explanation : Boiler Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Freight Elevator								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$1,300	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System 6 Feet X 15 Feet Which Equals 90 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 346 - BK**				
Address	: **1400 PENNSYLVANIA AVENUE (STARRETT CITY)**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K346**	
Program / Asset #	: **BOE0607.000 / 1233**		**Yr Built/Renovated**	: **1977 / 2004**	
Area Sq Ft	: **123,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **09-Dec-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1**				
Block	: **4452**	**Lot** : **25**	**BIN**	: **3098294**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$705,700
Interior Architecture	$234,500	$5,447,300
Electrical		$1,501,500
Mechanical	$2,434,100	$5,439,800
Site Pavements		$771,800
Total	**$2,668,700**	**$13,866,100**
Importance Code A		$1,856,100
Importance Code B	$2,434,100	$11,952,800
Importance Code C	$234,500	$57,200
Total	**$2,668,700**	**$13,866,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$26,900	
Interior Architecture	$229,600		$10,400	$15,200
Electrical	$34,700	$9,200	$10,100	$12,800
Mechanical	$150,900	$28,800	$40,400	$22,100
Site Enclosure	$30,800			
Site Pavements	$105,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$558,500**	**$45,100**	**$95,000**	**$57,300**
Importance Code A	$12,200	$12,200	$39,100	$12,200
Importance Code B	$383,100	$33,000	$50,200	$45,100
Importance Code C	$163,200		$5,700	
Total	**$558,500**	**$45,100**	**$95,000**	**$57,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	70%			2044	* *	5	$37,600	
Aluminum w/ Guards	30%			2044	* *	5	$16,100	
Parapets								
Under Construction	5%							
Under Construction	95%							
Roof								
Built-Up (BUR)	100%			2036	$651,200	10	$54,500	
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$16,300	LIFE	* *	5	$20,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Throughout								
Ceramic Tile	5%			2039	* *	5	$9,300	
Quarry Tile	5%			2041	* *	5	$14,000	
Sheet Vinyl/Rubber	15%			2036	$1,876,000	5	$42,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 12 Classrooms On 1st Floor								
Explanation : Location Noted								
Terrazzo	2%			LIFE	* *	5	$5,800	
Vinyl Tile	65%			2036	$3,432,500	3	$60,700	
Wood	3%			2051	* *	5	$10,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$47,700	
Ceramic Tile	3%			2039	* *	5	$11,400	
Concrete Masonry Unit	10%	4+	$73,400	LIFE	* *	5	$15,300	
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : Basement								
Metal Panel	5%			LIFE	* *	10	$8,600	
Plaster	50%			LIFE	* *	5-10	$162,100	
SGFT/Glazed Masonry	8%	4+	$56,200	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : Cafeteria								
SGFT/Glazed Masonry	19%			LIFE	* *	10	$36,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Interior								
Ceilings								
AcousTileConcealSpLn	70%	Now	$43,100	2041	* *	5	$81,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridors								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$46,700	
Metal Panel	2%	0-2	$2,500	LIFE	* *	5	$4,700	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Plaster	8%			LIFE	* *	5-10	$25,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2046	* *			
Iron Picket	60%	Now	$22,900	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Concrete Curbing That Anchors Fence Posts								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Fence At Pennsylvania Avenue								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$7,900	2056	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Northeast Corner Of Rear Play Yard								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$26,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$10,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$29,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Refuse Area								
Activity Yard								
Cast in Place Concrete	45%			2041	* *			
Rubber Matting	55%	0-2	$38,600	2036	$771,800			
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And One 1,500 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$266,300	5	$500	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$300	
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Toggle Switch	1%			2035	$3,100	5		
Molded Case Bkrs	74%			2035	$226,800	5	$2,400	
Molded Case Bkrs	10%			2044	* *	5	$300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$130,100	5	$600	
Motor Control Center	30%			2034	$223,300	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Lighting								
Interior Lighting								
Fluorescent	85%			2041	* *	10	$95,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2041	* *	10	$11,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical And Storage Rooms								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2036	$84,600	10	$11,900	
Exit, Service	10%			2031	$5,400	1		
Exit, Battery	40%			2041	* *	10	$3,300	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding And Netting								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%	Now	$23,600	2031	$118,200	1	$20,700	
Devices Damaged, Extent : Light, Area Affected : 100%								
Location : Corridors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2031	$292,400	1-3	$70,300	
Generic, Digital	10%			2036	$32,500	1-3	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevators								
Explanation : Elevator Recall System								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2062	* *	5	$38,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2034	$1,097,800	1	$121,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2036	$1,008,600			
Terminal Devices								
Air Handler	20%			2036	$474,000	1	$15,200	
Convector/Radiator	65%	Now	$33,500	2041	* *	1	$23,200	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : 1st, 2nd, 3rd Floor Corridors. Fin Tube Radiator Leaking On Each Floor.								
Fan Coil Unit/Heat	15%			2036	$468,400	1	$6,000	
Controls								
Pneumatic	100%			2030	$2,434,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%	0-2	$7,400	2031	$371,600	1	$10,300	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement Chiller Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Chiller Room								
Explanation : 407c Refrigerant								
Window/Wall Unit	80%			2031	$381,700	1		
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2036	$40,700	4	$1,800	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2031	$488,800	1	$15,200	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2031	$72,900	2	$17,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$108,600	
Exhaust Fans								
Interior	20%			2031	$111,700	2	$800	
Roof	80%	Now	$3,900	2031	$195,500	2	$2,400	
Broken, Extent : Moderate, Area Affected : 4%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : One 55 Gallon Unit In Kitchen And A 80 Gallon Unit In Basement								
HW Heat Exchanger								
Steam Fired	100%			2036	$609,000	4	$18,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	0-2	$25,200	2046	* *	4	$2,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement Water Meter Room								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$62,000	
Sprinkler								
No Component	95%							
Generic	5%			2036	$87,100	1-2	$1,700	

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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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 36 - BX**		
Address	: **1070 CASTLE HILL AVENUE @BLACKROCK AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X036**
Program / Asset #	: **BOE0182.000 / 512**	**Yr Built/Renovated**	: **1901 / 2008**
Area Sq Ft	: **71,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3817** **Lot** : **1**	**BIN**	: **2026706**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$306,700	$94,300
Interior Architecture	$146,700	$66,600
Electrical		$799,100
Mechanical	$1,405,100	$1,296,300
Total	**$1,858,400**	**$2,256,300**
Importance Code A	$306,700	$94,300
Importance Code B	$1,551,700	$2,162,000
Total	**$1,858,400**	**$2,256,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,500			
Interior Architecture	$208,400		$5,000	$4,300
Electrical	$7,700	$6,600	$8,200	$7,600
Mechanical	$122,300	$11,300	$16,700	$10,600
Site Pavements	$27,700			
Total	**$438,500**	**$18,000**	**$29,900**	**$22,400**
Importance Code A	$79,500	$7,000	$7,000	$7,000
Importance Code B	$265,300	$10,900	$22,900	$15,400
Importance Code C	$93,700			
Total	**$438,500**	**$18,000**	**$29,900**	**$22,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$81,900	
Masonry: Brick	90%	Now	$159,000	LIFE	* *	5	$94,300	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Electric Meter Room In Basement								
Masonry: Fieldstone	5%			LIFE	* *	5	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Surface								
Windows								
Aluminum	98%	Now	$86,600	2052	* *	5	$17,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium, 407, 401 And 402 At Window Heads								
Wood	2%			2052	* *	5	$7,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$33,000	
Masonry: Brick	90%			LIFE	* *	5-10	$71,500	
Roof								
Modified Bitumen	100%			2041	* *	10	$44,400	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$20,000	LIFE	* *	5	$25,100	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Throughout Basement Boiler Room								
Ceramic Tile	5%	Now	$16,500	2045	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%	Now	$27,400	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 1st Floor Lobby								
Vinyl Tile	30%	0-2	$19,400	2041	* *	3	$12,900	
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Basement Cafeteria								
Vinyl Tile	35%			2041	* *	3	$15,000	
Wood	15%			2051	* *	5	$32,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$18,800	
Masonry: Brick	5%			LIFE	* *	10	$2,300	
Marble Panels	5%			LIFE	* *	10	$3,000	
Plaster	35%	Now	$26,200	LIFE	* *	5	$15,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair Bulkhead, 4th Floor Gymnasium								
Plaster	50%			LIFE	* *	5-10	$63,900	

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

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

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
Interior								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$7,200	
Metal Panel	2%	Now	$77,700	LIFE	* *	5	$2,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Plaster	38%	Now	$27,100	LIFE	* *	5	$27,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads								
Plaster	55%			LIFE	* *	5-10	$108,300	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2056	* *			
Iron Picket	80%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$7,300	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Blackrock Avenue At Playground Car Entry								
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Blackrock Avenue At Playground Car Entry								
Tripping Hazard, Extent : Severe, Area Affected : 100%								
Location : Blackrock Avenue At Playground Car Entry								
Parking/Driveway								
Asphalt	100%	Now	$2,000	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Activity Yard								
Rubber Matting	100%	Now	$18,300	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

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
Under 600 Volts								
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	90%			2035	$165,500	5	$1,700	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,100	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$8,600	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$43,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$70,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$29,100	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room, Room B05, Gasoline Meter Room, Cafeteria								
Terminal Devices								
Air Handler	20%			2031	$273,600	1	$8,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room, Cafeteria								
Convector/Radiator	70%			2034	$416,100	1	$16,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2044	* *	1	$2,300	
Controls								
Pneumatic	10%	Now	$42,200	2030	$140,500			
Broken, Extent : Light, Area Affected : 10%								
Location : Air Compressor, Basement - Boiler Room								
Pneumatic	90%			2030	$1,264,600			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	10%	Now	$8,600	2041	* *			
Malfunctioning, Extent : Light, Area Affected : 50%								
Location : Elevator Lobbies, Elevator Machine Room								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Lobbies, Exit 7 Lobby, Room 444, Telecom Room, Elevator Machine Room								
Window/Wall Unit	65%	Now	$3,600	2031	$179,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium								
Explanation : Location Noted								
Ventilation								

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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DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$62,700	
Exhaust Fans								
Interior	75%	Now	$4,800	2031	$241,800	2	$1,300	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Fan Room								
Roof	25%			2041	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$185,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$14,600	4	$2,300	
Backflow Preventer								
Generic	100%			2036	$32,500	1	$4,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 495mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 175 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$1,000	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 360X - BX**
Address : **2880 KINGSBRIDGE TERRACE BTWN W. 229 ST. - W. 230 ST.**
Borough : **BRONX**
Agency's Number : **X360**
Program / Asset # : **BOE1005.000 / 4512**
Yr Built/Renovated : **1999 / 2015**
Area Sq Ft : **56,000**
Project Type : **EDUCATION**
Date of Survey : **27-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3253** **Lot** : **141** **BIN** : **2103864**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$108,800	
Electrical		$568,500
Mechanical		$59,500
Total	**$108,800**	**$628,000**
Importance Code A	$108,800	
Importance Code B		$628,000
Total	**$108,800**	**$628,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$27,900	$11,500	
Interior Architecture	$2,400		$8,900	
Electrical	$30,900	$50,600	$9,100	$10,200
Mechanical	$37,800	$14,900	$15,000	$7,500
Site Pavements	$14,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$100,500**	**$107,800**	**$58,800**	**$32,100**
Importance Code A	$2,800	$30,800	$14,200	$2,800
Importance Code B	$96,600	$77,000	$44,600	$29,300
Importance Code C	$1,200			
Total	**$100,500**	**$107,800**	**$58,800**	**$32,100**

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$34,200	
Pre-Cast Concrete	30%	4+	$108,800	LIFE	* *	5	$47,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Front Facade								
Windows								
Aluminum	100%			2049	* *	5	$22,900	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$1,600	
Metal Panel	10%			2053	* *	5	$1,500	
Metal Rail	30%			2046	* *	5-10	$21,400	
Pre-Cast Concrete	20%			LIFE	* *	5	$5,000	
Roof								
Metal Panel	5%			2046	* *	10	$2,600	
Modified Bitumen	95%			2038	* *	10	$27,100	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement								
Explanation : Epoxy Coating Over Concrete Floor								
Ceramic Tile	3%			2042	* *	5	$2,500	
Quarry Tile	2%			2046	* *	5	$2,500	
Terrazzo	5%			LIFE	* *	5	$3,300	
Vinyl Tile	85%			2038	* *	3	$26,600	
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$2,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,100	
Gypsum Board	87%			LIFE	* *	5	$40,000	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	* *	5	$70,900	
Gypsum Board	10%			LIFE	* *	5	$10,400	
Metal Panel	5%			LIFE	* *	5	$5,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2053	* *			
Iron Picket	10%			2068	* *			
Retaining Walls								
Cast in Place Concrete	70%			2077	* *			
Masonry: Brick	30%			2053	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$14,900	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kingsbridge Terrace								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Kingsbridge Terrace Near Tree Pits								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 3,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$17,200	
Generators								
Diesel	100%	Now	$14,200	2036	$142,000	1	$19,500	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : Rated At 187.5 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$12,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : 50 Gallons Capacity								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 137 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$41,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2033	$171,000	10	$10,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$17,700	1		
Exit, Service	50%			2033	$12,400	1		
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$107,600	1	$20,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$147,900	1-3	$35,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

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
Heating								
Conversion Equipment								
Furnace	100%			2038	* *	1	$27,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 22 Rooftop Package Units								
Terminal Devices								
Fan Coil Unit/Heat	10%	0-2	$28,400	2038	* *	1	$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 75%								
Location : Various Locations. 75 Percent Of The Units Are Not Working								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2041	* *	2	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 16 Rooftop Package Units. R-410a								
Split Unit	5%			2038	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,200	
Exhaust Fans								
Roof	100%			2041	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$28,200	
Sprinkler								
Generic	100%			2053	* *	1-2	$15,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 361 - BK**		
Address	: **3109 NEWKIRK AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K864**
Program / Asset #	: **BOE0558.010 / 1277**	**Yr Built/Renovated**	: **1897 / 2013**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Att**		
Block	: **4965** **Lot** : **1**	**BIN**	: **3112334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,971,600	$65,400
Interior Architecture	$775,800	
Electrical	$327,600	$177,100
Mechanical	$490,900	$1,715,500
Total	**$3,565,800**	**$1,958,100**
Importance Code A	$2,462,400	$65,400
Importance Code B	$327,600	$1,892,700
Importance Code C	$775,800	
Total	**$3,565,800**	**$1,958,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,800	$8,800		
Interior Architecture	$94,800	$2,200	$7,600	
Electrical	$5,100	$54,900	$6,200	$5,100
Mechanical	$85,800	$16,100	$9,100	$7,600
Site Pavements	$8,800			
Total	**$244,300**	**$82,000**	**$22,900**	**$12,700**
Importance Code A	$49,800	$14,400	$5,400	$5,400
Importance Code B	$184,700	$67,600	$17,400	$7,300
Importance Code C	$9,800			
Total	**$244,300**	**$82,000**	**$22,900**	**$12,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$16,700	LIFE	* *	5	$32,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Banding Course								
Masonry: Brick	80%	Now	$1,655,400	LIFE	* *	5	$65,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brownstone	15%			LIFE	* *	5	$9,200	
Windows								
Aluminum	50%	Now	$211,300	2049	* *	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Room 309								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Along 31st And Newkirk Avenue								
Aluminum	48%			2041	* *	5	$13,900	
Wood	2%	Now	$23,700	2058	* *	5	$2,900	1
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Attic								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Attic								
Parapets								
Masonry: Brick	78%			LIFE	* *	5	$11,800	
Masonry: Limestone	5%	Now	$4,800	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal: Cage/Fence	2%			2046	* *	5-10	$2,300	
Pre-Cast Concrete	5%	0-2	$3,200	LIFE	* *	5	$4,800	
Spalling, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Wood Cornice	10%			2043	* *	5-10	$20,100	
Roof								
Asphalt Shingle	50%			2046	* *	10	$4,600	
Built-Up (BUR)	40%	Now	$104,800	2038	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Flat Roof								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Theater And Stair 6								
Roll Roofing	8%	Now	$1,500	2032	$29,100	5	$3,700	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Roof Over Room 301, 306 And 309								
Skylight, Plastic	2%			2046	* *	1		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Interior								
Floors								
Carpet	5%			2034	$78,700	3	$6,500	
Cast in Place Concrete	5%			LIFE	* *	5	$9,500	
Ceramic Tile	5%			2042	* *	5	$4,300	
Quarry Tile	5%			2046	* *	5	$6,500	
Vinyl Tile	70%			2041	* *	3	$22,800	
Wood	10%			2061	* *	5	$16,300	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$19,500	
Glass: Single Pane	3%			LIFE	* *	5	$4,400	
Masonry: Brick	5%	2-4	$95,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	70%	Now	$680,600	LIFE	* *	5	$41,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Around Windows In Cafeteria And Throughout Classrooms								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$37,000	2038	* *	5	$10,900	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 3rd Floor								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Room 309								
Explanation : Mold Smell In Storage Closet								
Embossed Metal	4%	2-4	$18,800	LIFE	* *	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Embossed Metal	61%			LIFE	* *	5	$23,900	
Plaster	10%	Now	$27,100	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	90%	Now	$6,900	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	10%	Now	$1,800	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Playground								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Playground								
Explanation : Safety Surface Tiles Moving, Large Joints								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$118,400	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,300	
Wiring								
Braided Cloth	70%	2-4	$143,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$58,700	5	$300	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$49,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$78,800	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$105,700	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$129,200	5	$17,000	
Conversion Equipment								
Steam Boiler	100%	2-4	$490,900	2053	* *	1	$49,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$27,100	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Steam Piping/Pump	90%			2033	$405,900			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2031	$460,500	1	$17,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%	0-2	$40,100	2031	$133,600	2	$400	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : The Coil								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Attic								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Attic. Not Working For A Long Time.								
Window/Wall Unit	60%			2031	$128,000	1		
No Component	25%							
Distribution								
Ductwork/Diffusers	5%	0-2	$9,300	LIFE	* *	2	$3,600	
Needs Cleaning, Extent : Moderate, Area Affected : 100%								
Location : Attic								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$3,100	
No Component	90%							
Exhaust Fans								
Interior	10%			2033	$25,000	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$215,700	1		
Water Heater With Tanks								
Gas Fired	50%	0-2	$4,400	2033	$8,700	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Gas Fired	50%			2031	$8,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,700	4	$1,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

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
Plumbing								
Pool Filter/Treatment								
Sand	100%			2031	$242,600	4	$1,300	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Main Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Swimming Pool Has Not Been Used For A Long Time.								
Backflow Preventer								
Generic	100%			2038	* *	1	$3,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$38,900	1-2	$800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 361 - BK MINISCHOOL**
Address : **3109 NEWKIRK AVE.**
Borough : **BROOKLYN**
Program / Asset # : **BOE0558.020 / 2556**
Area Sq Ft : **10,000**
Date of Survey : **04-Nov-2021**
Areas Surveyed : **Roof, Floors 1**
Block : **4965** **Lot** : **1**
Agency's Number : **K869**
Yr Built/Renovated : **1989 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **3112334**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$528,000	$62,700
Total	**$528,000**	**$62,700**
Importance Code A	$528,000	$62,700
Total	**$528,000**	**$62,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$23,500		
Interior Architecture	$35,700	$5,200	$1,600	
Electrical	$600	$24,500	$800	$600
Mechanical	$4,100	$36,100	$2,100	$500
Total	**$40,400**	**$89,300**	**$4,600**	**$1,200**
Importance Code A	$500	$24,100	$500	$500
Importance Code B	$21,900	$65,100	$4,100	$700
Importance Code C	$18,000			
Total	**$40,400**	**$89,300**	**$4,600**	**$1,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK MINISCHOOL

Asset # : 2556

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
Exterior								
Exterior Walls								
Metal Panel	20%	Now	$63,900	2053	* *	5	$5,900	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Minischool Is Unoccupied, Used As Storage								
Metal Panel	80%			2053	* *	5-10	$86,200	
Windows								
Aluminum	100%			2041	* *	5	$2,400	
Roof								
Metal Panel	100%	Now	$464,100	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Upper Roof								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Ceramic Tile	5%			2042	* *	5	$800	
Quarry Tile	5%			2046	* *	5	$1,100	
Vinyl Tile	85%			2038	* *	3	$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$1,300	
Gypsum Board	90%	Now	$17,300	LIFE	* *	5	$7,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Exterior Walls Of Classrooms								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$17,300	2038	* *	5	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	70%			2038	* *	5	$10,300	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 361 - BK MINISCHOOL
Asset # : 2556

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,100	5		
Molded Case Bkrs	90%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$9,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2028	$14,300	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	$3,800	1	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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DEPARTMENT OF EDUCATION - 040
P. S. 361 - BK MINISCHOOL
Asset # : 2556

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$32,400	1	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1 Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$31,600	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Exhaust Fans								
Interior	80%			2033	$37,000	2	$300	
Roof	20%			2028	$4,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$3,500	2033	$17,500	2		
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK MINISCHOOL

Asset # : 2556

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$100	

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

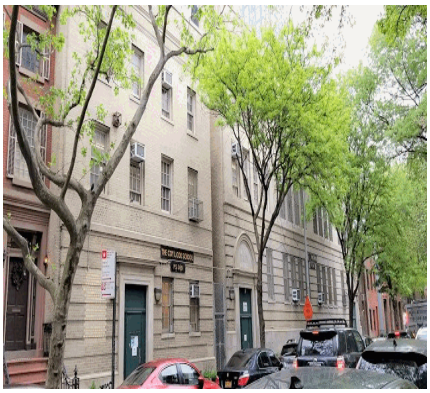
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 369 - BK**		
Address	: **383-387 STATE STREET BTWN: BOND ST., NEVINS ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K369**
Program / Asset #	: **BOE0608.000 / 1234**	**Yr Built/Renovated**	: **1907 / 2000**
Area Sq Ft	: **33,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **172** **Lot** : **55**	**BIN**	: **3000567**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$192,700	$122,000
Interior Architecture	$65,100	$299,800
Electrical		$499,500
Mechanical	$130,600	$1,019,000
Site Pavements		$72,400
Total	**$388,400**	**$2,012,800**
Importance Code A	$192,700	$122,000
Importance Code B	$195,700	$1,890,800
Total	**$388,400**	**$2,012,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,800		$3,800	
Interior Architecture	$171,000	$1,300	$17,100	$4,600
Electrical	$35,600	$3,100	$3,800	$3,100
Mechanical	$68,100	$4,300	$4,200	$4,000
Site Enclosure	$2,500			
Site Pavements	$26,100			
Total	**$364,200**	**$8,700**	**$28,800**	**$11,700**
Importance Code A	$86,800	$2,800	$6,600	$2,800
Importance Code B	$153,300	$5,900	$22,300	$9,000
Importance Code C	$124,100			
Total	**$364,200**	**$8,700**	**$28,800**	**$11,700**



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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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$192,700	LIFE	* *	5	$45,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rear Facade Play Yard Area								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Window Lintel At 2nd Floor Connector								
Masonry: Limestone	5%	Now	$43,400	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Above Entrance								
Metal Panel	3%			2046	* *	5-10	$11,100	
Metal: Cage/Fence	2%			2041	* *	5	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Fire Escape Surround								
Stucco Cement	5%			2049	* *	5	$6,700	
Windows								
Wood	100%			2061	* *	5	$122,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$19,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,100	
Stucco Cement	10%			2049	* *	5	$900	
Roof								
Copper/Terne	5%			2051	* *	10	$3,200	
Metal, Corrugated	5%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fire Escape								
Explanation : Fire Escape Roof								
Modified Bitumen	90%			2044	* *	10	$22,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Interior								
Floors								
Ceramic Tile	5%	Now	$15,300	2045	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Restrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Restrooms								
Panel/Paver: Cer/Brk	20%			2044	* *	5	$23,800	
Vinyl Tile	20%	Now	$6,000	2041	* *	3	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Vinyl Tile	20%	Now	$6,000	2036	$299,800	3	$4,000	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Vinyl Tile 9" X 9"	30%	Now	$65,100	2046	* *	3	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Wood	5%			2064	* *	5	$5,000	
Interior Walls								
Ceramic Tile	10%	Now	$27,300	2039	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms And Stairs Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,900	
Gypsum Board	5%			LIFE	* *	5-10	$4,100	
Masonry: Brick	10%	Now	$47,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Old Coal Storage Room, Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Connector								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Old Coal Storage Room								
Marble Panels	5%	Now	$21,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Entry Stair								
Plaster	60%	Now	$14,500	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room 309								

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2049	* *	5	$5,300	
AcousTileSusp.Lay-In	5%			2053	* *	5	$2,700	
Plaster	85%	Now	$28,100	LIFE	* *	5	$28,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Of Administrative Side								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Around Steam Pipes								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$2,500	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Concrete Curb Base								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$900	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : State Street								
On-Site Walkways								
Cast in Place Concrete	82%	Now	$1,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Entry Steps								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Activity Yard								
Steel Plate	18%	Now	$4,800	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : Fire Escape Stairs And Landing								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Fire Escape Stairs								
Activity Yard								
Rubber Matting	20%	Now	$7,200	2036	$72,400			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Playground								
Open Seams, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Traffic Topping	80%	Now	$12,000	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$100	
Raceway								
Conduit	80%			2036	$50,200	1		
Conduit	20%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$900	
Wiring								
Braided Cloth	40%	2-4	$31,600	2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$200	
Locally Mounted	20%			2034	$14,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
Fluorescent	2%			2036	$10,100	10	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Compact Fluorecent Lights								
Fluorescent	78%			2036	$392,900	10	$23,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$28,400	10	$4,000	
Exit, Battery	50%			2036	$23,900	10	$1,100	
Exterior Lighting								
Fluorescent	15%			2036	$20,200	10	$500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
LED	5%			2044	* *			
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Alarm								
Security System								
Generic	50%			2036	$31,700	1	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Generic	50%			2046	* *	1	$6,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$20,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$10,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 2000 Gallon Day Tank, Two 6000 Gallon Tanks								
Conversion Equipment								
Hot Water Boiler	30%	0-2	$5,400	2041	* *	1	$4,400	
Controller Not Working, Extent : Light, Area Affected : 10%								
Location : Administration Office								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basment Of Administration Office								
Explanation : 1 Hot Water Boiler								
Steam Boiler	70%	0-2	$20,600	2041	* *	1	$20,600	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Steam Return Piping								
Other Observation, Extent : Light, Area Affected : 66%								
Location : Basement								
Explanation : Two Steam Boilers. Fire Tubes Leaks In Steam Boiler								
Distribution								
Hot Wtr Piping/Pump	30%			2052	* *	4	$700	
Central Plant Steam Piping/Pmp	70%	Now	$33,300	2046	* *	4	$1,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								

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

DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2034	$276,300	1	$10,700	
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Controls								
Pneumatic	100%	2-4	$130,600	2034	$653,100			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Window/Wall Unit	70%	Now	$4,500	2031	$89,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. Five Units Not Working								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$1,500	
No Component	95%							
Exhaust Fans								
Roof	10%	0-2	$100	2036	$6,600	2	$100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Unit With Broken Belt								
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement.								
Explanation : 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,400	2041	* *	4	$700	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Unit Not Working								
Backflow Preventer								
No Component	30%							
Generic	70%			2041	* *	1	$1,400	
Fixtures								
Generic	100%							

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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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	0-2	$1,200	2046	* *	1-2	$400	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 37 - BX**		
Address	: **360 WEST 230 STREET @IRWIN AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X037**
Program / Asset #	: **BOE0996.000 / 4490**	**Yr Built/Renovated**	: **1994 /**
Area Sq Ft	: **59,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Jun-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5716** **Lot** : **725**	**BIN**	: **2097990**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,467,800	$54,900
Interior Architecture	$103,700	$1,560,200
Electrical	$411,200	$1,402,700
Mechanical	$4,412,400	$2,652,700
Site Pavements	$53,100	
Total	**$6,448,300**	**$5,670,600**
Importance Code A	$1,467,800	$581,500
Importance Code B	$4,980,500	$5,089,100
Total	**$6,448,300**	**$5,670,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$41,900		$14,000	
Interior Architecture	$98,800	$6,900	$27,900	
Electrical	$18,900	$10,400	$52,200	$9,600
Mechanical	$121,700	$20,300	$103,500	$19,300
Site Pavements	$45,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$341,000**	**$52,000**	**$212,000**	**$43,300**
Importance Code A	$47,800	$5,800	$20,000	$5,800
Importance Code B	$239,800	$46,200	$192,000	$37,500
Importance Code C	$53,400			
Total	**$341,000**	**$52,000**	**$212,000**	**$43,300**

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%	Now	$301,200	LIFE	* *	5	$54,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Throughout Exterior Facade Near Coiling Door								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Classroom 201								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout Lower Floor								
Explanation : Peeling Anti-graffiti Coating								
Glass Block	3%			LIFE	* *	5	$1,800	
Metal Coiling Doors	2%			2039	* *	5	$6,100	
Window Wall	5%			2044	* *	5	$18,300	
Windows								
Aluminum	65%	Now	$6,500	2050	* *	5	$3,300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : South Facade, 306, Staircase C								
Aluminum	35%	4+	$4,000	2042	* *	5	$1,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Window Guards								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Lower Floors								
Explanation : Exterior Window Guards								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$4,200	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	90%			LIFE	* *	5	$23,000	
Metal: Cage/Fence	5%	4+	$300	2039	* *	5	$3,600	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Lower Roofs								
Roof								
IRMA/Protected Membrane	98%	4+	$23,300	2029	$1,166,600			
Insul Deter/Miss, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof And Around Roof Drains								
Vegetation Growth, Extent : Light, Area Affected : 1%								
Location : Around Area Drains Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Auditorium And Toilets								
Metal Panel	2%			2039	* *	10	$1,800	
Soffits								
Stucco Cement	100%	0-2	$3,700	2039	* *	5	$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Adjacent To Front Entrance								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$19,800	
Ceramic Tile	5%			2037	* *	5	$4,500	
Poured Epoxy/Resin	2%	Now	$10,400	2029	$103,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
Quarry Tile	2%			2039	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Terrazzo	10%	4+	$17,300	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lobby Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby And Cafeteria								
Explanation : These Are Terrazzo Tiles								
Vinyl Tile	61%			2034	$1,560,200	3	$20,700	
Wood	10%			2049	* *	5	$17,000	
Interior Walls								
Ceramic Tile	10%	4+	$24,100	2037	* *	5	$4,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms								
Concrete Masonry Unit	45%			LIFE	* *	5	$15,400	
Glass Block	2%			LIFE	* *			
Glass: Single Pane	3%			LIFE	* *	5	$1,900	
Gypsum Board	10%			LIFE	* *	5	$5,100	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$44,700	2039	* *	5	$13,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Adjacent To 2nd Floor Toilets								
AcousTileSusp.Lay-In	40%			2039	* *	5	$36,200	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$11,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2044	* *			
Iron Picket	50%			2054	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,000	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Front Of Building West 230 Street								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : West 230th Street								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : West 230th Street								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	$28,100	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Of Building								
Pavers/Stone	5%	0-2	$1,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
Activity Yard								
Asphalt	95%	4+	$53,100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Schoolyard								
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Throughout								
Explanation : Athletic Marking								
Rubber Matting	5%			2034	$30,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,900	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Five Main Service Switches; Three Rated At 1,200 Amperes, One Rated At 600 Amperes And One Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2033	$14,300	5	$100	
Molded Case Bkrs	90%			2033	$128,700	5	$1,400	
Wiring								
Thermoplastic	100%			2034	$204,400	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$400	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$18,200	
Generators								
Diesel	100%			2030	$142,000	1	$22,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : Rated At 191 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$13,100	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Generator Room Basement								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$630,400	10	$37,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2034	$18,000	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
HID	1%			2034	$7,200	10		
LED	27%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Gymnasium, Cafeteria								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2029	$13,000	1		
Exterior Lighting								
HID	10%			2029	$28,200	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Alarm								
Security System								
Generic	100%			2029	$113,400	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$155,800	1-3	$36,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One Tank, 10,000 Gallons, No.2 Fuel Oil								
Conversion Equipment								
Steam Boiler	100%			2032	$526,600	1	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%	Now	$11,900	2042	* *	4	$900	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room - Hydronic System Inoperable, 4 Pumps, Heat Exchangers And Related Controls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Hydronic Heating System For Cafeteria, Stairs And Reheat Coils In Ductwork Via Steam Heat Exchangers								
Steam Piping/Pump	30%	Now	$14,500	2034	$145,100			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room - Steam Condensate Return System								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Dual Temperature Piping / Pumps Reported Under Air Conditioning - Distribution								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Heating								
Terminal Devices								
Convector/Radiator	30%			2032	$148,200	1	$5,700	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Heating Provided By Dual Temperature Fan Coils And Air Handlers With Chilled And Steam Coils, Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$1,735,100	2034	$1,735,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - System Inoperable Beyond Repair								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System With Pneumatic Field Devices								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	$222,800	2044	* *	1	$6,200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor Roof - Unit No.2, Inoperable Beyond Repair								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Roof								
Explanation : Packaged Air Cooled Chiller, Unit No.2, On Extended Life, R-22 Refrigerant								
Reciprocating Compr/Chiller	25%	4+	$222,800	2044	* *	1	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Roof								
Explanation : Packaged Air Cooled Chiller, Unit No.1, On Extended Life, R-22 Refrigerant								
Reciprocating Compr/Chiller	49%	2-4	$436,700	2044	* *	1	$12,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 4th Floor Roof - Condenser Fans Of Unit No.4								
Noisy/Vibrating, Extent : Moderate, Area Affected : 50%								
Location : 4th Floor Roof - Compressors Of Unit No.3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Roof								
Explanation : Packaged Air Cooled Chillers, Units No.3 And No.4, On Extended Life, R-22 Refrigerant								
Split Unit	1%			2034	$14,300			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms - 2 Systems								

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

DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2034	$97,700	4	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water And Dual Temperature Piping Systems								
Terminal Devices								
Air Handler/Cool/Ht	60%	Now	$35,200	2029	$703,300	1	$19,700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof - Gymnasium Air Handler - Broken Cooling Coil								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room, Lower Roof								
Fan Coil - 2 Pipe	40%	Now	$14,700	2029	$737,200	1	$6,900	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Main Office - Defective Motor								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$13,300	LIFE	* *	2-5	$3,300	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Room								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$29,600	
Exhaust Fans								
Interior	90%			2029	$241,100	2	$1,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Roof	10%			2029	$11,700	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$15,500	2044	* *	1		
Broken, Extent : Moderate, Area Affected : 15%								
Location : Various Locations - Defective Isolation Valves (12) And Several Point Of Use Mixing Valves								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$1,900	4	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Duplex Set								
Backflow Preventer								
Generic	100%			2029	$27,000	1	$3,600	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Tanks, 120 Gallons Each								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 1st Floor, One Unit From 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$29,800	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2030	$57,700	1	$11,000	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 370 - BK (SIE VII/P370)**		
Address	: **3000 WEST 1ST STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K370**
Program / Asset #	: **BOE0609.000 / 1235**	**Yr Built/Renovated**	: **1921 / 2011**
Area Sq Ft	: **45,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,Ph**		
Block	: **7274** **Lot** : **107**	**BIN**	: **3196587**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$133,100	$78,900
Interior Architecture	$121,400	$178,500
Electrical	$132,600	$891,800
Mechanical	$1,587,600	$1,204,800
Total	**$1,974,700**	**$2,354,000**
Importance Code A	$133,100	$78,900
Importance Code B	$1,720,100	$2,275,000
Importance Code C	$121,400	
Total	**$1,974,700**	**$2,354,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,800	$2,300		$10,300
Interior Architecture	$81,300	$3,500	$1,100	$8,600
Electrical	$34,500	$7,900	$7,300	$9,300
Mechanical	$39,600	$23,800	$19,000	$60,300
Site Enclosure		$1,400		
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$196,500**	**$46,100**	**$34,600**	**$95,700**
Importance Code A	$38,300	$6,700	$4,500	$14,800
Importance Code B	$154,100	$37,900	$30,100	$80,800
Importance Code C	$4,100	$1,400		
Total	**$196,500**	**$46,100**	**$34,600**	**$95,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$133,100	LIFE	* *	5	$78,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 01 And 09 Classroom Line, Stair E And Building Corners								
Masonry: Limestone	10%			LIFE	* *	5	$7,000	
Metal Panel	5%			2055	* *	5-10	$31,900	
Windows								
Aluminum	98%	Now	$21,800	2051	* *	5	$11,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Principals Office And Various Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 201, 209 And Stair								
Wood	2%			2043	* *	5	$4,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Lobby								
Explanation : Arched Top Sash								
Parapets								
Masonry: Brick	84%			LIFE	* *	5	$13,700	
Metal Panel	5%			2055	* *	5	$3,100	
Metal Rail	1%			2052	* *	5-10	$2,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,200	
Roof								
Modified Bitumen	100%	Now	$10,900	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Staff Bathroom								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,000	
Ceramic Tile	3%			2044	* *	5	$2,200	
Marble Panels	2%			LIFE	* *	5	$1,100	
Quarry Tile	5%			2040	* *	5	$5,500	
Sheet Vinyl/Rubber	3%			2043	* *	5	$3,300	
Terrazzo	3%	4+	$4,200	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Lobby								
Traffic Topping	5%	Now	$3,600	2035	$178,500	5	$2,300	
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Vinyl Tile	64%	2-4	$26,400	2040	* *	3	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	5%	Now	$11,200	2063	* *	5	$3,400	
Deflection Evident, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Gymnasium								
Interior Walls								
Ceramic Tile	5%	Now	$4,100	2044	* *	5	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Teachers Bathroom								
Glass: Single Pane	3%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwells								
Explanation : Safety Wire Glazing Stair Enclosure								
Gypsum Board	15%			LIFE	* *	5	$6,500	
Masonry: Brick	10%			LIFE	* *			
Plaster	67%	Now	$121,400	LIFE	* *	5	$14,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corner Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 01 And 09 Classroom Lines								
Ceilings								
AcousTileSusp.Lay-In	5%			2048	* *	5	$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$13,700	
Metal Panel	5%			LIFE	* *	5	$4,600	
Plaster	70%	Now	$31,800	LIFE	* *	5	$32,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 01 And 09 Classroom Lines								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 370 - BK (SIE VII/P370)
Asset # : 1235

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	* *	5-10	$2,400	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : Roof Guard Rails								
Chain Link	85%			2055	* *			
Iron Picket	10%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Main Entrance Garden								
Explanation : Letters In Pickets								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	$13,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes								
Fused Disc Sw	50%			2035	$13,000	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$166,500	5	$200	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$1,100	
Wiring								
Braided Cloth	10%			2034	$10,800	1		
Thermoplastic	90%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2040	* *	5	$300	
Variable Frequency Drive	10%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Ground Bar Observed								
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$13,800	
Generators								
Diesel	100%			2038	* *	1	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Emergency Generator Rated At 156 Kilovolt Amperes, 125 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,700	
Fuel Storage								
Main Tank	100%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	93%			2035	$638,800	10	$38,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2030	$13,700	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Stairs								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2035	$14,200	1		
Exit, Service	50%			2035	$9,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Lighting								
Exterior Lighting								
Fluorescent	15%	0-2	$16,500	2040	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Not in Service, Extent : Severe, Area Affected : 60%								
Location : Building Perimeter								
HID	5%	0-2	$6,500	2040	* *			
Not in Service, Extent : Severe, Area Affected : 60%								
Location : Roof								
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$43,300	1	$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2035	$43,300	1	$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$118,900	1-3	$28,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detection, Alarm Bells And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 3,000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$44,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Dual Fuel Steam Boilers. No.2 Unit Is Under Maintenance.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Heating								
Distribution								
Hot Wtr Piping/Pump	55%			2034	$55,400	4	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Glycol Hot Water Distribution System For Building Perimeter Heating								
Hot Wtr Piping/Pump	5%	Now	$500	2034	$5,000	4	$100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Glycol In 1st Floor Workshop								
Steam Piping/Pump	40%	0-2	$3,000	2035	$147,600			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : No Condensate Returning In Heating System.								
Terminal Devices								
Air Handler	40%			2035	$346,800	1	$11,100	
Convector/Radiator	30%			2033	$113,000	1	$4,400	
Fan Coil Unit/Heat	30%	Now	$17,100	2035	$342,700	1	$3,900	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Explanation : With Different Mechanical Defects								
Controls								
Electrical	40%			2030	$102,500			
Pneumatic	60%			2029	$534,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	$679,800	1	$20,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Sets In Penthouse Mechanical Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	$2,200	
Heat Rejection								
Dry Cooler	100%			2030	$211,500	2	$31,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,100	
Exhaust Fans								
Interior	95%			2035	$194,100	2	$1,300	
Roof	5%			2035	$4,500	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$2,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Restrooms								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$9,200	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2035	$24,100	4	$2,700	
Backflow Preventer								
Generic	100%			2035	$20,600	1	$2,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 4th Floors								
Explanation : 1 Unit. Oil Leaks Somewhere.								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$23,500	
Sprinkler								
Generic	100%			2045	* *	1-2	$12,600	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 371 - BK (ALSO P.S. 231)**		
Address	: **355 37TH STREET BTWN: 4TH AVE., 3 AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K371**
Program / Asset #	: **BOE0610.000 / 1236**	**Yr Built/Renovated**	: **1966 / 2008**
Area Sq Ft	: **67,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **696** **Lot** : **31**	**BIN**	: **3337059**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$70,500	$215,000
Interior Architecture	$5,480,600	$67,200
Electrical	$340,500	$1,647,200
Mechanical	$194,900	$3,671,800
Total	**$6,086,500**	**$5,601,200**
Importance Code A	$70,500	$813,000
Importance Code B	$5,961,700	$4,788,200
Importance Code C	$54,300	
Total	**$6,086,500**	**$5,601,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,700			
Interior Architecture	$112,400		$10,000	$7,900
Electrical	$2,900	$7,000	$6,500	$7,500
Mechanical	$15,000	$9,700	$75,400	$13,700
Site Enclosure	$1,000			
Site Pavements	$28,800			
Total	**$243,700**	**$16,700**	**$92,000**	**$29,100**
Importance Code A	$90,400	$6,600	$6,800	$6,600
Importance Code B	$86,100	$10,100	$85,200	$22,500
Importance Code C	$67,200			
Total	**$243,700**	**$16,700**	**$92,000**	**$29,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Exterior								
Exterior Walls								
Cast in Place Concrete	18%			LIFE	* *	5	$79,400	
Masonry: Brick	80%			LIFE	* *	5	$70,500	
Masonry: Limestone	2%			LIFE	* *	5	$1,300	
Windows								
Aluminum	95%	Now	$35,600	2050	* *	5	$7,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Classrooms								
Metal Louvers	5%	Now	$2,200	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Fan Room								
Parapets								
Metal Rail	100%	4+	$31,500	2047	* *	5	$65,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Built-Up (BUR)	90%			2039	* *	10	$70,500	
Metal Panel	10%			2047	* *	10	$14,400	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$3,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,200	
Ceramic Tile	5%			2037	* *	5	$4,200	
Terrazzo	5%	2-4	$20,100	LIFE	* *	5	$3,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Vinyl Tile 9" X 9"	75%	Now	$258,400	2029	$5,167,900	3	$23,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	10%			2049	* *	5	$15,800	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$30,900	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement Beam Boiler Room And Steam Tunnel								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Beam Boiler Room And Steam Tunnel								
Ceramic Tile	5%			2037	* *	5	$4,000	
Concrete Masonry Unit	10%	2-4	$15,300	LIFE	* *	5	$3,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Basement								
Plaster	55%	Now	$54,300	LIFE	* *	5	$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Crawlspace								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stairwell And Basement Crawlspace								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$4,200	
AcousTileConcealSpLn	25%	0-2	$34,700	2039	* *	5	$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
AcousTileSusp.Lay-In	5%			2047	* *	5	$4,200	
Exposed Struc: Concrete	40%			LIFE	* *	5	$5,300	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	$67,200			
Metal Panel	5%			LIFE	* *	5	$5,300	
Plaster	10%	Now	$5,200	LIFE	* *	5	$5,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	2-4	$1,000	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 37th Street								
Chain Link	25%			2054	* *			
Iron Picket	65%			2069	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,600	2047	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along 36th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$11,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Parking/Driveway								
Asphalt	100%	Now	$6,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	5%			2033	$9,200	5	$100	
Molded Case Bkrs	80%			2033	$147,100	5	$1,400	
Molded Case Bkrs	15%			2042	* *	5	$300	
Wiring								
Braided Cloth	80%	2-4	$163,500	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$971,600	10	$58,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	25%			2034	$9,400	1		
Emergency, Battery	25%			2034	$25,700	10	$3,600	
Exit, Battery	50%			2034	$43,400	10	$2,000	
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$177,000	2044	* *	1-3	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$159,500	5	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : Two 6,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2032	$598,000	1	$66,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers, Also Serves Adjacent Building, Asset 4230								
Distribution								
Steam Piping/Pump	5%	0-2	$1,400	2034	$27,500			
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Thermostats And Valves, Various Locations								
Steam Piping/Pump	95%			2034	$521,900			

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DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Heating								
Terminal Devices								
Air Handler	20%			2034	$258,200	1	$8,300	
Convector/Radiator	80%			2039	* *	1	$17,300	
Controls								
Pneumatic	100%			2032	$1,325,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2039	* *			
Window/Wall Unit	75%			2029	$194,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	90%			2034	$273,800	2	$1,800	
Roof	10%			2029	$13,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$175,200	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$331,700	4	$6,600	
Sanitary Piping								
Cast Iron	5%	Now	$4,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Basement								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$13,700	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2029	$35,900	4	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Pumps								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To Ground Floor								
Explanation : 1 Freight Unit. It Is Out Of Service For Many Years.								
No Component	90%							

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DEPARTMENT OF EDUCATION - 040
P. S. 371 - BK (ALSO P.S. 231)
Asset # : 1236

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 373 - SI (FORMER P. S. 40)**		
Address	: **91 HENDERSON AVENUE @LAFAYETTE AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R040**
Program / Asset #	: **BOE0928.000 / 1435**	**Yr Built/Renovated**	: **1926 / 2012**
Area Sq Ft	: **38,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **73** **Lot** : **64**	**BIN**	: **5001823**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$192,300
Electrical	$136,900	$248,600
Mechanical	$305,200	$318,200
Site Enclosure	$53,800	
Site Pavements	$75,600	$105,700
Total	**$571,500**	**$864,900**
Importance Code B	$495,900	$864,900
Importance Code C	$75,600	
Total	**$571,500**	**$864,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,000	$37,900		
Interior Architecture	$64,400		$4,700	$300
Electrical	$4,000	$60,500	$3,500	$3,500
Mechanical	$125,500	$5,000	$8,300	$5,400
Site Pavements	$21,100			
Total	**$246,100**	**$103,400**	**$16,500**	**$9,300**
Importance Code A	$34,800	$41,700	$3,800	$3,800
Importance Code B	$171,800	$61,700	$12,700	$5,500
Importance Code C	$39,600			
Total	**$246,100**	**$103,400**	**$16,500**	**$9,300**

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DEPARTMENT OF EDUCATION - 040
P. S. 373 - SI (FORMER P. S. 40)
Asset # : 1435

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$18,800	
Masonry: Brick	90%			LIFE	* *	5	$43,300	
Masonry: Granite	5%			LIFE	* *	5	$1,800	
Windows								
Aluminum	100%	4+	$31,000	2049	* *	5	$3,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$5,600	
Masonry: Brick	75%			LIFE	* *	5	$3,600	
Metal Rail	10%			2046	* *	5-10	$8,700	
Roof								
Modified Bitumen	100%			2038	* *	10	$37,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,100	
Ceramic Tile	5%			2046	* *	5	$2,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Marble Panels	5%			LIFE	* *	5	$1,800	
Vinyl Tile	80%			2038	* *	3	$14,100	
Vinyl Tile 9" X 9"	5%			2033	$192,300	3	$1,200	
Interior Walls								
Ceramic Tile	5%			2046	* *	5	$5,000	
Marble Panels	5%			LIFE	* *			
Plaster	80%	4+	$39,600	LIFE	* *	5	$23,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Room 314 And Girls Bathroom On Third Floor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 314 And Girls Bathroom On Third Floor								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	13%	4+	$3,700	2038	* *	5	$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Multipurpose Room								
Exposed Struc: Concrete	10%			LIFE	* *	5	$700	
Metal Panel	2%	4+	$600	LIFE	* *	5	$1,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen								
Plaster	75%	0-2	$20,300	LIFE	* *	5	$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Room 314 And Girls Bathroom On Third Floor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Room 314 And Girls Bathroom On Third Floor								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 373 - SI (FORMER P. S. 40)
Asset # : 1435

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
Site Enclosure								
Fence/Gates								
Chain Link	65%			2043	* *			
Iron Picket	35%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$53,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : By Garbage Dumpster Location								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : By Garbage Dumpster Location								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$75,600	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : By Garbage Dumpster Location								
Activity Yard								
Asphalt	95%	Now	$21,100	2036	$105,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Rear Yard								
Rubber Matting	5%			2033	$6,600			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	95%			2033	$59,600	1		
Conduit	5%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$10,200	5	$100	
Molded Case Bkrs	90%			2032	$92,000	5	$900	
Wiring								
Thermoplastic	30%			2033	$23,700	1		
Thermoplastic	70%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$300	

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DEPARTMENT OF EDUCATION - 040
P. S. 373 - SI (FORMER P. S. 40)
Asset # : 1435

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$33,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	40%			2028	$9,600	1		
Emergency, Battery	10%			2041	* *	10	$900	
Exit, Service	50%			2028	$8,400	1		
Exterior Lighting								
HID	20%			2028	$36,300	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$7,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2028	$36,500	1	$7,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$100,400	1-3	$23,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fire Alarm Main Panel Is Working On Extended Life.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 373 - SI (FORMER P. S. 40)
Asset # : 1435

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$37,600	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Two Tubes Capped								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$31,200	2043	* *			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room Condensate Return								
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump Corroded								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Fresh Air Louvers Are Not Working								
Terminal Devices								
Convector/Radiator	100%			2031	$318,200	1	$12,300	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	$26,500	2028	$132,700	1		
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : Various Locations. 25 Percent Of Window, Wall Unit Are Not Working								
On Extended Life, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,200	
Exhaust Fans								
Interior	100%	Now	$172,600	2043	* *	2	$900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Women Bathroom And House Exhaust Fans								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Abandoned in Place, Extent : Light, Area Affected : 5%								
Location : Basement Old Water Heater								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallon Heater Replaced With 100 Gallon Unit								

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DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	$49,000	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement. Cracked, Leaking Sanitary Piping								
Storm Drain Piping								
Cast Iron	100%	0-2	$13,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement. Backups During Heavy Rain								
Explanation : Backups In Basement And Kitchen During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$800	
Backflow Preventer								
No Component	90%							
Generic	10%			2033	$1,700	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Boiler Make Up Line								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 376 - BK**		
Address	: **194 HARMAN STREET BTWN: WILSON AVE. - MYRTLE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K376**
Program / Asset #	: **BOE1000.000 / 4493**	**Yr Built/Renovated**	: **1995 /**
Area Sq Ft	: **75,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3287** **Lot** : **1**	**BIN**	: **3075074**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,486,300
Electrical		$1,351,000
Mechanical	$59,500	$5,501,500
Total	**$59,500**	**$8,338,800**
Importance Code A		$1,486,300
Importance Code B	$59,500	$6,852,500
Total	**$59,500**	**$8,338,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,500		$1,900	
Interior Architecture	$73,700	$6,500		$10,100
Electrical	$50,100	$13,600	$22,900	$12,200
Mechanical	$29,200	$23,700	$83,800	$30,100
Site Enclosure	$600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$211,400**	**$58,200**	**$122,900**	**$66,800**
Importance Code A	$47,200	$3,700	$5,700	$3,700
Importance Code B	$163,600	$50,800	$117,100	$63,100
Importance Code C	$600	$3,700		
Total	**$211,400**	**$58,200**	**$122,900**	**$66,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	* *	5	$46,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$1,900	
Window Wall	2%			2054	* *	5	$3,800	
Windows								
Aluminum	95%	Now	$13,000	2042	* *	5	$2,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Throughout								
Metal Louvers	5%			2043	* *	10	$1,800	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$1,500	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Rail	20%	4+	$600	2047	* *	5	$2,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Railing Throughout								
Pre-Cast Concrete	5%	2-4	$200	LIFE	* *	5	$600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Roof								
IRMA/Protected Membrane	100%	Now	$29,700	2034	$1,486,300			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Drain By Bulkhead Door								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Roof Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$36,800	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	5%			2043	* *	5	$5,600	
Quarry Tile	3%			2047	* *	5	$5,000	
Vinyl Tile	7%	0-2	$4,400	2039	* *	3	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile	65%			2039	* *	3	$36,500	
Wood	5%	2-4	$17,100	2062	* *	5	$5,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 80%								
Location : Gymnasium								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Interior								
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	3%			2043	* *	5	$7,400	
Concrete Masonry Unit	45%			LIFE	* *	5	$44,200	
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	41%			LIFE	* *			
Wood	3%			LIFE	* *	5	$29,500	
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$33,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
AcousTileSusp.Lay-In	45%			2047	* *	5	$47,800	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	12%			LIFE	* *	5	$15,900	
Metal Panel	3%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	* *			
Iron Picket	70%	Now	$600	2069	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Wilson Street								
Masonry: Brick	5%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	85%			2043	* *			
Rubber Matting	15%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches One Rated At 3,000 Amperes And One Rated At 800 Amperes.								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Under 600 Volts								
Transformers								
Dry Type	100%			2039	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 And One 1,000 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	50%			2039	* *	5	$300	
Motor Control Center	50%			2039	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$23,100	
Generators								
Diesel	100%			2037	* *	1	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Rated At 438 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$16,700	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$1,087,600	10	$65,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	50%			2034	$23,700	1		
Exit, Service	25%			2029	$8,300	1		
Exit, Battery	25%			2039	* *	10	$1,300	
Exterior Lighting								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$28,800	2039	* *	1	$25,200	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Room 109								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$198,100	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	$37,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 2 Heat Exchangers								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Heating								
Distribution								
Hot Wtr Piping/Pump	75%			2042	* *	4	$2,800	
Steam Piping/Pump	25%			2044	* *			
Terminal Devices								
Air Handler	30%			2034	$433,600	1	$13,900	
Convector/Radiator	40%			2047	* *	1	$9,700	
Fan Coil Unit/Heat	30%			2034	$571,200	1	$7,300	
Controls								
Digital	5%	0-2	$5,500	2032	$110,300			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Management Control System Down, Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Manual Control Since Building Management Control System Down Many Years Ago.								
Digital	95%			2032	$2,095,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2034	$793,100	1	$24,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Air Conditioning Room, Basement								
Split Unit	1%	0-2	$900	2034	$18,200			
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room, Basement								
Split Unit	4%			2034	$72,900			
Window/Wall Unit	5%			2029	$14,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2054	* *	4	$2,600	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2034	$476,800	1	$18,600	
Fan Coil - 4 Pipe	30%			2034	$701,100	1	$7,300	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2034	$124,500	2	$36,600	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Ventilation								
Exhaust Fans								
Interior	30%			2039	* *	2	$700	
Roof	70%			2034	$104,300	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$4,900	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : 2 Valves In Basement Boiler Room								
Brass/Copper	90%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,400	4	$1,600	
Sewage Ejector(s)								
Electric	100%			2034	$40,200	4	$3,000	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 25%								
Location : The Sinks, Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 150 Gallon Tanks								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$39,200	
Sprinkler								
No Component	97%							
Generic	3%			2044	* *	1-2	$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

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
Fire Suppression								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 15 Square Feet							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 380 - BK**
Address : **370 MARCY AVENUE BTWN: LYNCH ST. - MIDDLETON ST.**
Borough : **BROOKLYN**
Agency's Number : **K380**
Program / Asset # : **BOE0612.000 / 1238**
Yr Built/Renovated : **1981 / 2015**
Area Sq Ft : **158,606**
Project Type : **EDUCATION**
Date of Survey : **18-Mar-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **2236** **Lot** : **9** **BIN** : **3061235**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$466,900	$638,900
Interior Architecture	$443,300	$4,811,900
Electrical	$113,700	$3,943,800
Mechanical	$2,104,700	$8,603,000
Site Pavements	$81,100	
Total	**$3,209,700**	**$17,997,600**
Importance Code A	$466,900	$2,320,800
Importance Code B	$2,742,700	$15,676,800
Total	**$3,209,700**	**$17,997,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$34,000		
Interior Architecture	$101,100	$10,600	$4,600	$24,300
Electrical	$14,800	$18,900	$16,700	$21,200
Mechanical	$79,900	$37,400	$45,900	$122,000
Site Enclosure	$8,100			
Site Pavements	$30,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$241,300**	**$108,100**	**$74,500**	**$174,800**
Importance Code A	$15,700	$49,700	$15,700	$16,000
Importance Code B	$146,100	$53,700	$54,100	$158,700
Importance Code C	$79,500	$4,600	$4,600	
Total	**$241,300**	**$108,100**	**$74,500**	**$174,800**

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

DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	$226,300	LIFE	* *	5	$126,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Bulkheads And Penthouse								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Lower Part Of Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 241								
Pre-Cast Concrete	5%			LIFE	* *	5	$21,700	
Windows								
Aluminum	98%	Now	$138,700	2043	* *	5	$14,200	
Glazing Clouded, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Corridor Windows								
Metal Louvers	2%			2038	* *	10	$3,600	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$76,300	
Masonry: Brick Cavity	40%			LIFE	* *	5	$7,400	
Metal Rail	15%			2048	* *	5-10	$50,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,800	
Roof								
IRMA/Protected Membrane	15%			2035	$435,700	10	$18,000	
Modified Bitumen	85%			2040	* *	10	$101,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Solar Panels Installed								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$17,100	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$41,400	LIFE	* *	5	$51,900	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement, Boiler Room								
Ceramic Tile	5%			2038	* *	5	$11,900	
Quarry Tile	2%			2040	* *	5	$7,100	
Terrazzo	3%	4+	$13,600	LIFE	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Minor Crack At Lobby And 1st Floor Corridor								
Vinyl Tile	70%	Now	$94,000	2035	$4,700,700	3	$62,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Ramp And Corridors								
Wood	10%	Now	$290,000	2063	* *	5	$22,300	
Ridging, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$9,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,700	
Folding Partition	2%			2043	* *	5	$9,300	
Metal Panel	10%			LIFE	* *			
Plaster	50%	0-2	$46,100	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	28%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2040	* *	5	$29,700	
AcousTileConcealSpLn	30%			2040	* *	5	$89,000	
Exposed Struc: Concrete	48%			LIFE	* *	5	$17,800	
Gypsum Board	10%			LIFE	* *	5	$29,700	
Metal Panel	2%			LIFE	* *	5	$5,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%	0-2	$8,100	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Perimeter Fence								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Fence								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$81,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$18,100	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Northwest Side Of Site								
Parking/Driveway								
Asphalt	80%	2-4	$5,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Cast in Place Concrete	20%	0-2	$1,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Driveway								
Activity Yard								
Asphalt	10%	2-4	$5,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Adjacent To Play Structure								
Pavers/Stone	90%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2035	$266,300	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Photovoltaic Panel(s)	20%			2048	* *	1		
Transformers								
Dry Type	100%			2033	$27,400	5	$600	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Room B37								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B37								
Explanation : One 112.5 Kilovolt Ampere Transformer								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$299,600	5	$700	
Raceway								
Conduit	50%			2035	$147,900	1		
Conduit	50%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$400	
Molded Case Bkrs	90%			2034	$275,900	5	$3,800	
Wiring								
Thermoplastic	20%			2035	$81,800	1		
Thermoplastic	80%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2040	* *	5	$600	
Motor Control Center	40%			2033	$297,800	5	$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Main Room								
Explanation : Connected To The Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,299,900	10	$138,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2035	$38,500	10	$100	
LED	3%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$136,300	10	$19,100	
Exit, Battery	50%			2040	* *	10	$5,400	
Exterior Lighting								
HID	15%			2030	$113,700	10	$100	
LED	5%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$97,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$372,700	5	$49,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	$1,415,600	1	$157,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boiler Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	20%			2030	$611,200	1	$19,600	
Convector/Radiator	50%			2040	* *	1	$25,600	
Fan Coil Unit/Heat	30%	Now	$24,200	2035	$1,208,000	1	$13,800	
Malfunctioning, Extent : Severe, Area Affected : 15%								
Location : Various Locations On The 1st Floor								
Controls								
Pneumatic	100%			2033	$3,138,800			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2029	$264,600	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Reciprocating Compr/Chiller	30%			2030	$718,800	1	$22,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Window/Wall Unit	40%	Now	$12,300	2030	$246,100	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	* *	4	$2,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$756,300	1	$29,400	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2030	$178,900	2	$33,100	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

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
Ventilation								
Exhaust Fans								
Interior	40%			2035	$288,100	2	$1,900	
Roof	60%			2035	$189,100	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2035	$785,300	4	$23,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$32,500	4	$5,000	
Sewage Ejector(s)								
Electric	100%			2030	$85,000	4	$6,300	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : The 400 Gallon Heat Converter Used As Storage Tank.								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$82,900	
Sprinkler								
No Component	80%							
Generic	20%			2035	$449,200	1-2	$8,900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 384 - BK**				
Address	: **242 COOPER STREET BTWN: WILSON AVE., KNICKERBOCKER**				
Borough	: **BROOKLYN**		**Agency's Number**	: **K384**	
Program / Asset #	: **BOE0614.000 / 1239**		**Yr Built/Renovated**	: **1975 / 2001**	
Area Sq Ft	: **111,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **20-Mar-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**				
Block	: **3442**	**Lot** : **1**	**BIN**	: **3080043**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,487,000	
Interior Architecture	$1,596,800	$2,566,600
Electrical	$558,900	$696,100
Mechanical	$107,600	$2,070,500
Site Pavements		$306,200
Total	**$3,750,400**	**$5,639,400**
Importance Code A	$1,487,000	
Importance Code B	$1,703,400	$5,639,400
Importance Code C	$559,900	
Total	**$3,750,400**	**$5,639,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,900			
Interior Architecture	$50,200	$26,100		$11,300
Electrical	$12,400	$10,400	$11,100	$14,000
Mechanical	$28,500	$28,100	$25,100	$74,400
Site Enclosure	$22,000			
Site Pavements	$92,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$253,000**	**$71,800**	**$43,300**	**$106,900**
Importance Code A	$50,900	$11,000	$11,000	$11,200
Importance Code B	$123,300	$54,300	$32,300	$95,700
Importance Code C	$78,800	$6,500		
Total	**$253,000**	**$71,800**	**$43,300**	**$106,900**

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$829,300	LIFE	* *	5	$49,200	
Graffiti, Extent : Light, Area Affected : 1%								
Location : Right Side Of Building								
Spalling, Extent : Light, Area Affected : 20%								
Location : All Facades								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : All Facades								
Metal Panel	5%	0-2	$3,900	2055	* *	5	$5,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Stucco Cement	10%	0-2	$33,500	2048	* *	5	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Windows								
Aluminum	95%	Now	$196,100	2051	* *	5	$10,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2044	* *	10	$6,600	
Parapets								
Masonry: Brick	60%	0-2	$123,100	LIFE	* *	5	$9,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Parge Coat Has Light Cracks								
Metal: Cage/Fence	25%	0-2	$2,400	2048	* *	5	$12,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : All Lower Roof								
No Component	15%							
Roof								
Built-Up (BUR)	100%	0-2	$338,500	2040	* *			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : Roof At Patches								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$71,800	LIFE	* *	5	$36,100	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Boiler And Mechanical Room								
Ceramic Tile	3%	Now	$5,700	2044	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets								
Quarry Tile	2%	Now	$5,000	2048	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Vinyl Tile	55%	Now	$256,700	2035	$2,566,600	3	$34,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Corridors								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Corridors								
Vinyl Tile	20%			2040	* *	3	$12,400	
Wood	10%			2063	* *	5	$30,900	
Interior Walls								
Cast in Place Concrete	5%	Now	$404,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Light, Area Affected : 60%								
Location : Throughout Basement								
Concrete Masonry Unit	8%	0-2	$26,700	LIFE	* *	5	$5,500	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Near Door								
Folding Partition	3%			2043	* *	5	$13,000	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	7%	Now	$12,800	LIFE	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms								
Plaster	72%	Now	$155,400	LIFE	* *	5	$37,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations, Stair D, Stair A, Room 308								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations, Stair D, Stair A, Room 308								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Interior								
Ceilings								
Exposed Struc: Concrete	35%	Now	$430,500	LIFE	* *	5	$8,800	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Under Courtyard								
Fiber Board	50%	Now	$128,000	2040	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Corridors Throughout								
Explanation : Sagging Panels And Grid System								
Plaster	15%	Now	$149,800	LIFE	* *	5	$15,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Various Classrooms And Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms And Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$17,300	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Community Park								
Iron Picket	20%	0-2	$4,700	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$24,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	4+	$12,000	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	10%	0-2	$5,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Site Pavements								
Activity Yard								
Asphalt	75%	2-4	$48,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Athletic Yard								
Cast in Place Concrete	5%	2-4	$2,000	2048	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : North Play Yard								
Rubber Matting	20%			2035	$306,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Size 2,500 Ampere, Emergency Lighting Switch Size 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	100%			2035	$249,600	1		
Panelboards								
Fused Disc Sw	20%			2034	$49,000	5	$500	
Molded Case Bkrs	30%			2034	$73,600	5	$900	
Molded Case Bkrs	50%			2051	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	95%			2040	* *	5	$700	
Variable Frequency Drive	5%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$96,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout The Building								
Incandescent	2%			2030	$63,000	2	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
LED	3%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$13,400	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Fan Room								
Explanation : Central Batteries For Original Emergency Lighting System Is Abandoned.								
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
HID	20%	0-2	$106,100	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outdoor								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Single Air Terminal Lightning Preventor System Installed								
Alarm								
Security System								
Generic	50%			2035	$106,700	1	$20,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$20,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building Exterior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$293,200	1-3	$70,500	

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

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$109,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Air Handler	30%			2035	$641,700	1	$20,600	
Convector/Radiator	70%			2040	* *	1	$25,100	
Controls								
Electrical	100%			2033	$631,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2035	$251,500	1	$7,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Window/Wall Unit	25%			2030	$107,600	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2045	* *	4	$800	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Explanation : Chilled Water Pumps								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2035	$132,300	1	$10,300	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2030	$19,700	2	$11,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$24,800	
No Component	60%							
Exhaust Fans								
Interior	50%			2035	$252,000	2	$1,700	
Roof	50%			2035	$110,300	2	$1,700	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

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
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2045	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Water Booster Pump Set								
Galvanized Steel	25%	4+	$7,300	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Cold Water Service Valves In Basement								
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$6,600	
Backflow Preventer								
Generic	100%			2035	$50,800	1	$6,800	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 20%								
Location : Various Lavatories								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit. No Ventilation In Equipment Room								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$56,000	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$3,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)**			
Address	:	**35 SNYDER AVENUE BTWN: FLATBUSH AVE., BEDFORD AV**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K877**
Program / Asset #	:	**BOE0617.010 / 1243**	**Yr Built/Renovated**	:	**1875 / 2001**
Area Sq Ft	:	**18,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**07-Sep-2022**	**Landmark Status**	:	**EXTERIOR LANDMARK**
Areas Surveyed	:	**Basement, Floors 1,3**			
Block	:	**5103** **Lot** : **93**	**BIN**	:	**3338996**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$219,700	
Mechanical	$173,000	$164,700
Total	**$392,700**	**$164,700**
Importance Code B	$339,700	$164,700
Importance Code C	$53,000	
Total	**$392,700**	**$164,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$1,700	
Interior Architecture	$39,100	$600		$2,900
Electrical	$7,900	$1,700	$11,200	$2,000
Mechanical	$51,500	$1,600	$20,600	$2,000
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$105,700**	**$11,100**	**$40,700**	**$14,100**
Importance Code A	$900	$900	$2,600	$900
Importance Code B	$104,800	$9,600	$38,100	$13,200
Importance Code C		$600		
Total	**$105,700**	**$11,100**	**$40,700**	**$14,100**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

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
Exterior								
Exterior Walls								
Masonry: Brick	78%			LIFE	* *	5	$34,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *	5	$3,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	$3,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Panel	2%			2054	* *	5-10	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Repairs In Progress								
Windows								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Throughout								
Roof								
Slate	85%			LIFE	* *			
Not Accessible	15%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	5%	Now	$8,500	2043	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 30%								
Location : Second Floor Toilet								
Vinyl Tile	40%	Now	$166,700	2042	* *	3	$4,000	
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : First Floor Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	45%			2039	* *	3	$6,100	
Wood	5%			2062	* *	5	$2,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,200	
Gypsum Board	90%			LIFE	* *	5	$13,400	
Masonry: Brick	5%	2-4	$53,000	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Basement Walls								
Paint Peeling, Extent : Severe, Area Affected : 25%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Basement								
Explanation : Exterior Repairs Of Foundation Wall								
Ceilings								
Gypsum Board	90%	2-4	$9,500	LIFE	* *	5	$30,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Plaster	10%	0-2	$18,400	LIFE	* *	5	$1,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Iron Picket								
Under Construction	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Chain Link								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Under Construction	100%							
On-Site Walkways								
Under Construction	60%							
Under Construction	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Pavers / Stone								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Rubber Matting	15%			2039	* *			
Under Construction	85%							

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	90%			2042	* *	5	$400	
Molded Case Bkrs	10%			2033	$4,500	5		
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$16,900	10	$2,200	
Exit, Battery	50%			2034	$14,300	10	$600	
Exterior Lighting								
HID	10%	Now	$5,600	2029	$9,400			
Damaged Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Building Perimeter And Play Yard								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$37,800	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$11,400	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Gas Fired Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Only One Pump								
Terminal Devices								
Convector/Radiator	100%	2-4	$49,400	2032	$164,700	1	$5,200	
On Extended Life, Extent : Severe, Area Affected : 50%								
Location : Basement, First Floor, Second Floor And Third Floor.								
Controls								
Electrical	100%			2029	$112,000			
Air Conditioning								
Energy Source								
Electricity	80%			2050	* *	1		
No Component	20%							
Conversion Equipment								
Window/Wall Unit	80%	Now	$1,200	2029	$61,100	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Units								
No Component	20%							
Ventilation								
Exhaust Fans								
Roof	100%			2034	$39,100	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$19,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 397 - BK**
Address : **490 FENIMORE STREET BTWN: NEW YORK AVE., BROOKLYN AV**
Borough : **BROOKLYN** | **Agency's Number** : **K397**
Program / Asset # : **BOE0618.000 / 1244** | **Yr Built/Renovated** : **1975 /**
Area Sq Ft : **32,000** | **Project Type** : **EDUCATION**
Date of Survey : **12-Oct-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **4815** **Lot** : **20** | **BIN** : **3107315**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$949,000	$409,300
Interior Architecture	$180,000	
Electrical	$61,500	$527,800
Mechanical	$182,200	$1,448,700
Total	**$1,372,700**	**$2,385,800**
Importance Code A	$949,000	$409,300
Importance Code B	$423,700	$1,976,500
Total	**$1,372,700**	**$2,385,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$54,600			
Interior Architecture	$21,200		$23,100	$8,700
Electrical	$12,100	$4,000	$41,600	$3,000
Mechanical	$8,900	$8,900	$20,500	$10,500
Site Enclosure	$3,900			
Site Pavements	$11,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$119,800**	**$20,100**	**$92,400**	**$29,400**
Importance Code A	$57,800	$3,200	$3,200	$3,200
Importance Code B	$55,800	$16,900	$89,100	$23,000
Importance Code C	$6,200			$3,300
Total	**$119,800**	**$20,100**	**$92,400**	**$29,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	$949,000	LIFE	* *	5	$53,200	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Unknown Source								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Front Elevation, Plant Box Area								
Explanation : Major Leak At Basement When It Rains. Electrical Server Room Affected.								
Pre-Cast Concrete	5%			LIFE	* *	5	$9,100	
Windows								
Aluminum	100%	Now	$17,900	2050	* *	5	$1,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$4,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,400	
Roof								
Built-Up (BUR)	98%	0-2	$35,600	2034	$356,100			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Chimney Area								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Dunnage Area At Middle Of Building								
Explanation : Leaking Mark Evident At Ceiling								
Metal Panel	2%			2047	* *	10	$1,100	
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$21,200	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$56,200	2047	* *	5	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%								
Location : Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Toilets Throughout								
Vinyl Tile	90%	Now	$123,800	2039	* *	3	$16,400	
Adhesion Failure, Extent : Severe, Area Affected : 25%								
Location : Kitchen								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Kitchen And Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	$16,800	
Folding Partition	5%			2050	* *	5	$6,500	
Gypsum Board	10%			LIFE	* *	5	$3,100	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	95%			2039	* *	5	$46,200	
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%	Now	$2,700	2054	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Swinging Gates And Fence On East Side								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	100%	Now	$1,200	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Elevation Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Side Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$6,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Front Sidewalk								
On-Site Walkways								
Pavers/Stone	100%	2-4	$3,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Main Entrance And East Side Yard								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Main Entrance And East Side Yard								
Activity Yard								
Asphalt	75%	2-4	$2,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Rear Play Yard								
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$23,200	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes, Evidence Of Water Instrusion From Con. Edison Service Ducts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$133,200	5	$100	
Raceway								
Conduit	100%			2034	$62,700	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	1%			2033	$1,000	5		
Fused Toggle Switch	1%			2033	$1,000	5		
Molded Case Bkrs	93%			2033	$95,000	5	$800	
Molded Case Bkrs	5%			2042	* *	5		
Wiring								
Thermoplastic	100%			2034	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$27,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%	Now	$1,200	2039	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement Area								
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Basement Area								
Egress Lighting								
Emergency, Service	25%	Now	$100	2034	$5,000	1		
Not Functioning, Extent : Light, Area Affected : 2%								
Location : Next To Room 208								
Emergency, Battery	25%	Now	$300	2034	$13,800			
Not Functioning, Extent : Light, Area Affected : 2%								
Location : Unit Number 5 At Exit 3								
Exit, Service	50%			2029	$7,100	1		
Exterior Lighting								
HID	8%	Now	$7,300	2034	$12,200			
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Roof And Building Perimeter								
Incandescent	2%			2029	$3,500	2		
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$61,500	1	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$84,500	1-3	$19,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$31,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	100%			2034	$616,600	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
Controls								
Electrical	100%			2029	$182,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	$550,500	2	$2,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Package Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$17,800	
Exhaust Fans								
Roof	100%			2034	$63,600	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$158,400	4	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Approximately 200 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%	Now	$700	2034	$6,600	4	$700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Motor, Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Controller Not Working, Extent : Severe, Area Affected : 20%								
Location : Down Frequently								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Hydraulic Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$16,100	
Sprinkler								
No Component	95%							
Generic	5%			2034	$22,700	1-2	$500	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 5 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 398 - BK (UDC)**		
Address	: **60 EAST 94 STREET BTWN: RUTLAND RD., EAST NEW YORK**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K398**
Program / Asset #	: **BOE0619.000 / 2615**	**Yr Built/Renovated**	: **1977 / 2011**
Area Sq Ft	: **106,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **4595** **Lot** : **15**	**BIN**	: **3323072**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$777,900	$507,400
Interior Architecture		$3,348,000
Electrical	$151,900	$2,744,100
Mechanical	$5,825,900	$3,721,000
Site Pavements	$50,800	
Total	**$6,806,500**	**$10,320,500**
Importance Code A	$777,900	$1,484,700
Importance Code B	$6,028,600	$8,835,800
Total	**$6,806,500**	**$10,320,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$120,400		$60,900	$2,800
Interior Architecture	$173,100	$18,400		$3,900
Electrical	$12,600	$11,200	$28,700	$11,900
Mechanical	$53,500	$28,700	$73,300	$34,000
Site Enclosure	$25,200			
Site Pavements	$17,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$409,500**	**$65,500**	**$170,100**	**$59,800**
Importance Code A	$131,500	$10,300	$71,300	$13,100
Importance Code B	$245,900	$55,300	$98,800	$46,700
Importance Code C	$32,000			
Total	**$409,500**	**$65,500**	**$170,100**	**$59,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	23%	Now	$48,000	LIFE	* *	5	$27,300	
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Roof Play Area								
Masonry: Brick Cavity	10%	Now	$33,900	LIFE	* *	5	$19,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkhead B								
Masonry: Brick Cavity	40%			LIFE	* *	5	$76,100	
Metal Panel	7%			2054	* *	5-10	$91,600	
Window Wall	20%			2054	* *	5	$142,700	
Windows								
Aluminum	100%			2050	* *	5	$5,600	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$10,500	
Metal Panel	5%			2054	* *	5	$2,900	
Metal Rail	20%			2047	* *	5-10	$54,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,700	
Roof								
Built-Up (BUR)	20%	4+	$5,500	2034	$274,400			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
IRMA/Protected Membrane	30%			2039	* *	10	$34,400	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Sections Over Second Floor								
Modified Bitumen	50%	Now	$64,200	2029	$642,400			
Alligatoring, Extent : Moderate, Area Affected : 60%								
Location : Main Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Central Main Roof								
Explanation : Barrel Vault Roof								
Soffits								
Stucco Cement	100%			2039	* *	5		
Interior								
Floors								
Carpet	5%			2027	$140,400	3	$15,500	
Cast in Place Concrete	10%			LIFE	* *	5	$33,900	
Ceramic Tile	5%			2043	* *	5	$7,800	
Quarry Tile	5%			2047	* *	5	$11,600	
Vinyl Tile	75%			2034	$3,289,900	3	$43,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	75%			LIFE	* *	5	$48,400	
Gypsum Board	15%			LIFE	* *	5	$14,500	
Ceilings								
AcousTileConcealSpLn	45%	2-4	$23,000	2039	* *	5	$43,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,400	
Gypsum Board	15%			LIFE	* *	5	$29,100	
Metal Panel	30%			LIFE	* *	5	$58,200	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2044	* *			
Iron Picket	85%	0-2	$14,500	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : 94th Street								
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$10,600	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Activity Yard North Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$17,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp To Activity Yard								
Activity Yard								
Asphalt	80%			2043	* *			
Asphalt	15%	Now	$50,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Level Play Yard								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Level Play Yard								
Rubber Matting	5%			2039	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Raceway								
Conduit	100%			2034	$249,600	1		
Panelboards								
Fused Disc Sw	30%			2033	$73,600	5	$700	
Molded Case Bkrs	70%			2033	$171,700	5	$2,000	
Wiring								
Thermoplastic	100%			2034	$350,000	1		
Motor Controllers								
Locally Mounted	70%			2032	$130,100	5	$500	
Motor Control Center	30%			2032	$223,300	5	$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2034	$1,107,000	10	$66,500	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Service	20%			2034	$13,100	1		
Emergency, Battery	30%			2034	$53,400	10	$7,500	
Exit, Service	40%			2029	$18,300	1		
Exit, Battery	10%			2034	$15,000	10	$700	
Exterior Lighting								
HID	30%			2029	$151,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$39,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveilllance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$67,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$246,700	5	$32,100	
Conversion Equipment								
Steam Boiler	90%			2032	$832,200	1	$92,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Steam Boiler	10%	0-2	$1,800	2032	$92,500	1	$9,200	
Not Insulated, Extent : Moderate, Area Affected : 40%								
Location : Boiler No.1 In Basement								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	$4,600	2033	$92,800	4	$2,000	
Corroded, Extent : Severe, Area Affected : 10%								
Location : Piping Water Storage Tank, Pumps In Basement								
Steam Piping/Pump	20%	Now	$3,400	2034	$169,900			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pump In Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Vacuum Pump In Boiler Room								
Steam Piping/Pump	40%			2034	$339,800			
Terminal Devices								
Air Handler	70%			2029	$1,397,500	1	$44,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room								
Explanation : See Terminal Devices Under Air Conditioning.								
Convector/Radiator	30%			2032	$260,200	1	$10,000	
Controls								
Pneumatic	100%			2028	$2,097,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2029	$782,500	1	$24,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Window/Wall Unit	30%			2032	$120,600	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%	0-2	$3,400	2034	$68,600	4	$2,600	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
No Component	50%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	50%			2029	$823,400	1	$32,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room								
Explanation : See Heating Terminal Unit								
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2029	$194,700	2	$36,100	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	* *	2-5	$37,600	
Ductwork/Diffusers	5%	0-2	$4,700	LIFE	* *	2-5	$2,900	
Unbalanced System, Extent : Moderate, Area Affected : 20%								
Location : South East Of 2nd Floor								
No Component	30%							
Exhaust Fans								
Interior	100%			2029	$470,500	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And Kichen								
Explanation : One 50 Gallon And Two 100 Gallon Units								
HW Heat Exchanger								
Steam Fired	100%			2034	$513,000	4	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Not Being Used Since Separate Water Heaters Installed.								
Sanitary Piping								
Cast Iron	5%	0-2	$1,300	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Hallway								
Explanation : Water Backs Up When It Rains Heavily								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,400	
Sewage Ejector(s)								
Electric	100%			2034	$56,800	4	$4,200	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit.								
Fire Suppression								
Standpipe								
Generic	100%			2034	$488,500	1-5	$52,200	
Sprinkler								
No Component	75%							
Generic	25%			2034	$366,800	1-2	$7,300	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 5 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 399 - BK**		
Address	: **2707 ALBEMARLE ROAD @ROGERS AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K399**
Program / Asset #	: **BOE0620.000 / 1245**	**Yr Built/Renovated**	: **1981 /**
Area Sq Ft	: **37,417**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **5111** **Lot** : **1**	**BIN**	: **3117396**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		$1,063,000
Electrical		$611,000
Mechanical		$1,646,300
Total		**$3,320,300**
Importance Code B		$3,320,300
Total		**$3,320,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$95,000		$600	
Interior Architecture	$139,300		$19,800	$4,700
Electrical	$4,700	$3,500	$3,600	$4,700
Mechanical	$28,200	$8,500	$15,400	$8,500
Site Enclosure	$13,000			
Site Pavements	$14,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$302,300**	**$19,200**	**$46,700**	**$25,100**
Importance Code A	$98,700	$3,700	$4,300	$3,700
Importance Code B	$108,800	$15,500	$39,900	$21,400
Importance Code C	$94,900		$2,500	
Total	**$302,300**	**$19,200**	**$46,700**	**$25,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$24,100	
Masonry: Brick Cavity	85%			LIFE	* *	5	$81,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Window Heads And Sills. Upper Floors. During Bouts Of Driving Rain								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Scaffolding Installed								
Metal Panel	10%	2-4	$6,500	2046	* *	5	$9,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Spandrel Panels All Facades								
Windows								
Aluminum	95%			2061	* *	5	$6,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Windows								
Metal Louvers	5%	Now	$900	2039	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Vent								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$13,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	* *	5-10	$28,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Metal Panel	2%			2046	* *	5	$400	
Roof								
IRMA/Protected Membrane	100%			2046	* *	10	$37,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Stucco Cement	100%			2049	* *	5	$1,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$30,800	
Mosaic Tile	5%	Now	$11,300	2041	* *	5	$2,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen And Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Bathrooms								
Vinyl Tile	80%	0-2	$21,300	2036	$1,063,000	3	$14,100	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floor Classrooms								
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *	10	$19,900	
Ceramic Tile	3%	Now	$8,400	2039	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Concrete Masonry Unit	72%			LIFE	* *	5	$57,200	
Folding Partition	2%			2044	* *	5	$5,000	
Gypsum Board	15%			LIFE	* *	5-10	$25,300	
Ceilings								
AcousTileSusp.Lay-In	80%			2049	* *	5	$34,700	
Exposed Struc: Steel	10%			LIFE	* *	10	$8,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Component Consists Of Concrete Metal Decking And Structural Beams								
Gypsum Board	10%			LIFE	* *	5-10	$14,900	
Site Enclosure								
Fence/Gates								
Chain Link	65%	Now	$10,600	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Concrete Curbing								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Fences At Play Yard								
Iron Picket	35%	Now	$2,500	2071	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Concrete Curbing								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$6,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corner Of Albemarle Road And Rogers Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	80%	Now	$2,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Ramp And Stair Landing In Side Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Walkways								
Explanation : Sidewalk Shed Installed								
Masonry: Granite	20%	Now	$6,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Steps								
Activity Yard								
Rubber Matting	30%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Playground								
Explanation : Construction Staging Area								
Traffic Topping	70%			2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Play Yard Surface								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Activity Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$23,200	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$133,200	5	$200	
Raceway								
Conduit	100%			2036	$62,700	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	$10,200	5	$100	
Molded Case Bkrs	90%			2035	$92,000	5	$900	
Wiring								
Thermoplastic	100%			2036	$79,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Main Valve Room								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	100%			2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2046	* *	10	$4,500	
Exit, Battery	50%			2046	* *	10	$1,300	
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	* *	5	$400	
Alarm								
Security System								
Generic	100%			2031	$71,900	1	$14,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors And Video Intercom								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$98,800	1-3	$23,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Heating								
Energy Source								
Natural Gas	100%			2066	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Conversion Equipment								
Steam Boiler	100%			2056	* *	1	$37,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Distribution								
Steam Piping/Pump	25%			2066	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Recent Installation								
Steam Piping/Pump	75%			2046	* *			
Terminal Devices								
Air Handler	90%			2036	$648,900	1	$20,800	
Fan Coil Unit/Heat	10%			2031	$95,000	1	$1,200	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2031	$420,100	2	$2,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$110,900	2	$26,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,000	
Exhaust Fans								
Roof	100%	0-2	$3,700	2031	$74,300	2	$900	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof. Two Units Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$244,600	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2036	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 200 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2066	* *	4	$3,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$7,700	4	$1,200	
Sewage Ejector(s)								
Electric	100%			2036	$20,100	4	$2,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$18,900	
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 4 - BX**				
Address	: **1701 FULTON AVENUE @E. 173 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X004**
Program / Asset #	: **BOE0157.000 / 524**			**Yr Built/Renovated**	: **1897 / 2005**
Area Sq Ft	: **106,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **23-Feb-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **2930**	**Lot**	: **75**	**BIN**	: **2100071**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,131,000	$1,806,000
Interior Architecture	$2,073,300	$6,512,800
Electrical	$219,000	$1,226,700
Mechanical	$2,611,100	$3,212,200
Site Enclosure	$84,400	
Site Pavements		$84,900
Total	**$7,118,800**	**$12,842,700**
Importance Code A	$2,225,600	$1,858,700
Importance Code B	$4,156,100	$9,459,800
Importance Code C	$737,100	$1,524,200
Total	**$7,118,800**	**$12,842,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,500	$31,400		
Interior Architecture	$39,600	$19,800		$13,600
Electrical	$11,200	$14,000	$11,900	$9,900
Mechanical	$25,400	$83,900	$21,100	$16,000
Site Enclosure	$9,300			
Site Pavements	$44,100			
Total	**$150,000**	**$149,100**	**$33,000**	**$39,500**
Importance Code A	$20,500	$42,200	$10,500	$10,500
Importance Code B	$129,500	$106,900	$22,500	$29,000
Importance Code C				
Total	**$150,000**	**$149,100**	**$33,000**	**$39,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$149,800	
Masonry: Brick	68%	Now	$1,718,000	LIFE	* *	5	$101,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade Of 1917 Wing								
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Metal Panel	2%			2043	* *	5-10	$20,600	
Stucco Cement	5%			2038	* *	5	$18,700	
Windows								
Aluminum	100%	Now	$277,000	2041	* *	5	$14,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Windows Cannot Remain Open								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$9,200	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : New Wing								
Explanation : Parged Surface								
Masonry: Brick	20%	Now	$136,000	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face Of 1917 Wing								
Pre-Cast Concrete	10%	Now	$10,900	LIFE	* *	5	$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Original Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Built-Up (BUR)	80%			2033	$1,257,700	10	$105,200	
Copper/Terne	3%			2048	* *	10	$9,900	
Copper/Terne	2%			2048	* *	10	$6,600	
Modified Bitumen	13%	Now	$9,600	2033	$191,400			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sloped Roof								
Skylight, Metal/Glass	2%			2043	* *	10	$8,800	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$172,600	LIFE	* *	5	$43,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Pool And Boiler Room								
Ceramic Tile	10%	0-2	$57,200	2036	$1,144,200	5	$9,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Mosaic Tile	5%			2038	* *	5	$24,800	
Poured Epoxy/Resin	5%	0-2	$28,400	2028	$568,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Science Laboratory								
Quarry Tile	5%			2038	* *	5	$14,900	
Vinyl Tile	45%			2033	$2,522,700	3	$44,600	
Vinyl Tile	10%	Now	$560,600	2043	* *	3	$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 95%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	10%			2036	$1,210,300	5	$37,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%	Now	$587,800	2036	$1,469,400	5	$13,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Bathrooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Bathrooms								
Gypsum Board	10%			LIFE	* *	5	$15,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	5%	Now	$65,000	LIFE	* *	5	$3,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Upper Floors								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : Upper Floors								
Plaster	65%			LIFE	* *	5	$50,900	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,100	
Plaster	85%			LIFE	* *	5	$105,300	
Plaster	5%	Now	$61,700	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Upper Floors								
Water Penetration, Extent : Moderate, Area Affected : 60%								
Location : Upper Floors								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Iron Picket	70%	4+	$84,400	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Fieldstone	80%	4+	$9,300	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 173rd Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$44,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	80%			2038	* *			
Rubber Matting	20%			2033	$84,900			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Ampere Fuse Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	1%			2032	$2,500	5		
Fused Toggle Switch	1%			2032	$2,500	5		
Molded Case Bkrs	8%			2041	* *	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$2,500	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$700	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	85%			2038	* *	10	$82,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2028	$80,900	10	$4,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Pool Area And Locker Rooms								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$72,900	10	$10,200	
Exit, Battery	50%			2038	* *	10	$3,600	
Exterior Lighting								
HID	10%			2028	$50,600	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2033	$101,900	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2033	$101,900	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$65,300	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Oil Tanks Above Ground Capacity 5,000 Gallons Each, No.2 Oil.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$94,600	2038	* *	1	$94,500	
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Boilers Have 12 Plugged Tubes And Corrosion								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units.								
Distribution								
Steam Piping/Pump	100%			2033	$869,200			
Terminal Devices								
Convector/Radiator	99%			2031	$878,700	1	$33,900	
Unit Heater - Steam	1%			2028	$6,200	4	$100	
Controls								
Pneumatic	100%			2027	$2,097,700			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room 306c								
Explanation : 1 Unit								
Window/Wall Unit	65%			2028	$267,300	1		
Window/Wall Unit	5%	Now	$20,600	2033	$20,600	1		
Broken, Extent : Moderate, Area Affected : 100%								
Location : Various Classrooms								
No Component	25%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$13,800	
No Component	90%							
Dehumidifier								
No Component	90%							
Generic	10%			2031	$52,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Swimming Pool Area								
Explanation : 2 Units Control Humidity And At The Same Time Provide Cooling In Summer And Heating In Winter.								
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$8,900	
No Component	85%							

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Ventilation								
Exhaust Fans								
Interior	10%			2028	$48,100	2	$300	
Roof	5%			2033	$10,500	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop								
Explanation : 1 Unit For Science Laboratory								
Wall Unit	3%			2028	$1,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 3 Units								
No Component	82%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2033	$975,800	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 5th Floor								
Explanation : Low Water Pressure On 5th Floor								
Galvanized Steel	30%			2031	$415,700	1		
Water Heater With Tanks								
Electric	25%			2028	$12,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit - 100 Gallons.								
No Component	75%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$21,700	4	$2,200	
Pool Filter/Treatment								
Sand	100%	Now	$52,000	2038	* *	4	$300	
Damaged, Extent : Light, Area Affected : 10%								
Location : Chlorine Must Be Added Manually								
Backflow Preventer								
Generic	100%			2033	$48,500	1	$6,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$99,500	2	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units, 1 Unit Is For The Pool But Is Not In Use.								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2033	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 600 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler System Only In Basement								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 4 (P171 ECC) - BX ANNEX**		
Address	: **1717 FULTON AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X171**
Program / Asset #	: **BOE1166.000 / 14912**	**Yr Built/Renovated**	:
Area Sq Ft	: **45,596**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**		
Block	: **2930** **Lot** : **75**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,011,900
Electrical	$696,000	$350,100
Mechanical	$325,100	$3,305,300
Site Pavements		$142,000
Total	**$1,021,100**	**$4,809,200**
Importance Code A		$1,011,900
Importance Code B	$1,021,100	$3,797,400
Total	**$1,021,100**	**$4,809,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,200		$4,600	
Interior Architecture	$8,800	$8,500	$5,100	
Electrical	$11,600	$98,600	$7,400	$8,300
Mechanical	$21,900	$65,600	$26,200	$24,700
Site Enclosure	$8,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$92,000**	**$179,900**	**$50,600**	**$40,100**
Importance Code A	$38,700	$4,600	$9,100	$4,500
Importance Code B	$44,500	$175,300	$41,400	$35,600
Importance Code C	$8,800			
Total	**$92,000**	**$179,900**	**$50,600**	**$40,100**

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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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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%	2-4	$19,300	LIFE	* *	5	$11,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : At Entry On Fulton Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Glazed Masonry Units								
Masonry: Brick Cavity	80%			LIFE	* *	5	$70,400	
Windows								
Aluminum	98%			2049	* *	5	$9,200	
Metal Louvers	2%			2042	* *	10	$1,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$13,900	LIFE	* *	5	$11,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Brick Cavity	85%			LIFE	* *	5	$12,700	
Metal Rail	5%			2046	* *	5-10	$13,500	
Roof								
IRMA/Protected Membrane	5%	Now	$900	2033	$47,100			
Broken Paver Blocks, Extent : Severe, Area Affected : 2%								
Location : Main Roof By Exhaust Fan								
IRMA/Protected Membrane	95%			2033	$894,400	10	$36,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Paver Blocks								
Soffits								
Stucco Cement	100%			2046	* *	5	$7,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$14,900	
Quarry Tile	5%			2046	* *	5	$5,100	
Terrazzo	25%			LIFE	* *	5	$13,300	
Vinyl Tile	60%			2038	* *	3	$15,400	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$17,600	
Concrete Masonry Unit	15%			LIFE	* *	5	$10,600	
Gypsum Board	45%			LIFE	* *	5	$47,600	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	$17,100	
AcousTileSusp.Lay-In	45%			2046	* *	5	$30,700	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$8,500	
Metal Panel	5%			LIFE	* *	5	$4,300	
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	10%			2068	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Precast Concrete Copings								
Concrete Masonry Unit	20%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Glazed Masonry Units								
Masonry: Brick	70%			2053	* *			
Retaining Walls								
Cast in Place Concrete	60%			2068	* *			
Cast in Place Concrete	5%	Now	$8,200	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : East 174th Street Side								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Precast Concrete Copings								
Concrete Masonry Unit	20%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Glazed Masonry Units								
Masonry: Brick	15%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	10%			2038	* *			
Rubber Matting	90%			2033	$142,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Three Main Service Switches One Rated At 1,200 Amperes And Two Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	90%			2038	* *	5	$300	
Variable Frequency Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$14,000	
Generators								
Diesel	100%			2036	$142,000	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Rated At 156 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,700	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Capacity 50 Gallons								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Capacity 285 Gallons								
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$696,000	10	$41,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2028	$14,400	1		
Exit, Battery	50%			2028	$33,100	10	$1,500	
Exterior Lighting								
HID	10%			2033	$21,800	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Alarm								
Security System								
Generic	100%			2033	$87,600	1	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$120,400	1-3	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	90%			2041	* *	4	$2,000	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Make Up Water Circulating Pump								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Steam Heat Exchanger								
Steam Piping/Pump	10%			2043	* *			
Terminal Devices								
Air Handler	100%			2033	$878,600	1	$28,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Heating And Cooling								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2036	$856,800	1	$44,400	
Split Unit	10%			2028	$110,900			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$3,400	

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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	100%			2033	$1,424,300	1	$14,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : Heating And Cooling								
Heat Rejection								
Dry Cooler	100%			2028	$214,300	2	$31,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,400	
Exhaust Fans								
Roof	95%			2033	$86,100	2	$1,300	
Roof	5%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$9,300	4	$1,000	
Sewage Ejector(s)								
Electric	100%			2033	$24,400	4	$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$23,000	
Sprinkler								
Generic	100%			2043	* *	1-2	$12,800	
Fire Pump								
Generic	100%	0-2	$2,200	2036	$44,600	1	$7,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Fire Pump								

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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 85 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 41 - BX**				
Address	: **3352 OLINVILLE AVENUE @ MAGENTA ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X041**
Program / Asset #	: **BOE0184.000 / 514**			**Yr Built/Renovated**	: **1905 / 2007**
Area Sq Ft	: **71,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **29-Feb-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4**				
Block	: **4624**	**Lot**	: **15**	**BIN**	: **2056898**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$127,300
Interior Architecture	$234,600	$5,167,400
Electrical	$333,100	$261,500
Mechanical		$1,957,500
Total	**$567,700**	**$7,513,600**
Importance Code A		$127,300
Importance Code B	$567,700	$7,386,300
Total	**$567,700**	**$7,513,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,400			$45,300
Interior Architecture	$59,500	$5,400	$1,700	$29,400
Electrical	$2,700	$7,400	$6,900	$26,200
Mechanical	$65,900	$19,800	$19,500	$19,800
Site Pavements	$25,400			
Total	**$188,900**	**$32,500**	**$28,100**	**$120,600**
Importance Code A	$42,500	$7,000	$7,000	$52,400
Importance Code B	$116,700	$25,500	$21,000	$68,100
Importance Code C	$29,700			
Total	**$188,900**	**$32,500**	**$28,100**	**$120,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	50%			LIFE	* *	5	$52,400	
Masonry: Brick Cavity	23%			LIFE	* *	5	$24,100	
Pre-Cast Concrete	22%			LIFE	* *	5	$74,900	
Windows								
Aluminum	100%			2057	* *	5	$36,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Exterior Facades								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$2,700	
Masonry: Brick Cavity	80%			LIFE	* *	5	$9,300	
Metal Panel	5%			2045	* *	5	$2,300	
Metal Rail	5%			2040	* *	5-10	$10,500	
Pre-Cast Concrete	5%	0-2	$2,400	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Coping								
No Component	2%							
Roof								
Built-Up (BUR)	85%			2040	* *	10	$37,800	
Ponding, Extent : Light, Area Affected : 15%								
Location : Throughout								
Copper/Terne	5%			2063	* *	10	$5,600	
Modified Bitumen	10%	Now	$14,900	2040	* *			
Blisters, Extent : Severe, Area Affected : 25%								
Location : 1 Story Rear Addition								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,500	
Ceramic Tile	2%	Now	$2,600	2038	* *	5	$1,100	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Stairway Toilets								
Ceramic Tile	3%			2044	* *	5	$3,400	
Sheet Vinyl/Rubber	5%			2035	$383,800	5	$8,600	
Terrazzo	5%	0-2	$11,000	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Vinyl Tile	25%	4+	$16,200	2040	* *	3	$10,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Vinyl Tile 9" X 9"	50%	Now	$234,600	2035	$4,692,000	3	$21,500	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : 3rd Floor Corridor, Classrooms And Stairwells								
Wood	5%			2063	* *	5	$10,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

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
Interior								
Interior Walls								
Ceramic Tile	7%	Now	$29,700	2038	* *	5	$5,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stair Corridors, Slop Sinks All Floors								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Glass: Single Pane	5%			LIFE	* *	5	$5,600	
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	64%			LIFE	* *	5	$28,900	
SGFT/Glazed Masonry	17%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2040	* *	5	$17,200	
AcousTileSusp.Lay-In	10%			2040	* *	5	$11,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2035	$91,500			
Metal Panel	2%			LIFE	* *	5	$2,900	
Plaster	56%			LIFE	* *	5	$40,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2045	* *			
Iron Picket	90%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$18,300	2048	* *			
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Olinville Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	95%			2048	* *			
Rubber Matting	5%	Now	$7,100	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 5%								
Location : Play Yard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	
Raceway								
Conduit	50%			2035	$74,000	1		
Conduit	50%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$18,400	5	$200	
Molded Case Bkrs	20%			2034	$36,800	5	$400	
Molded Case Bkrs	30%			2043	* *	5	$600	
Molded Case Bkrs	40%			2051	* *	5	$700	
Wiring								
Braided Cloth	40%	2-4	$81,800	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Sections Of The Building								
Thermoplastic	10%			2045	* *	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$48,900	5	$200	
Locally Mounted	30%			2048	* *	5	$100	
Motor Control Center	30%			2048	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2040	* *	10	$63,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	40%			2030	$17,900	1		
Emergency, Service	10%			2040	* *	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	30%			2035	$101,800	10	$100	
No Component	70%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

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
Alarm								
Security System								
Generic	100%			2043	* *	1	$26,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$187,500	2045	* *	1-3	$39,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$70,300	
Distribution								
Central Plant Steam Piping/Pmp	95%			2055	* *	4	$5,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	5%			2055	* *			
Terminal Devices								
Air Handler	5%	0-2	$6,800	2035	$68,400	1	$2,000	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Coil From Auditorium And Gymnasium Blower								
Air Handler	15%			2035	$205,200	1	$6,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	15%			2048	* *	1	$3,400	
Convector/Radiator	65%			2040	* *	1	$14,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2036	$1,405,100			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	50%			2033	$137,700	1		
No Component	45%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$49,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Various								
Explanation : For The Split Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,600	
Exhaust Fans								
Roof	100%			2035	$141,100	2	$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$46,400	2040	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Domestic Water								
Water Heater With Tanks								
Electric	100%			2033	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$7,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$14,600	4	$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$2,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 42 - BX**
Address : **1537 WASHINGTON AVENUE @ CLAREMONT PARKWAY**
Borough : **BRONX**
Agency's Number : **X042**
Program / Asset # : **BOE0185.000 / 203**
Yr Built/Renovated : **1906 / 2008**
Area Sq Ft : **65,000**
Project Type : **EDUCATION**
Date of Survey : **02-Apr-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2903** **Lot** : **23** **BIN** : **2009466**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$418,000	$62,300
Interior Architecture	$348,700	$3,824,000
Electrical		$750,200
Mechanical		$2,609,800
Total	**$766,700**	**$7,246,300**
Importance Code A	$418,000	$62,300
Importance Code B	$157,500	$7,183,900
Importance Code C	$191,200	
Total	**$766,700**	**$7,246,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$118,800		$8,100	
Interior Architecture	$110,200		$800	$14,100
Electrical	$8,400	$6,100	$6,300	$8,000
Mechanical	$28,600	$11,400	$12,400	$9,500
Site Enclosure	$23,800			
Site Pavements	$45,700			
Total	**$335,500**	**$17,500**	**$27,600**	**$31,500**
Importance Code A	$125,300	$6,400	$14,500	$6,400
Importance Code B	$201,800	$11,100	$13,100	$22,700
Importance Code C	$8,500			$2,400
Total	**$335,500**	**$17,500**	**$27,600**	**$31,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$82,100	
Copper/Terne	2%			2071	* *	10	$3,500	
Masonry: Brick	83%	4+	$262,700	LIFE	* *	5	$62,300	
Painted Surfaces, Extent : Moderate, Area Affected : 30%								
Location : Rear Of Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 411, 311, 412a, 312, 4th Floor, Building Corner On Claremont Parkway And Washington Avenue								
Masonry: Granite	3%			LIFE	* *	5	$3,400	
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	100%	Now	$155,200	2052	* *	5	$5,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$40,300	
Metal Rail	10%			2049	* *	5-10	$13,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,300	
Roof								
Modified Bitumen	100%	4+	$34,300	2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Classrooms								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$24,300	
Ceramic Tile	5%	4+	$16,000	2045	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	1%			2049	* *	5	$1,700	
Vinyl Tile	64%	Now	$40,200	2036	$2,007,700	3	$26,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Vinyl Tile 9" X 9"	20%	Now	$90,800	2036	$1,816,300	3	$8,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Various Locations Throughout								
Wood	5%			2051	* *	5	$10,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

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
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$4,800	
Glass: Single Pane	3%			LIFE	* *	5	$4,400	
Masonry: Brick	10%	Now	$94,600	LIFE	* *			
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Throughout Boiler Room								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Throughout Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Throughout Boiler Room								
Metal: Cage/Fence	2%			LIFE	* *	10	$400	
Plaster	80%	Now	$96,600	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Rooms 411, 412, 311, Stairwells								
Ceilings								
AcousTile,Adhered	10%	Now	$7,300	2041	* *	5	$5,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Cafeteria, Gymnasium								
AcousTileSusp.Lay-In	10%			2041	* *	5	$11,100	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$20,800	
Metal Panel	10%			LIFE	* *	5	$27,700	
Plaster	55%			LIFE	* *	5-10	$104,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$2,600	2046	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Claremont Parkway								
Iron Picket	50%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	100%	4+	$800	2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Rear Yard								
Retaining Walls								
Cast in Place Concrete	90%	4+	$20,500	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Claremont Parkway								
Masonry: Brick	10%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$22,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$2,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Parking Area And At Drain								
Activity Yard								
Asphalt	85%	4+	$20,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Activity Yard								
Rubber Matting	15%	4+	$800	2041	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout Rubber Matting								
Explanation : Open Seams								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$1,700	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Disc Sw	5%			2035	$9,200	5	$100	
Molded Case Bkrs	10%			2052	* *	5	$200	
Molded Case Bkrs	80%			2035	$147,100	5	$1,400	
Wiring								
Braided Cloth	80%			2035	$163,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	80%			2049	* *	5	$400	
Locally Mounted	20%			2034	$24,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

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
Lighting								
Interior Lighting								
Fluorescent	80%			2044	* *	10	$47,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$7,800	
Exit, Service	20%			2041	* *	1		
Exit, Service	30%			2031	$8,600	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$124,900	1	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Offices								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$171,700	1-3	$41,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bells, Manual Pull Stations Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$64,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	5%	Now	$2,700	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Condensate Pump								
Steam Piping/Pump	95%			2036	$506,300			
Terminal Devices								
Air Handler	10%			2031	$125,300	1	$4,000	
Convector/Radiator	90%			2034	$489,800	1	$18,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

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
Heating								
Controls								
Pneumatic	100%			2034	$1,286,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2031	$100,900	1		
Window/Wall Unit	5%	Now	$3,800	2031	$12,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor. Two Air Conditioning Wall Units Are Not Working								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$34,400	
No Component	40%							
Exhaust Fans								
Interior	30%			2031	$88,600	2	$600	
Roof	30%			2031	$38,700	2	$600	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$13,300	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2036	$34,800	4	$3,900	
Backflow Preventer								
No Component	50%							
Generic	50%			2036	$14,900	1	$2,000	
Fixtures								
Generic	50%							
Generic	50%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 43 - BX**		
Address	: **165 BROWN PLACE BTWN: EAST 135 ST., EAST 136 S**		
Borough	: **BRONX**	**Agency's Number**	: **X043**
Program / Asset #	: **BOE0186.000 / 515**	**Yr Built/Renovated**	: **1906 / 2010**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2280** **Lot** : **40**	**BIN**	: **2000205**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$159,200	$236,400
Interior Architecture	$836,500	$1,337,800
Electrical		$1,630,600
Mechanical	$835,600	$827,300
Total	**$1,831,300**	**$4,032,200**
Importance Code A	$159,200	$236,400
Importance Code B	$1,573,700	$2,812,600
Importance Code C	$98,300	$983,200
Total	**$1,831,300**	**$4,032,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$63,100	$9,700		
Interior Architecture		$8,100	$299,900	$12,500
Electrical	$9,100	$9,500	$11,100	$9,100
Mechanical	$5,800	$3,800	$12,300	$3,800
Site Pavements	$38,100			
Total	**$116,000**	**$30,900**	**$323,300**	**$25,300**
Importance Code A	$63,100	$9,900		
Importance Code B	$14,800	$21,100	$323,300	$25,300
Importance Code C	$38,100			
Total	**$116,000**	**$30,900**	**$323,300**	**$25,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$120,600	
Masonry: Brick	75%			LIFE	* *	5	$115,800	
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Through Brick Joints And Foundation Wall At 135th Street Into Basement								
Masonry: Limestone	10%			LIFE	* *	5	$11,600	
Stucco Cement	5%			2038	* *	5	$19,300	
Windows								
Aluminum	100%	4+	$43,800	2049	* *	5	$22,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Window Lintels								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$19,200	LIFE	* *	5	$16,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Main Roof								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Stone Joints								
Masonry: Brick	75%	Now	$100,400	LIFE	* *	5	$15,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	10%			2046	* *	5-10	$37,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$58,900	
Copper/Terne	5%			2061	* *	10	$7,700	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	$800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

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
Interior								
Floors								
Carpet	10%			2029	$291,800	3	$24,200	
Cast in Place Concrete	10%	Now	$140,300	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Basement Area								
Ceramic Tile	3%			2036	$279,100	5	$4,800	
Terrazzo	5%			LIFE	* *	5	$6,300	
Traffic Topping	5%	Now	$393,700	2043	* *	5	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Vinyl Tile	62%	0-2	$56,500	2038	* *	3	$37,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridors								
Wood	5%	Now	$147,600	2048	* *	5	$7,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium Areas								
Interior Walls								
Ceramic Tile	10%	Now	$98,300	2036	$983,200	5	$8,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stairwells. Teachers Toilet Rooms								
Glass: Single Pane	5%			LIFE	* *	5	$6,500	
Masonry: Brick	10%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$34,000	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$16,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,500	
Metal Panel	5%			LIFE	* *	5	$10,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Plaster	75%			LIFE	* *	5	$75,500	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2043	* *			
Iron Picket	55%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	65%			2038	* *			
Masonry: Granite	35%	Now	$38,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : At Entry Steps								
Activity Yard								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Knife Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	25%			2033	$51,700	1		
Conduit	75%			2053	* *	1		
Panelboards								
Molded Case Bkrs	20%			2049	* *	5	$500	
Molded Case Bkrs	80%			2041	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2033	$1,258,500	10	$75,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	15%			2038	* *			
Egress Lighting								
Emergency, Service	15%			2033	$9,200	1		
Emergency, Battery	35%			2033	$58,400	10	$8,200	
Exit, Service	50%			2038	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

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
Lighting								
Exterior Lighting								
LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2033	$186,500	1	$36,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System.								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$59,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.								

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Behind The Building								
Explanation : 2 New Boilers Under Construction. Temporary Boiler Being Used								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : New Steam Traps								
Terminal Devices								
Air Handler	10%			2028	$186,900	1	$6,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	90%	0-2	$146,200	2031	$731,000	1	$25,400	
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2028	$282,200	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Interior	50%			2028	$220,300	2	$1,500	
Roof	50%			2033	$96,400	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$14,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$19,900	4	$2,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$27,500	1-2	$500	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 43 - Q ANNEX**				
Address	: **12 MARVIN STREET**				
Borough	: **QUEENS**			**Agency's Number**	: **Q907**
Program / Asset #	: **BOE1048.000 / 14261**			**Yr Built/Renovated**	: **2005 /**
Area Sq Ft	: **10,694**			**Project Type**	: **EDUCATION**
Date of Survey	: **23-Apr-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**				
Block	: **15819**	**Lot**	: **148**	**BIN**	: **4531136**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$172,600
Mechanical		$208,100
Total		**$380,700**
Importance Code A		$172,600
Importance Code B		$208,100
Total		**$380,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,900		$2,900	
Interior Architecture	$41,100		$1,800	$1,300
Electrical	$2,300	$1,700	$1,900	$4,500
Mechanical	$11,100	$1,100	$1,600	$1,100
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$86,700**	**$10,100**	**$15,300**	**$14,100**
Importance Code A	$25,400	$500	$3,400	$500
Importance Code B	$21,800	$9,500	$11,900	$12,600
Importance Code C	$39,400			$900
Total	**$86,700**	**$10,100**	**$15,300**	**$14,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

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
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$9,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,600	
Stucco Cement	70%			2041	* *	5	$39,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facade Walls								
Explanation : This Component Actually Insulated Prefabricated Panels								
Windows								
Aluminum	100%			2044	* *	5	$5,700	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	$13,900	
Metal Panel	45%			2056	* *	5	$7,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,600	
Roof								
Built-Up (BUR)	95%			2036	$172,600	10	$14,400	
Skylight, Metal/Glass	5%			2046	* *	10	$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,500	
Ceramic Tile	5%			2045	* *	5	$800	
Vinyl Tile	90%			2041	* *	3	$5,400	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$1,900	
Gypsum Board	95%			LIFE	* *	5-10	$60,900	
Ceilings								
AcousTileSusp.Lay-In	100%			2041	* *	5	$16,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 200 Amperes								
Raceway								
Conduit	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2044	* *	5	$100	
Molded Case Bkrs	80%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$3,300	
Generators								
Natural Gas	100%			2045	* *	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$400	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$1,300	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	$20,600	1	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$28,200	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns.								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

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
Heating								
Conversion Equipment								
Furnace	80%			2036	$27,300	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Exterior Package Units For Heating And Cooling								
Furnace	20%			2044	* *	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Exterior Package Unit For Heating And Cooling								
Controls								
Electrical	100%			2031	$60,900			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2036	$147,200	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Rooftop Package Units For Heating And Cooling, Roof								
Ext Pkg Unit - Heating/Cooling	20%			2044	* *	2	$100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Rooftop Package Unit On Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,400	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Room 205								
Explanation : Somehow There Is No Ductwork For Room 205.								
Exhaust Fans								
Roof	100%			2036	$21,200	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Two 50 Gallon Units								
Sanitary Piping								
Cast Iron	100%	Now	$6,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%								
Location : 1st Floor								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

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
Plumbing								
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Room 203								
Explanation : 1 Broken Toilet								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$3,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

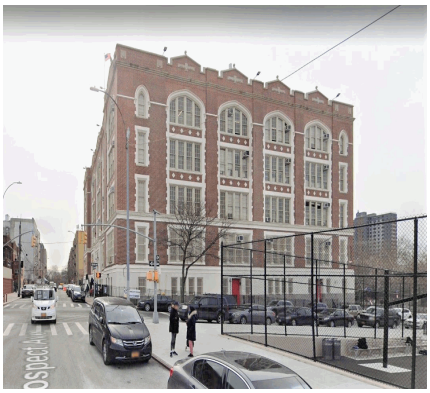
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 44 - BX**		
Address	: **1825 PROSPECT AVENUE @E. 176 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X044**
Program / Asset #	: **BOE0187.000 / 516**	**Yr Built/Renovated**	: **1911 / 2001**
Area Sq Ft	: **76,560**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **2949** **Lot** : **64**	**BIN**	: **2009957**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$349,900	$582,900
Interior Architecture	$1,164,800	$3,206,900
Electrical	$191,300	$467,800
Mechanical	$1,743,500	$2,285,300
Site Enclosure	$396,000	
Site Pavements		$536,900
Total	**$3,845,500**	**$7,079,700**
Importance Code A	$349,900	$582,900
Importance Code B	$2,745,200	$5,960,000
Importance Code C	$750,400	$536,900
Total	**$3,845,500**	**$7,079,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$24,800	$15,400		
Interior Architecture	$21,200	$12,900		$11,500
Electrical	$8,600	$25,400	$7,100	$8,600
Mechanical	$39,500	$66,100	$11,900	$10,500
Site Enclosure	$6,100			
Site Pavements	$33,400			
Total	**$133,600**	**$119,800**	**$19,000**	**$30,500**
Importance Code A	$32,400	$23,100	$7,600	$7,600
Importance Code B	$69,100	$96,700	$11,400	$23,000
Importance Code C	$32,100			
Total	**$133,600**	**$119,800**	**$19,000**	**$30,500**



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.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	85%			LIFE	* *	5	$89,100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$3,900	
Metal Panel	5%			2053	* *	5-10	$36,000	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Roof Stair Penthouse								
Windows								
Aluminum	99%	0-2	$349,900	2041	* *	5	$17,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	1%	Now	$14,900	2058	* *	5	$1,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%								
Location : Roof Stair Penthouse								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Roof Stair Penthouse								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$8,700	
Metal Rail	10%			2046	* *	5-10	$21,000	
Pre-Cast Concrete	15%			LIFE	* *	5	$11,000	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Roof								
Built-Up (BUR)	93%	2-4	$9,900	2033	$493,800			
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout								
Copper/Terne	5%			2048	* *	10	$5,600	
Skylight, Metal/Glass	2%			2043	* *	10	$3,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$25,100	
Ceramic Tile	5%			2036	$330,800	5	$5,700	
Quarry Tile	5%			2038	* *	5	$8,600	
Vinyl Tile	50%	Now	$810,400	2038	* *	3	$21,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout And Room 412								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Loose Units, Extent : Light, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Vinyl Tile 9" X 9"	30%			2033	$2,815,200	3	$17,200	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : First Floor And Basement								
Interior Walls								
Ceramic Tile	10%	4+	$16,900	2042	* *	5	$7,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairways								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Masonry: Brick	5%	Now	$73,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
Plaster	75%	Now	$281,100	LIFE	* *	5	$33,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Throughout And 4th Floor Girls Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Electrical Room And Kitchen Locker Room								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$17,200	
Worn/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Plaster	85%			LIFE	* *	5	$60,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Iron Picket	50%	2-4	$396,000	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$6,100	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Main Entry Stair								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$18,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : East 176th Street								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$1,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit 7 Stair								
Pavers/Stone	50%	4+	$5,200	2036	$103,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Slate Entry Stairs								
Parking/Driveway								
Asphalt	100%	4+	$8,700	2036	$433,400			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : We Were Informed That Water Penetrates The Room In The Meter Area. Main Service Switch Is Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2053	* *	5	$300	
Fused Disc Sw	20%			2043	* *	5	$100	
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2041	* *	5	$400	
Molded Case Bkrs	50%			2041	* *	5	$1,000	
Molded Case Bkrs	30%			2041	* *	5	$600	
Wiring								
Braided Cloth	50%	2-4	$102,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$500	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$56,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Fourth Floor								
Egress Lighting								
Emergency, Battery	25%			2028	$32,900	10	$4,600	
Emergency, Battery	25%			2038	* *	10	$4,600	
Exit, Service	25%			2028	$8,500	1		
Exit, Service	25%			2033	$8,500	1		
Exterior Lighting								
HID	10%			2041	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$147,200	1	$28,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$202,200	1-3	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank Above Ground. Capacity 7,500 Gallons								
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$75,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Heating								
Distribution								
Steam Piping/Pump	92%			2033	$577,600			
Steam Piping/Pump	8%	Now	$50,200	2063	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement Boiler Room								
Explanation : Steam Condensate Return Pumping System Motor Defective. Quantity: 1								
Terminal Devices								
Convector/Radiator	95%			2031	$609,000	1	$23,500	
Unit Heater - Steam	5%			2028	$22,300	4	$500	
Controls								
Pneumatic	100%			2027	$1,515,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$93,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame Room 412a								
Explanation : 1 Unit								
Window/Wall Unit	60%			2028	$178,200	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,300	
No Component	90%							
Exhaust Fans								
Interior	10%	Now	$13,900	2033	$34,800	2	$200	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Toilet Exhaust								
Roof	20%			2033	$30,400	2	$500	
Roof	10%	Now	$15,200	2043	* *	2	$200	
Broken, Extent : Severe, Area Affected : 50%								
Location : Kitchen Exhaust Fan								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	$805,500	1		
Galvanized Steel	20%			2031	$200,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,700	4	$1,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

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
Plumbing								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 175 Gallons. Quantity 1							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$32,500	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 452 - M (FORMER P.S.191)**		
Address	: **210 WEST 61 STREET BTWN: AMSTERDAM AV., WEST END A**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M191**
Program / Asset #	: **BOE0114.000 / 1636**	**Yr Built/Renovated**	: **1956 / 2014**
Area Sq Ft	: **75,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1152** **Lot** : **29**	**BIN**	: **1030320**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$189,100	$77,400
Interior Architecture	$108,200	$614,900
Electrical	$372,700	$372,000
Mechanical	$463,600	$1,192,400
Site Pavements	$51,800	$204,100
Total	**$1,185,500**	**$2,460,800**
Importance Code A	$189,100	$746,800
Importance Code B	$996,400	$1,714,000
Total	**$1,185,500**	**$2,460,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,400			$600
Interior Architecture	$113,500			$7,600
Electrical	$8,700	$7,400	$33,800	$9,000
Mechanical	$97,500	$11,200	$28,100	$11,200
Site Enclosure	$2,300			
Site Pavements	$1,500			
Total	**$230,900**	**$18,500**	**$61,900**	**$28,400**
Importance Code A	$14,900	$7,400	$7,600	$8,000
Importance Code B	$191,800	$11,100	$54,300	$20,300
Importance Code C	$24,300			
Total	**$230,900**	**$18,500**	**$61,900**	**$28,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$130,500	LIFE	* *	5	$77,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Side At 3rd Floor, Stair 1, Fuel Tank Room								
Masonry: Limestone	5%			LIFE	* *	5	$3,100	
Windows								
Aluminum	92%			2050	* *	5	$1,200	
Aluminum	5%	Now	$3,300	2059	* *	5		
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Area								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Metal Louvers	3%			2043	* *	10	$300	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$27,500	
Masonry: Limestone	10%			LIFE	* *	5	$3,800	
Roof								
Copper/Terne	5%	4+	$4,200	2062	* *			
Ponding, Extent : Light, Area Affected : 25%								
Location : Roof Over Stair								
Modified Bitumen	95%			2039	* *	10	$58,600	
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	2%	Now	$27,200	2036	$27,200	3	$2,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Multimedia Room								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Multimedia Room								
Cast in Place Concrete	10%			LIFE	* *	5	$16,400	
Mosaic Tile	5%	Now	$108,200	2039	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And Toilets								
Terrazzo	5%			LIFE	* *	5	$2,900	
Vinyl Tile	63%			2039	* *	3	$23,700	
Vinyl Tile 9" X 9"	10%	Now	$12,300	2034	$614,900	3	$2,800	
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Offices, 2nd Floor Assistant Principal Office, Stairs At 2nd Floor								
Wood	5%			2062	* *	5	$7,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

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
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,400	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	60%	Now	$20,400	LIFE	* *	5	$12,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stair A								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair A, Rooms 312, 316, 1st Floor Toilet Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair A, Rooms 312, 316								
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTile,Adhered	30%	Now	$37,100	2039	* *	5	$11,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5	$6,500	
Plaster	15%	0-2	$7,000	LIFE	* *	5	$7,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above 3rd Floor Windows Throughout, Stair A								
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	$2,300	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot Gate								
Iron Picket	75%			2054	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	25%			2069	* *			
Masonry: Brick	75%			2044	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$1,500	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Steps To Play Area								

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DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

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
Site Pavements								
Parking/Driveway								
Asphalt	50%			2043	* *			
Cast in Place Concrete	50%			2047	* *			
Activity Yard								
Asphalt	75%	Now	$51,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rubber Matting	25%			2034	$204,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	* *	5	$2,000	
Raceway								
Conduit	90%			2034	$133,300	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	8%			2033	$14,700	5	$100	
Fused Disc Sw	2%			2050	* *	5		
Molded Case Bkrs	60%			2050	* *	5	$1,200	
Molded Case Bkrs	30%			2033	$55,200	5	$600	
Wiring								
Braided Cloth	50%	2-4	$102,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2054	* *	1		
Thermoplastic	30%			2034	$61,300	1		
Motor Controllers								
Locally Mounted	100%			2032	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$61,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$64,500	10	$9,100	
Exit, Service	50%			2029	$16,600	1		
Exterior Lighting								
HID	20%			2039	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$144,200	1	$28,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Cafeteria, And Exit Doors								
Explanation : Intrusion And Motion Sensor Only, No CCTV Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$47,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Pull Boxes, Horns, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2054	* *	5	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 20,000 Tank For No. 4 Fuel Oil								
Conversion Equipment								
Steam Boiler	100%			2032	$669,400	1	$74,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$30,700	2044	* *			
Broken, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Condensate Return Pump And Vacuum Pump								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement. Leaking Steam Header Piping								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$289,000	1	$9,300	
Convector/Radiator	80%	0-2	$25,100	2039	* *	1	$17,400	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Radiator In Room 112 And 302								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	10%			2034	$182,400			
Window/Wall Unit	60%	0-2	$17,500	2029	$174,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. About 8 Units Are Not Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,800	
Exhaust Fans								
Interior	100%			2034	$340,600	2	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Roof								
Explanation : Penthouse								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	80%			2027	$14,000	2		
Gas Fired	20%			2032	$3,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,500	2034	$15,400	4	$1,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. Float Is Not Working								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$1,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP**			
Address	:	**2760 BRIGGS AVENUE @BAINBRIDGE AVENUE**			
Borough	:	**BRONX**	**Agency's Number**	:	**X046**
Program / Asset #	:	**BOE0189.000 / 502**	**Yr Built/Renovated**	:	**1911 / 2000**
Area Sq Ft	:	**146,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**30-Jan-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**3295** **Lot** : **1**	**BIN**	:	**2094729**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$666,800	$214,600
Interior Architecture	$1,078,800	$1,570,400
Electrical		$972,600
Mechanical	$762,800	$6,300,700
Site Pavements	$53,600	
Total	**$2,562,100**	**$9,058,400**
Importance Code A	$666,800	$1,028,000
Importance Code B	$1,701,900	$8,030,300
Importance Code C	$193,300	
Total	**$2,562,100**	**$9,058,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$61,300	$2,300		
Interior Architecture	$119,100		$91,300	$39,000
Electrical	$16,100	$14,800	$16,600	$14,600
Mechanical	$124,200	$42,100	$58,800	$36,400
Site Pavements	$23,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$358,400**	**$74,200**	**$181,600**	**$104,800**
Importance Code A	$80,200	$13,500	$11,900	$11,200
Importance Code B	$259,900	$60,700	$166,900	$72,600
Importance Code C	$18,300		$2,800	$20,900
Total	**$358,400**	**$74,200**	**$181,600**	**$104,800**

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	$102,800	LIFE	* *	5	$39,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Spandrel								
Masonry: Brick	40%			LIFE	* *	5	$134,600	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 30%								
Location : 196th And Briggs Avenue								
Masonry: Brick Cavity	48%			LIFE	* *	5	$161,500	
Masonry: Limestone	6%	Now	$162,800	LIFE	* *	5	$7,600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Window Wall	3%			2062	* *	5	$18,900	
Windows								
Aluminum	50%	Now	$253,200	2044	* *	5	$8,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Classrooms In 1911 Section								
Aluminum	50%			2052	* *	5	$17,300	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5-10	$6,500	
Concrete Masonry Unit	20%			LIFE	* *	5-10	$8,300	
Masonry: Brick	45%			LIFE	* *	5-10	$23,300	
Metal Rail	2%			2053	* *	5-10	$2,700	
Metal: Cage/Fence	5%			2053	* *	5-10	$2,900	
Pre-Cast Concrete	25%			LIFE	* *	5	$23,900	
Roof								
Modified Bitumen	50%			2046	* *	10	$66,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roofs								
Plaza Roof: Stone Panels	30%			2062	* *			
Play Surface	20%			2044	* *	10	$26,600	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Third Floor Roof Deck Play Area								
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$97,200	
Ceramic Tile	3%			2039	* *	5	$6,700	
Ceramic Tile	10%			2045	* *	5	$22,200	
Terrazzo	2%			LIFE	* *	5	$6,900	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Front Lobby								
Terrazzo	10%			LIFE	* *	5	$34,700	
Vinyl Tile	25%	2-4	$31,400	2036	$1,570,400	3	$20,800	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floor Of 1911 Wing								
Vinyl Tile	25%			2041	* *	3	$20,800	
Wood	15%			2064	* *	5	$62,500	
Interior Walls								
Ceramic Tile	2%			2039	* *	5	$5,600	
Ceramic Tile	15%			2045	* *	5	$41,900	
Concrete Masonry Unit	7%			LIFE	* *	5	$15,600	
Glass: Single Pane	3%			LIFE	* *	5	$12,600	
Gypsum Board	23%			LIFE	* *	5-10	$109,100	
Masonry: Brick	2%			LIFE	* *	10	$1,700	
Masonry: Brick	3%			LIFE	* *	10	$2,500	
Plaster	45%			LIFE	* *	5-10	$106,800	
Ceilings								
AcousTileConcealSpLn	35%			2049	* *	5	$93,900	
Exposed Struc: Concrete	8%	0-2	$52,700	LIFE	* *	5	$2,700	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement Storage Room Next To Electrical Room								
Exposed Struc: Steel	7%	Now	$739,800	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout Basement								
Exposed Struc: Steel	8%			LIFE	* *	10	$34,400	
Exposed Struc: Steel	7%			LIFE	* *	10	$30,100	
Plaster	35%			LIFE	* *	5-10	$129,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Retaining Walls								
Masonry: Brick	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	4+	$23,000	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Briggs Avenue								
Cast in Place Concrete	40%			2049	* *			
Pavers/Stone	10%			2045	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$53,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various								
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Being Used At Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2036	$31,600	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Rated At 1,600 Amperes.								
Fused Disc Sw	40%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$179,800	5	$400	
Fused Disc Sw	40%			2062	* *	5	$300	
Raceway								
Conduit	50%			2036	$147,900	1		
Conduit	50%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$300	
Fused Knife Sw	2%			2035	$6,100	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	38%			2035	$116,500	5	$1,500	
Molded Case Bkrs	50%			2058	* *	5	$1,900	
Wiring								
Braided Cloth	50%			2035	$204,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Building								
Thermoplastic	50%			2062	* *	1		
Motor Controllers								
Locally Mounted	50%			2034	$92,900	5	$500	
Locally Mounted	50%			2053	* *	5	$500	
Ground								

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,300	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2041	* *	10	$67,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Old Building								
Explanation : T-8 Lamps								
LED	50%			2044	* *			
Egress Lighting								
Emergency, Service	25%			2044	* *	1		
Emergency, Battery	25%			2036	$62,700	10	$8,800	
Exit, Service	25%			2044	* *	1		
Exit, Service	25%			2036	$16,100	1		
Exterior Lighting								
HID	10%			2031	$69,800	10		
LED	10%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$90,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room, Mechanical Room 302, Penthouse								
Explanation : Location Noted								
Natural Gas	35%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Addition								
Explanation : Location Noted								
Interruptible Gas/Dual Fuel	60%			2036	$205,800	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Original Building Basement - Oil Tank Room								
Explanation : One Tank, 7500 Gallons								
Conversion Equipment								
Hot Water Boiler	35%			2049	* *	1	$25,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Boiler Room								
Explanation : Two Units								
Radiant Heater	5%			2041	* *	2	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room, Mechanical Room 302, Penthouse								
Explanation : Location Noted								
Steam Boiler	60%	Now	$15,600	2034	$781,800	1	$78,100	
Controller Not Working, Extent : Light, Area Affected : 50%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$4,300	
Steam Piping/Pump	60%			2036	$718,300			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room, Basement Boiler Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP

Asset # : 502

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
Heating								
Terminal Devices								
Air Handler	20%	Now	$56,300	2031	$562,700	1	$16,300	
Leak Evident, Extent : Light, Area Affected : 50%								
Location : Basement Mechanical Room								
Convector/Radiator	37%			2034	$452,300	1	$17,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building - Throughout								
Convector/Radiator	20%			2049	* *	1	$9,400	
Unit Heater - Steam	3%			2031	$25,500	4	$600	
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Addition								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	40%	Now	$171,700	2034	$1,717,500			
Broken, Extent : Severe, Area Affected : 100%								
Location : Building Addition - Throughout								
Electrical	5%	Now	$8,300	2034	$41,600			
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement - Boiler Room								
Pneumatic	55%	Now	$476,700	2037	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Original Building - Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2041	* *	1	$27,100	
Split Unit	10%			2036	$355,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Dry Storage Room, Telecom Rooms, Elevator Machine Room								
Window/Wall Unit	50%			2031	$283,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	$4,300	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	$58,000	2041	* *	1	$32,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Building Addition - Roof								
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2041	* *	2	$40,700	
No Component	60%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$77,300	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$51,600	
Exhaust Fans								
Roof	100%			2041	* *	2	$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	$960,000	1		
Brass/Copper	40%			2056	* *	1		
Galvanized Steel	10%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One Unit, 275mbh 100 Gallons								
Sanitary Piping								
Cast Iron	6%	Now	$11,300	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Cast Iron	94%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	60%	Now	$1,800	2031	$18,000	4	$1,900	
Broken, Extent : Light, Area Affected : 30%								
Location : Basement - Boiler Room								
Submersible	40%			2029	$1,800	4	$1,900	
Sewage Ejector(s)								
Electric	100%			2036	$78,300	4	$8,700	
Backflow Preventer								
Generic	100%			2036	$66,800	1	$8,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Water Heater Room								
Explanation : One Unit, 200mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse - Water Heater Room								
Explanation : One Unit, 200 Gallons								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE LITERACY DEVELOP
Asset # : 502

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
Plumbing								
Booster Pump w/Tank								
Generic	100%	Now	$1,900	2036	$37,100	1	$14,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit - Basement To 5th Floor, One Unit - 1st Floor To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2056	* *	1-5	$29,500	
Sprinkler								
No Component	55%							
Generic	45%			2056	* *	1-2	$18,400	
Fire Pump								
Generic	100%	Now	$2,900	2045	* *	1	$24,500	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Pump Room								
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 80 Square Foot Hood								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 47 - BX**		
Address	: **1794 EAST 172 STREET BTWN: ST. LAWRENCE AV - BEACH AV**		
Borough	: **BRONX**	**Agency's Number**	: **X047**
Program / Asset #	: **BOE0190.000 / 490**	**Yr Built/Renovated**	: **1912 / 2015**
Area Sq Ft	: **84,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3786** **Lot** : **16**	**BIN**	: **2025622**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$177,600
Interior Architecture	$8,713,400	$71,900
Electrical	$501,000	$584,800
Mechanical	$1,857,800	$2,183,800
Total	**$11,072,300**	**$3,018,100**
Importance Code A		$177,600
Importance Code B	$5,214,700	$2,840,500
Importance Code C	$5,857,600	
Total	**$11,072,300**	**$3,018,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$4,800		$49,300
Interior Architecture	$50,100	$8,900		$15,400
Electrical	$7,800	$8,600	$10,300	$36,900
Mechanical	$28,300	$14,000	$20,100	$60,700
Site Pavements	$21,700			
Total	**$107,900**	**$36,300**	**$30,400**	**$162,300**
Importance Code A	$8,300	$13,100	$8,300	$57,800
Importance Code B	$85,400	$23,200	$22,100	$104,500
Importance Code C	$14,100			
Total	**$107,900**	**$36,300**	**$30,400**	**$162,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$53,700	
Masonry: Brick	90%			LIFE	* *	5	$123,800	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Rear Elevation								
Explanation : Elevator Shaft. Works On Going.								
Masonry: Limestone	5%			LIFE	* *	5	$5,200	
Windows								
Aluminum	100%			2051	* *	5	$43,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	$17,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$5,600	
Roof								
Metal Panel	5%			2048	* *	10	$4,800	
Modified Bitumen	95%			2040	* *	10	$49,300	
Recent Replace Evident, Extent : N/A, Area Affected : 95%								
Location : Main Roof								
Interior								
Floors								
Ceramic Tile	4%			2038	* *	5	$5,300	
Mosaic Tile	5%	2-4	$31,800	2040	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Entry Vestibule, Main Lobby								
Quarry Tile	3%			2040	* *	5	$6,000	
Terrazzo	8%	Now	$50,700	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	50%	2-4	$93,700	2040	* *	3	$24,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Vinyl Tile 9" X 9"	25%			2030	$2,711,400	3	$16,600	
Wood	5%			2063	* *	5	$12,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$14,100	2038	* *	5	$6,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Stair A, Fourth Floor								
Glazed Ceramic Panel	10%			LIFE	* *			
Masonry: Brick	20%	Now	$5,857,600	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Basement Walls								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Basement Walls								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Basement Walls								
Marble Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$45,100	
Ceilings								
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	90%			LIFE	* *	5	$71,900	
Site Enclosure								
Fence/Gates								
Chain Link	2%			2061	* *			
Iron Picket	98%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$10,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Property								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	93%	4+	$10,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basketball Courts								
Pavers/Stone	2%			2044	* *			
Rubber Matting	5%	Now	$700	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Play Yard								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	20%			2034	$49,000	5	$400	
Molded Case Bkrs	60%			2034	$147,100	5	$1,300	
Molded Case Bkrs	20%			2051	* *	5	$400	
Wiring								
Braided Cloth	65%	2-4	$194,200	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2055	* *	1		
Thermoplastic	10%			2035	$29,900	1		
Motor Controllers								
Locally Mounted	10%			2033	$12,200	5	$100	
Locally Mounted	30%			2048	* *	5	$200	
Motor Control Center	60%			2048	* *	5	$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$73,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$72,200	10	$10,100	
Exit, Service	50%			2030	$18,500	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$161,500	1	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only. Motion Sensors								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$221,900	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 5,000 Gallons. No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$83,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$13,800	2035	$688,800			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Condensate Piping Corroded								
Terminal Devices								
Air Handler	50%			2035	$809,300	1	$26,000	
Convector/Radiator	50%			2033	$351,700	1	$13,600	
Controls								
Pneumatic	100%			2029	$1,662,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Main Distribution Frame Room								
Explanation : For Auditorium And Main Distribution Frame Room								
Window/Wall Unit	60%			2030	$195,500	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2040	* *	1	$2,700	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2040	* *	2	$5,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$46,800	
Exhaust Fans								
Interior	30%			2035	$114,400	2	$800	
Roof	70%			2043	* *	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$219,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$17,200	4	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units.								
Sewage Ejector(s)								
Electric	100%			2030	$45,000	4	$3,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2035	$23,800	1-2	$500	

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 48 - BX**
Address : **1290 SPOFFORD AVENUE**
Borough : **BRONX**
Program / Asset # : **BOE0191.000 / 491**
Area Sq Ft : **85,000**
Date of Survey : **13-May-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **2766** **Lot** : **1**

Agency's Number : **X048**
Yr Built/Renovated : **1916 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2006680**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$571,400	$322,000
Interior Architecture	$1,501,500	$125,400
Electrical	$375,400	$813,700
Mechanical	$221,400	$1,653,600
Site Pavements		$186,400
Total	**$2,669,800**	**$3,101,100**
Importance Code A	$723,100	$1,080,600
Importance Code B	$1,946,700	$1,834,000
Importance Code C		$186,400
Total	**$2,669,800**	**$3,101,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$38,800		
Interior Architecture	$131,900	$7,300	$5,100	$800
Electrical	$57,200	$8,900	$9,500	$7,900
Mechanical	$5,600	$56,900	$10,700	$11,600
Site Pavements	$27,900			
Total	**$222,500**	**$111,900**	**$25,300**	**$20,400**
Importance Code A		$47,400	$8,400	$8,400
Importance Code B	$168,100	$64,500	$16,900	$12,000
Importance Code C	$54,400			
Total	**$222,500**	**$111,900**	**$25,300**	**$20,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$74,200	
Copper/Terne	2%			2053	* *	10	$4,500	
Masonry: Brick	73%			LIFE	* *	5	$69,300	
Masonry: Limestone	10%			LIFE	* *	5	$7,100	
Granite Panels	2%			LIFE	* *	5	$1,400	
Stucco Cement	3%			2046	* *	5	$7,100	
Windows								
Aluminum	100%	Now	$571,400	2049	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$10,500	
Masonry: Limestone	10%			LIFE	* *	5	$2,200	
Metal: Cage/Fence	5%			2046	* *	5-10	$6,800	
Weathering Steel	25%			LIFE	* *	1		
Roof								
Built-Up (BUR)	25%			2033	$178,500	10	$14,900	
Copper/Terne	10%			2061	* *	10	$14,900	
Modified Bitumen	65%			2038	* *	10	$38,800	
Soffits								
Copper/Terne	100%			2068	* *	10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$59,000	LIFE	* *	5	$14,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Paint Storage Room In Basement								
Ceramic Tile	5%			2042	* *	5	$6,800	
Quarry Tile	3%			2038	* *	5	$6,100	
Terrazzo	5%	4+	$32,500	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Entrance Lobby, Stairwell								
Vinyl Tile	30%			2038	* *	3	$15,300	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Lunchroom								
Vinyl Tile	5%	Now	$191,800	2043	* *	3	$2,500	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Gymnasium Multipurpose Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Multipurpose Room								
Vinyl Tile 9" X 9"	5%			2028	$555,200	3	$2,500	
Wood	42%	Now	$695,600	2048	* *	5	$53,400	
Dry Rot/Decay, Extent : Light, Area Affected : 10%								
Location : Throughout Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Classrooms								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$5,300	
Glass: Single Pane	5%	Now	$32,800	LIFE	* *	5	$4,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Marble Panels	5%	4+	$19,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	80%			LIFE	* *	5	$25,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2038	* *	5	$6,800	
Exposed Struc: Concrete	10%	4+	$41,600	LIFE	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	85%			LIFE	* *	5	$72,000	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Chain Link	60%			2053	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	60%			2068	* *			
Masonry: Fieldstone	40%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$27,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Faile Street								
Pavers/Stone	5%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	98%			2038	* *			
Pavers/Stone	2%			2036	$5,500			
Parking/Driveway								
Asphalt	75%			2036	$186,400			
Cast in Place Concrete	25%			2038	* *			
Activity Yard								
Asphalt	50%			2042	* *			
Rubber Matting	50%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	$174,800	5	$300	
Molded Case Bkrs	25%			2033	$58,300	5	$600	
Raceway								
Conduit	95%			2033	$196,300	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	5%			2032	$12,300	5	$100	
Molded Case Bkrs	10%			2041	* *	5	$200	
Molded Case Bkrs	85%			2032	$208,500	5	$1,900	
Wiring								
Braided Cloth	75%	2-4	$224,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2033	$59,700	1		
Under Construction	5%							

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2031	$116,200	5	$500	
Under Construction	5%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : At Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$70,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%	Now	$48,200	2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Cafeteria								
Explanation : LED Are Malfunctioning								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$10,300	
Exit, Battery	50%			2041	* *	10	$2,900	
Exterior Lighting								
HID	20%			2028	$81,200	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$600	
Alarm								
Security System								
Generic	100%			2038	* *	1	$31,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$52,400	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$26,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$151,700	2031	$758,600	1	$75,800	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : No.2 Boiler Tube Leakage And Corrosion								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$69,700	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Vacuum Pump								
Terminal Devices								
Convector/Radiator	80%			2031	$569,400	1	$22,000	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various Locations								
Explanation : Blowers, Supply And Return And Exhaust Fans Under Construction								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$103,300			
Window/Wall Unit	10%	0-2	$3,300	2028	$33,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations. 30 Percent Is Not Working								
No Component	85%							
Ventilation								
Distribution								
No Component	80%							
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various Locations								
Explanation : Ventilation Units Are Under Construction								
Exhaust Fans								
Interior	20%			2038	* *	2	$500	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$222,200	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Passenger And A Basement Wheelchair Lift								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$24,100	1-2	$500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 48 - M**		
Address	: **4360-78 BROADWAY @ W.186 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M048**
Program / Asset #	: **BOE0975.000 / 4138**	**Yr Built/Renovated**	: **1993 / 2011**
Area Sq Ft	: **93,913**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2167** **Lot** : **29**	**BIN**	: **1076752**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$109,100	$110,300
Interior Architecture		$153,800
Electrical	$1,598,300	$180,500
Mechanical	$43,700	$3,318,700
Total	**$1,751,200**	**$3,763,400**
Importance Code A	$109,100	$110,300
Importance Code B	$1,642,000	$3,583,400
Importance Code C		$69,700
Total	**$1,751,200**	**$3,763,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,300			$17,600
Interior Architecture	$98,900		$2,000	$21,000
Electrical	$82,700	$15,300	$45,600	$17,000
Mechanical	$30,900	$25,500	$53,700	$28,400
Site Enclosure	$33,300			
Site Pavements	$16,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$298,900**	**$55,700**	**$116,200**	**$99,000**
Importance Code A	$26,900	$4,600	$4,800	$22,200
Importance Code B	$179,100	$51,100	$111,400	$76,800
Importance Code C	$92,800			
Total	**$298,900**	**$55,700**	**$116,200**	**$99,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Exterior								
Exterior Walls								
Masonry: Brick	10%	0-2	$19,200	LIFE	* *	5	$11,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	87%			LIFE	* *	5	$99,000	
Pre-Cast Concrete	3%			LIFE	* *	5	$11,100	
Windows								
Aluminum	97%			2050	* *	5	$35,200	
Metal Louvers	3%	Now	$3,100	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$9,100	
Metal Rail	35%			2047	* *	5-10	$96,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,800	
Roof								
Copper/Terne	5%			2062	* *	10	$6,700	
IRMA/Protected Membrane	95%			2039	* *	10	$50,800	
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								
Floors								
Carpet	15%			2033	$365,700	3	$40,400	
Cast in Place Concrete	5%			LIFE	* *	5	$14,700	
Ceramic Tile	5%			2037	* *	5	$6,700	
Quarry Tile	2%			2047	* *	5	$4,000	
Sheet Vinyl/Rubber	2%			2039	* *	5	$4,000	
Terrazzo	5%	0-2	$12,900	LIFE	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Vestibules								
Vinyl Tile	65%			2039	* *	3	$43,700	
Wood	1%			2062	* *	5	$2,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	Now	$43,600	2043	* *	5	$3,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Throughout Bathrooms								
Glass: Single Pane	2%			LIFE	* *	5	$3,900	
Gypsum Board	45%			LIFE	* *	5	$69,700	
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	39%			LIFE	* *			
Wood	1%			LIFE	* *	5	$10,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Sound Baffle Panels								
Ceilings								
AcousTileConcealSpLn	15%	0-2	$6,700	2047	* *	5	$12,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	12%			2047	* *	5	$16,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$84,100	
Metal Panel	3%			LIFE	* *	5	$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$6,600	2044	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	50%	Now	$7,200	2054	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Along Broadway								
Free Standing Walls								
Masonry: Brick	100%	Now	$19,500	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,000	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Ramp And Side Plaza								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Ramp								
Activity Yard								
Asphalt	80%			2047	* *			
Rubber Matting	20%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches; One Rated At 3,000 Amperes, One Rated At 2,500 Amperes, And One Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	95%			2039	* *	5	$600	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$28,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Stand-by Power								
Generators								
Diesel	100%	Now	$71,000	2043	* *	1	$32,700	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Rated At 375 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2029	$1,361,800	10	$81,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2029	$28,700	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
Incandescent	2%			2029	$53,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Recessed Fixtures								
LED	1%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Egress Lighting								
Emergency, Service	50%			2029	$29,600	1		
Exit, LED	20%			2062	* *	1		
Exit, Service	20%	Now	$800	2034	$8,300	1		
Not Functioning, Extent : Moderate, Area Affected : 10%								
Location : Scattered								
Exit, Battery	10%	Now	$1,400	2034	$13,600			
Not Functioning, Extent : Moderate, Area Affected : 10%								
Location : Scattered								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Lighting								
Exterior Lighting								
HID	2%			2034	$9,000	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
LED	8%			2039	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	50%	Now	$18,100	2034	$90,300	1	$15,800	
Control Panel Damaged, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$4,500	2034	$90,300	1	$15,800	
Cameras Damaged, Extent : Moderate, Area Affected : 5%								
Location : Scattered Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$49,600	2039	* *	1-3	$52,600	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : Two 5,500 Gallon Tanks For No. 2 Fuel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	$46,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Pumps								
Terminal Devices								
Air Handler	50%			2034	$904,800	1	$29,000	
Convector/Radiator	50%			2039	* *	1	$15,200	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2034	$709,300	1	$21,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Chillers In The Basement								
Exterior Pkg Unit - Cooling	45%			2034	$474,500	2	$2,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	5%			2034	$114,200			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	$3,500	
Ductwork/Diffusers	50%			LIFE	* *	2	$61,100	
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	$933,000	1	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Roof								
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2034	$139,200	2	$32,700	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Roof	100%			2039	* *	2	$2,900	
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	50%			2032	$43,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 75 Gallon Unit								
Gas Fired	50%			2027	$43,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$9,600	2034	$19,300	4	$2,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement.								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Duplex Sets								
Backflow Preventer								
Generic	100%			2039	* *	1	$5,800	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor, 1st To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$49,100	
Sprinkler								
No Component	85%							
Generic	15%			2054	* *	1-2	$3,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10% *Location : Kitchen Hood* *Explanation : 1 Set Fire Suppression System Covers 80 Square Feet (16x5)*								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 49 - BX**		
Address	: **383 EAST 139 STREET BTWN: ALEXANDER AVE., WILLIS AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X049**
Program / Asset #	: **BOE0192.000 / 492**	**Yr Built/Renovated**	: **1965 / 2009**
Area Sq Ft	: **114,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2302** **Lot** : **40**	**BIN**	: **2000626**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$134,500	$57,900
Interior Architecture	$9,456,600	$476,200
Electrical	$463,800	$1,459,700
Mechanical	$895,700	$1,398,700
Site Pavements	$80,000	$405,500
Total	**$11,030,700**	**$3,798,000**
Importance Code A	$134,500	$1,127,900
Importance Code B	$10,816,100	$2,403,300
Importance Code C	$80,000	$266,800
Total	**$11,030,700**	**$3,798,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,400	$21,700	$10,600	
Interior Architecture	$20,100	$42,500	$2,900	
Electrical	$12,000	$95,300	$10,800	$10,600
Mechanical	$37,100	$75,000	$24,700	$16,400
Site Enclosure	$23,900			
Site Pavements	$9,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$119,400**	**$241,700**	**$56,100**	**$34,300**
Importance Code A	$20,700	$33,200	$21,900	$11,300
Importance Code B	$84,600	$208,400	$34,300	$23,000
Importance Code C	$14,100			
Total	**$119,400**	**$241,700**	**$56,100**	**$34,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$700	
Masonry: Brick	73%			LIFE	* *	5	$42,200	
Masonry: Limestone	2%	Now	$1,900	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Entrances								
Metal Panel	20%			2053	* *	5-10	$79,600	
Granite Panels	3%			LIFE	* *	5	$1,300	
Windows								
Aluminum	100%			2049	* *	5	$21,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,100	
Masonry: Brick	40%			LIFE	* *	5	$6,300	
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof Perimeter As Guard Railing								
Explanation : Metal Chain Link Fence Moved To Site As A Component								
Roof								
Built-Up (BUR)	40%			2038	* *	10	$56,600	
Copper/Terne	5%			2061	* *	10	$17,700	
IRMA/Protected Membrane	55%			2038	* *	10	$77,900	
Soffits								
Cast in Place Concrete	100%	4+	$7,500	LIFE	* *	5	$12,400	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Roof Slab Projection								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$18,000	
Ceramic Tile	5%			2036	$476,200	5	$8,200	
Terrazzo	5%	Now	$15,800	LIFE	* *	5	$6,400	
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Stair Thread In Stair C At 2nd Floor								
Explanation : Loose Section								
Vinyl Tile	14%			2038	* *	3	$8,700	
Vinyl Tile 9" X 9"	70%			2028	$9,456,600	3	$43,300	
Wood	1%			2061	* *	5	$3,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$8,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,500	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$28,600	
SGFT/Glazed Masonry	25%			LIFE	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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
Interior								
Ceilings								
AcousTile,Adhered	30%			2038	* *	5	$48,100	
AcousTileSusp.Lay-In	5%			2038	* *	5	$8,000	
Exposed Struc: Concrete	11%			LIFE	* *	5	$2,800	
Exposed Struc: Steel	2%			LIFE	* *			
Fiber Board	5%			2038	* *			
Metal Panel	2%			LIFE	* *	5	$4,000	
Plaster	45%			LIFE	* *	5	$45,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2043	* *			
Chain Link	10%			2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Fence Guard Railing At Roof Edge Perimeter								
Iron Picket	40%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$23,900	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Rear Play Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	75%	Now	$2,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Ramp And Steps At Rear Yard								
Masonry: Granite	25%	Now	$6,400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : At Door Entry Points								
Parking/Driveway								
Asphalt	85%	Now	$80,000	2036	$266,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	15%	Now	$1,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Driveway Entrance								
Activity Yard								
Asphalt	100%			2036	$138,700			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,600 Amperes								
Fused Disc Sw	50%			2033	$26,300	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Molded Case Bkrs	80%			2032	$196,200	5	$2,400	
Molded Case Bkrs	10%			2049	* *	5	$300	
Wiring								
Braided Cloth	90%			2032	$315,000	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	5%			2038	* *	10	$5,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement And First Floor								
Fluorescent	85%			2038	* *	10	$88,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	15%			2028	$10,800	1		
Emergency, Battery	35%			2028	$68,600	10	$9,600	
Exit, Service	25%			2028	$12,600	1		
Exit, Battery	25%			2033	$41,300	10	$1,900	
Exterior Lighting								
HID	9%			2028	$49,000	10		
LED	1%			2041	* *			
No Component	90%							
Alarm								

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

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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
Alarm								
Security System								
Generic	100%			2033	$219,100	1	$42,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$301,100	1-3	$70,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$271,400	5	$35,300	
Conversion Equipment								
Steam Boiler	100%			2031	$1,017,500	1	$112,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	15%			2028	$329,500	1	$10,600	
Air Handler	5%	Now	$54,900	2033	$109,800	1	$3,200	
Broken, Extent : Severe, Area Affected : 30%								
Location : Fan Room								
Convector/Radiator	80%			2038	* *	1	$29,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	$15,500	2028	$309,600	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of Units Are Not Working								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$63,600	
Exhaust Fans								
Interior	10%			2028	$51,800	2	$400	
Roof	90%			2038	* *	2	$3,100	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$149,900	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Water Main. Basement								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$500	2028	$23,400	4	$2,400	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Boys Bathroom								
Obsolete Fixtures, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
No Component	80%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 5 - M**				
Address	: **3703 10TH AVE. @ DYCKMAN ST - HARLEM RIVER DR**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M005**	
Program / Asset #	: **BOE0976.000 / 4139**		**Yr Built/Renovated**	: **1993 /**	
Area Sq Ft	: **93,233**		**Project Type**	: **EDUCATION**	
Date of Survey	: **07-Dec-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **2150**	**Lot** : **30**	**BIN**	: **1084201**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$235,800	$218,100
Interior Architecture		$86,900
Electrical	$1,575,200	$293,000
Mechanical	$224,600	$4,409,600
Site Pavements	$219,000	
Total	**$2,254,600**	**$5,007,600**
Importance Code A	$439,400	$218,100
Importance Code B	$1,596,200	$4,789,500
Importance Code C	$219,000	
Total	**$2,254,600**	**$5,007,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$60,100		$68,000	$7,000
Interior Architecture	$95,700			$12,200
Electrical	$67,100	$15,200	$44,100	$16,900
Mechanical	$70,100	$20,700	$58,700	$22,500
Site Enclosure	$8,600			
Site Pavements	$49,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$365,200**	**$50,300**	**$185,200**	**$73,000**
Importance Code A	$64,700	$4,600	$72,800	$11,600
Importance Code B	$283,000	$45,700	$112,400	$61,300
Importance Code C	$17,500			
Total	**$365,200**	**$50,300**	**$185,200**	**$73,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$2,100	
Masonry: Brick Cavity	76%			LIFE	* *	5	$130,300	
Metal Panel	5%			2054	* *	5-10	$58,900	
Pre-Cast Concrete	2%			LIFE	* *	5	$11,100	
Stucco Cement	5%			2047	* *	5	$21,400	
Window Wall	10%			2054	* *	5	$64,300	
Windows								
Aluminum	58%			2050	* *	5	$14,000	
Aluminum	40%	Now	$235,800	2056	* *	5	$4,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. All Floors								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. All Floors								
Metal Louvers	2%			2043	* *	10	$3,000	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$10,500	
Metal Panel	2%			2054	* *	5	$900	
Metal Rail	5%			2047	* *	5-10	$10,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$2,200	
Roof								
Built-Up (BUR)	5%			2039	* *	10	$5,900	
Metal Panel	20%			2047	* *	10	$43,000	
Modified Bitumen	75%			2042	* *	10	$87,900	
Soffits								
Cement - Fiber Panel	100%			2039	* *	10	$13,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$30,400	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement								
Ceramic Tile	5%	Now	$8,000	2043	* *	5	$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Restrooms								
Quarry Tile	5%			2047	* *	5	$10,400	
Terrazzo	5%			LIFE	* *	5	$5,400	
Vinyl Tile	70%			2039	* *	3	$48,700	
Wood	5%			2062	* *	5	$13,000	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$8,900	2043	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Restrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$6,400	
Glass Block	2%			LIFE	* *			
Glass: Single Pane	3%			LIFE	* *	5	$3,600	
Gypsum Board	10%			LIFE	* *	5	$9,500	
Gypsum Board	40%			LIFE	* *	5	$38,100	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2047	* *	5	$34,800	
AcousTileSusp.Lay-In	20%			2047	* *	5	$27,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$86,900	
Metal Panel	5%	0-2	$23,600	LIFE	* *	5	$8,700	
Loose Units, Extent : Moderate, Area Affected : 40%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$8,600	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Left Side Of Property								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Parking Lot								
Explanation : Iron Gate Needs Repair.								
Free Standing Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$49,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Front Of Property								
On-Site Walkways								
Pavers/Stone	100%	0-2	$219,000	2037	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Left Of Building								
Explanation : Patching Evident								
Parking/Driveway								
Asphalt	100%			2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Area								
Activity Yard								
Asphalt	60%			2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Yard								
Rubber Matting	40%			2042	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$28,700	
Generators								
Diesel	100%			2030	$142,000	1	$36,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : Rated At 313 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	100%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Penthouse Generator Room								
Explanation : 50 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	75%			2029	$1,067,300	10	$64,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2029	$284,600	10	$17,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%	Now	$26,400	2034	$52,900	2		
Damaged Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Auditorium								
LED	3%			2039	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Lighting								
Egress Lighting								
Emergency, Service	48%			2029	$28,200	1		
Emergency, Battery	2%			2034	$3,200	10	$500	
Exit, Service	5%	Now	$1,000	2039	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Penthouses								
Exit, Battery	45%			2034	$60,900	10	$2,800	
Exterior Lighting								
HID	2%	Now	$900	2034	$8,900			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 10%								
Location : Roof								
LED	8%	Now	$16,400	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Building Perimeter								
Explanation : Malfunctioning								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$179,200	1	$34,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$59,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 10,000 Gallon Tank For No. 2 Fuel Oil								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2030	$203,600			
Steam Boiler	50%			2047	* *	1	$46,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	$2,300	
Central Plant Steam Piping/Pmp	50%			2044	* *	4	$3,400	
Terminal Devices								
Air Handler	50%	Now	$44,900	2039	* *	1	$25,900	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughtout The Building								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units Total. No.2 Unit Is Broken								
Convector/Radiator	50%			2047	* *	1	$15,100	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	100%			2034	$2,267,000			
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$1,852,400	1	$57,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse And Second Floor Fan Rooms								
Explanation : Equipment Accounted For Under Heating Section Of This Report								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,000	
Exhaust Fans								
Roof	100%			2034	$185,200	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Duplex Domestic Set. No.1 Pump Not Connected To The System And Electric Work Never Finished								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Triplex Booster Pumps								

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

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

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
Plumbing								
Water Heater With Tanks								
Electric	10%			2029	$19,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 30 Gallons								
Gas Fired	75%			2033	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Boiler Room								
Explanation : One 400 Gallon Unit. Serves Toilet Rooms								
Gas Fired	15%			2029	$21,000	2		
Other Observation, Extent : Light, Area Affected : 25%								
Location : First Floor Kitchen Equipment Room								
Explanation : 140 Gallon Serves Kitchen								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$7,600	2039	* *	4	$2,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : One Of Two Pumps Is Broken								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$48,700	
Sprinkler								
No Component	80%							
Generic	20%			2054	* *	1-2	$5,200	
Fire Pump								
Generic	100%			2037	* *	1	$17,400	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 24 Square Feet (6x4).								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 50 - BX**		
Address	: **1550 VYSE AVENUE @E. 172-173 STS.**		
Borough	: **BRONX**	**Agency's Number**	: **X050**
Program / Asset #	: **BOE0193.000 / 493**	**Yr Built/Renovated**	: **1914 / 2012**
Area Sq Ft	: **74,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2996** **Lot** : **10**	**BIN**	: **2010786**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$748,100	$329,900
Interior Architecture	$489,200	$118,400
Electrical		$625,300
Mechanical	$1,464,400	$2,417,700
Site Enclosure	$54,500	
Site Pavements	$238,700	
Total	**$2,994,900**	**$3,491,300**
Importance Code A	$748,100	$329,900
Importance Code B	$1,866,800	$3,100,100
Importance Code C	$380,100	$61,300
Total	**$2,994,900**	**$3,491,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,400			
Interior Architecture	$153,000	$1,100		$16,400
Electrical	$14,600	$6,900	$7,200	$8,500
Mechanical	$282,600	$14,600	$18,800	$12,400
Total	**$476,600**	**$22,700**	**$25,900**	**$37,200**
Importance Code A	$53,300	$7,200	$7,300	$7,200
Importance Code B	$370,200	$15,500	$18,600	$23,200
Importance Code C	$53,200			$6,800
Total	**$476,600**	**$22,700**	**$25,900**	**$37,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$117,200	
Glass Block	5%			LIFE	* *	5	$9,400	
Masonry: Brick	85%	Now	$537,400	LIFE	* *	5	$127,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor, Stairways, A And B								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Foundation, Boiler Room, 5th Floor, Stairways A And B								
Masonry: Limestone	5%			LIFE	* *	5	$11,200	
Windows								
Aluminum	100%	Now	$84,300	2052	* *	5	$8,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Rooms 503, 509								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$79,400	
Masonry: Limestone	5%			LIFE	* *	5-10	$8,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$17,200	
Roof								
Built-Up (BUR)	30%			2036	$143,800	10	$12,000	
Built-Up (BUR)	70%			2041	* *	10	$28,100	
Interior								
Floors								
Carpet	2%			2037	* *	3	$3,400	
Cast in Place Concrete	10%			LIFE	* *	5	$49,300	
Cast in Place Concrete	5%			LIFE	* *	5	$24,700	
Ceramic Tile	5%			2045	* *	5	$5,600	
Quarry Tile	5%			2041	* *	5	$8,500	
Vinyl Tile	47%	2-4	$30,000	2041	* *	3	$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Vinyl Tile 9" X 9"	1%	Now	$92,300	2046	* *	3	$400	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Stair 8, 1st Floor Custodian Break Room								
Wood	25%			2051	* *	5	$52,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$34,100	
Ceramic Tile	5%			2045	* *	5	$13,600	
Marble Panels	5%			LIFE	* *	10	$5,500	
Plaster	75%	Now	$254,700	LIFE	* *	5	$61,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 5th Floor, Rooms 503, Stairway A								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$13,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,100	
Metal Panel	3%	Now	$21,400	LIFE	* *	5	$3,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Plaster	87%	Now	$142,200	LIFE	* *	5	$57,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor, Rooms 503, 509, 410, 412, Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2056	* *			
Iron Picket	10%			2071	* *			
Retaining Walls								
Masonry: Brick	10%			2056	* *			
Masonry: Fieldstone	90%	Now	$54,500	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Play Yard Area								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Play Yard Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$113,400	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Bryant Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Bryant Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$125,400	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Ramp In Play Yard								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Play Yard Stop In Rear Of Building								
Activity Yard								
Asphalt	90%			2045	* *			
Rubber Matting	10%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	2%			2052	* *	5		
Fused Disc Sw	8%			2035	$14,700	5	$100	
Molded Case Bkrs	80%			2052	* *	5	$1,600	
Molded Case Bkrs	10%			2035	$18,400	5	$200	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$300	
Locally Mounted	30%			2034	$36,700	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2041	* *	10	$64,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2031	$31,800	10	$4,500	
Emergency, Battery	25%			2036	$31,800	10	$4,500	
Exit, Service	50%			2031	$16,300	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$195,500	1-3	$47,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways								
Explanation : Alarm Bells And Manual Pull Stations								

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - BX
Asset # : 493

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
Heating								
Energy Source								
Electricity	2%			2036		1		
Fuel Oil No 2	98%			2046	* *	5	$22,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : Two 7500 Gallon Tanks								
Conversion Equipment								
Radiant Heater	2%	Now	$19,700	2046	* *	2	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement. Boiler Room								
Steam Boiler	98%			2041	* *	1	$71,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$12,100	2046	* *			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Vacuum Pump, Basement. Boiler Room								
Terminal Devices								
Air Handler	10%			2031	$142,600	1	$4,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Convector/Radiator	80%			2034	$495,700	1	$19,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2031	$187,900	1	$2,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Multipurpose Room								
Controls								
Pneumatic	100%	Now	$146,400	2030	$1,464,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2031	$179,900			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Library								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	10%	Now	$11,500	2036	$28,700	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Rooms 205, 210, 305, 403								
Window/Wall Unit	50%			2034	$143,500	1		
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Multipurpose Room, Auditorium, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,300	
Exhaust Fans								
Interior	20%	Now	$3,400	2031	$67,200	2	$400	
Broken, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Roof	60%			2031	$88,200	2	$1,400	
Roof	20%			2041	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$778,500	1		
Galvanized Steel	20%			2034	$193,500	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 275 Mbh, 100 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$47,700	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Light, Area Affected : 1%								
Location : Corridor Near Room 304								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$15,200	4	$2,300	
Sewage Ejector(s)								
Electric	100%			2036	$39,700	4	$4,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	Now	$1,000	2036	$52,400	1-2	$900	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 60 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 51 (ECC) - Q**		
Address	: **87-45 117TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q051**
Program / Asset #	: **BOE1149.000 / 14895**	**Yr Built/Renovated**	: **1995 /**
Area Sq Ft	: **31,384**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **9327** **Lot** : **26**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$59,100	$271,200
Electrical		$671,800
Mechanical	$126,200	$2,108,400
Total	**$185,300**	**$3,051,400**
Importance Code B	$185,300	$3,051,400
Total	**$185,300**	**$3,051,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$28,400	$2,700	
Interior Architecture	$5,000		$21,900	
Electrical	$9,700	$5,400	$5,700	$5,100
Mechanical	$12,200	$14,200	$17,500	$9,500
Site Enclosure	$6,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$40,400**	**$55,200**	**$54,900**	**$21,800**
Importance Code A	$2,800	$31,300	$5,500	$2,800
Importance Code B	$32,700	$24,000	$49,400	$19,000
Importance Code C	$5,000			
Total	**$40,400**	**$55,200**	**$54,900**	**$21,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

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
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	$300	
Masonry: Brick Cavity	99%			LIFE	* *	5	$47,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	85%			2049	* *	5	$5,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Windows								
Metal Louvers	15%			2042	* *	10	$6,000	
Parapets								
Masonry: Brick Cavity	20%			LIFE	* *	5	$1,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Metal Rail	40%			2046	* *	5-10	$34,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Pre-Cast Concrete	40%			LIFE	* *	5	$12,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Roof								
IRMA/Protected Membrane	75%			2038	* *	10	$28,400	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Flat Roof								
Metal Panel	20%			2046	* *	10	$13,900	
Metal Panel	5%			2046	* *	10	$3,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Louvered Metal Mechanical Screen								
Explanation : No Repairs Needed								
Soffits								
Stucco Cement	100%			2046	* *	5	$1,100	
Interior								
Floors								
Carpet	2%			2029	$17,000	3	$1,400	
Cast in Place Concrete	8%			LIFE	* *	5	$8,200	
Ceramic Tile	10%			2036	$271,200	5	$4,700	
Granite Panels	2%			LIFE	* *	5	$700	
Quarry Tile	3%			2046	* *	5	$2,100	
Vinyl Tile	75%			2038	* *	3	$13,200	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$9,900	
Concrete Masonry Unit	40%			LIFE	* *	5	$15,900	
SGFT/Glazed Masonry	50%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%	Now	$59,100	2046	* *	5	$17,400	
Misaligned/Bulging, Extent : Light, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd Floor								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$5,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed Over Fence With Sidewalk Shed								
Retaining Walls								
Cast in Place Concrete	70%			2068	* *			
Masonry: Brick	30%	4+	$6,300	2053	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Front Steps								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Sidewalk								
Explanation : Sidewalk Shed In Use								
On-Site Walkways								
Cast in Place Concrete	90%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways								
Explanation : Sidewalk Shed In Use								
Pavers/Stone	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : Sidewalk Shed In Use								
Activity Yard								
Asphalt	50%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Construction Staging Area								
Cast in Place Concrete	5%			2046	* *			
Rubber Matting	45%			2038	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Switch Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5	$100	
Molded Case Bkrs	50%			2043	* *	5	$400	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$700	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%	4+	$1,500	2038	* *	5	$100	
Corroded, Extent : Light, Area Affected : 2%								
Location : Roof And Penthouse								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$9,700	
Generators								
Diesel	100%			2036	$142,000	1	$12,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 100 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,200	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 50 Gallons								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 5,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$469,500	10	$28,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			

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

DEPARTMENT OF EDUCATION - 040
P. S. 51 (ECC) - Q
Asset # : 14895

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2033	$9,900	1		
Exit, Service	50%			2033	$6,900	1		
Exterior Lighting								
HID	20%			2033	$30,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$60,300	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$19,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2036	$13,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Steam Used To Heat Glycol								
Steam Boiler	90%			2038	* *	1	$28,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	95%			2041	* *	4	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Floors								
Explanation : Glycol Used For Heating And Cooling								
Hot Wtr Piping/Pump	5%	0-2	$1,400	2041	* *	4	$100	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Building Management System								

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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

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
Heating								
Terminal Devices								
Air Handler	15%			2033	$90,700	1	$2,900	
Convector/Radiator	5%			2038	* *	1	$500	
Fan Coil Unit/Heat	80%			2033	$637,400	1	$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	$474,100	1	$14,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Penthouse								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$2,300	
Terminal Devices								
Air Handler/Cool/Ht	10%			2033	$62,400	1	$1,900	
Fan Coil - 2 Pipe	80%			2033	$784,300	1	$8,100	
No Component	10%							
Heat Rejection								
Dry Cooler	100%	2-4	$73,700	2043	* *	2	$17,500	
Corroded, Extent : Moderate, Area Affected : 60%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Beyond Useful Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$17,500	
Exhaust Fans								
Interior	15%			2033	$21,400	2	$100	
Roof	15%			2033	$9,400	2	$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Tankless Unit With A 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$6,400	4	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$15,800	
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$300	
Chemical System								
Generic	100%	0-2	$3,000	2033	$59,500	1	$22,500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Kitchen								
Explanation : 1 Set Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 528 - M (I. S. 528 - M)**		
Address	: **180 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M528**
Program / Asset #	: **BOE0139.000 / 1630**	**Yr Built/Renovated**	: **1925 / 2014**
Area Sq Ft	: **21,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2164** **Lot** : **32**	**BIN**	: **1063928**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$70,000
Interior Architecture	$425,700	
Electrical	$55,500	$160,300
Mechanical		$678,800
Total	**$481,100**	**$909,100**
Importance Code A		$70,000
Importance Code B	$419,500	$839,100
Importance Code C	$61,600	
Total	**$481,100**	**$909,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$3,300
Interior Architecture	$18,100	$2,200		$2,900
Electrical	$22,200	$2,000	$42,500	$2,400
Mechanical	$55,200	$3,700	$13,000	$3,700
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$102,700**	**$15,100**	**$62,700**	**$19,500**
Importance Code A	$2,100	$2,100	$2,100	$5,400
Importance Code B	$100,600	$11,500	$60,600	$14,100
Importance Code C		$1,400		
Total	**$102,700**	**$15,100**	**$62,700**	**$19,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$70,000	
Masonry: Granite	5%			LIFE	* *	5	$2,900	
Masonry: Limestone	5%			LIFE	* *	5	$2,900	
Windows								
Aluminum	100%			2050	* *	5	$6,600	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$2,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Metal Cornice	5%			2062	* *	10	$500	
Pre-Cast Concrete	15%			LIFE	* *	5	$3,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Copings								
Roof								
IRMA/Protected Membrane	98%			2042	* *	10	$12,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Skylight, Metal/Glass	2%			2054	* *	10	$800	
Interior								
Floors								
Ceramic Tile	5%			2043	* *	5	$1,500	
Sheet Vinyl/Rubber	5%	2-4	$2,000	2039	* *	5	$1,100	
Seams Open/Split, Extent : Light, Area Affected : 10%								
Location : Gymnasium								
Vinyl Tile	80%	4+	$13,300	2039	* *	3	$8,800	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								
Wood	10%			2062	* *	5	$5,500	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$2,900	
Glass Block	2%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$12,100	
SGFT/Glazed Masonry	58%	0-2	$61,600	LIFE	* *			
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Stair At 2nd Floor								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Stair At 2nd Floor								
Explanation : Efflorescence In Stair								
Ceilings								
AcousTileConcealSpLn	75%	Now	$364,000	2054	* *	5	$13,800	
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2051	* *	5	$5,900	
Gypsum Board	5%			LIFE	* *	5	$1,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 40%								
Location : Throughout Activity Yard								
Explanation : Efflorescence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2042	* *	5	$500	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$1,100	LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement								
Explanation : Bus Bar Painted								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

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
Lighting								
Interior Lighting								
Fluorescent	50%			2034	$160,300	10	$9,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$18,000	10	$2,500	
Exit, Battery	50%			2034	$15,200	10	$700	
Exterior Lighting								
HID	20%	2-4	$20,100	2044	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
No Component	80%							
Alarm								
Security System								
Generic	100%			2029	$40,400	1	$7,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Digital	100%	2-4	$55,500	2044	* *	1-3	$11,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 3,000 Gallon Tank For No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$20,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Boilers								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$34,400	2044	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. One Condensate Pump Is Not Working								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations. Defective Control System								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Fresh Air Louver Is Not Working								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Condensate Pump Is Undersized								
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$6,800	
Controls								
Pneumatic	100%			2032	$415,600			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2034	$212,200	2	$1,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units								
Split Unit	10%			2034	$51,100			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$27,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,700	
Exhaust Fans								
Roof	100%			2034	$41,700	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$1,300	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Kitchen								
Explanation : Serves Basement And Kitchen Areas								
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 53 - BX**				
Address	: **360 EAST 168 STREET BTWN: FINDLAY AVE - TELLER AVE**				
Borough	: **BRONX**		**Agency's Number**	: **X053**	
Program / Asset #	: **BOE0195.000 / 142**		**Yr Built/Renovated**	: **1913 / 2023**	
Area Sq Ft	: **86,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Oct-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,4,5**				
Block	: **2435**	**Lot** : **75**	**BIN**	: **2002299**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$130,200
Interior Architecture	$5,409,000	$195,000
Electrical		$1,809,900
Mechanical	$442,400	$2,093,700
Site Enclosure	$145,600	
Site Pavements	$682,700	
Total	**$6,679,700**	**$4,228,800**
Importance Code A		$130,200
Importance Code B	$6,559,500	$3,978,600
Importance Code C	$120,200	$120,100
Total	**$6,679,700**	**$4,228,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,300	$1,800		$47,200
Interior Architecture	$66,800	$6,200		$9,400
Electrical	$8,000	$10,000	$8,000	$25,000
Mechanical	$18,900	$12,300	$14,500	$58,800
Site Enclosure	$31,400			
Site Pavements	$106,900			
Total	**$250,300**	**$30,300**	**$22,500**	**$140,400**
Importance Code A	$26,800	$10,300	$8,500	$55,900
Importance Code B	$145,900	$20,000	$14,000	$84,500
Importance Code C	$77,600			
Total	**$250,300**	**$30,300**	**$22,500**	**$140,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	* *	5	$130,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	2%			LIFE	* *	5	$2,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$5,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	55%			2057	* *	5	$20,100	
Aluminum	45%			2057	* *	5	$16,500	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st - 3rd Floors								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Copings								
Masonry: Brick	90%			LIFE	* *	5	$11,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Built-Up (BUR)	98%			2040	* *	10	$47,200	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Main Roof Perimeter								
Metal Panel	2%			2048	* *	10	$1,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	$21,800	LIFE	* *	5	$27,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Ceramic Tile	5%			2038	* *	5	$6,200	
Mosaic Tile	2%			2040	* *	5	$6,200	
Marble Panels	1%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Marble Panel Steps In Main Lobby								
Explanation : Location Noted								
Terrazzo	2%	4+	$4,800	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	20%			2043	* *	3	$9,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Stair Landings And Corridors On 3rd, 4th And 5th Floors								
Vinyl Tile 9" X 9"	40%	Now	$818,200	2030	$4,090,800	3	$18,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Classrooms And Corridors								
Wood	20%	Now	$305,100	2050	* *	5	$23,400	
Deteriorated Finish, Extent : Severe, Area Affected : 40%								
Location : Classrooms Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Various Classrooms On The 4th And 5th Floors								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Classrooms Throughout								
Interior Walls								
Ceramic Tile	5%	0-2	$75,100	2038	* *	5	$13,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairways								
Ceramic Tile	3%	2-4	$45,100	2038	* *	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Marble Panels	2%	2-4	$38,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Corridor								
Plaster	75%			LIFE	* *	5	$120,100	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout 4th And 5th Floors								
Repairs in Progress, Extent : N/A, Area Affected : 1%								
Location : Room 511								
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Interior								
Ceilings								
Exposed Struc: Steel	2%			LIFE	* *			
Metal Panel	2%	0-2	$1,700	LIFE	* *	5	$3,100	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen Area								
Plaster	96%	2-4	$74,700	LIFE	* *	5	$74,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Gymnasium								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	* *			
Iron Picket	60%	2-4	$23,600	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Along East 168th Street								
Retaining Walls								
Cast in Place Concrete	10%	0-2	$7,800	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Retaining Wall Caps Throughout								
Masonry: Fieldstone	90%	0-2	$145,600	2055	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Along Findlay Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Along Teller Avenue								
Pavers/Stone	10%	Now	$46,700	2044	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout Tree Surrounds								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Throughout Tree Surrounds								
On-Site Walkways								
Cast in Place Concrete	50%			2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Exit Stairs And Play Yard Stairs								
Slate	50%	0-2	$15,400	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Exit Stairs								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Site Pavements								
Activity Yard								
Asphalt	90%	Now	$682,700	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Play Yard								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Rubber Matting	10%	Now	$44,800	2040	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 25%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	70%			2035	$144,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	90%			2051	* *	5	$2,000	
Molded Case Bkrs	5%			2043	* *	5	$100	
Wiring								
Braided Cloth	60%			2034	$179,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,286,500	10	$77,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2030	$5,400	1		
Emergency, Battery	40%			2040	* *	10	$8,300	
Exit, Battery	50%			2040	* *	10	$2,900	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$53,000	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$26,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 7,500 Gallon Tanks								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$85,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Steam Boilers.								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Convector/Radiator	90%			2040	* *	1	$25,000	
Fan Coil Unit/Heat	10%			2040	* *	1	$2,800	
Controls								
Pneumatic	100%			2033	$1,701,900			
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Air Conditioning								
Energy Source								
Electricity	90%			2051	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	15%			2035	$313,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Distribution Frame And Kitchen								
Explanation : Split Unit For The Main Distribution And Kitchen Area								
Window/Wall Unit	75%			2030	$250,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$19,200	
No Component	60%							
Exhaust Fans								
Interior	20%			2035	$78,100	2	$500	
Roof	80%			2030	$136,700	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$55,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Drains Near Custodians Office Back Up In Heavy Rain								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$7,100	2035	$17,600	4	$1,800	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : 3 Pumps Out Of Service- Basement								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2 Pumps- Basement								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Gallon Unit								
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2055	* *	1-2	$1,200	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various								
Explanation : Partial Sprinklers In Building								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 53 - BX MINISCHOOL - EAST**				
Address	: **E. 168 STREET AND TELLER AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X874**	
Program / Asset #	: **BOE0195.020 / 2877**		**Yr Built/Renovated**	: **1970 / 1998**	
Area Sq Ft	: **12,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Oct-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2435**	**Lot** : **75**	**BIN**	: **2002299**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$163,500	
Interior Architecture	$1,261,200	$249,800
Electrical	$183,200	$73,400
Mechanical	$303,900	$157,800
Site Pavements	$101,100	
Total	**$2,012,900**	**$481,000**
Importance Code A	$163,500	
Importance Code B	$1,748,300	$481,000
Importance Code C	$101,100	
Total	**$2,012,900**	**$481,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,800			
Interior Architecture	$6,400	$7,400		$1,800
Electrical	$1,100	$1,400	$1,300	$42,800
Mechanical	$53,700	$19,800	$5,400	$42,600
Site Enclosure	$19,600			
Site Pavements	$20,800			
Total	**$111,400**	**$28,600**	**$6,700**	**$87,200**
Importance Code A	$48,000	$600	$600	$600
Importance Code B	$53,000	$28,000	$6,100	$86,600
Importance Code C	$10,500			
Total	**$111,400**	**$28,600**	**$6,700**	**$87,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Metal Panel	95%	2-4	$58,500	2045	* *	5	$32,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Paint Peeling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : East Facade								
Windows								
Aluminum	100%	Now	$105,000	2060	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	100%	0-2	$9,800	2040	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Mechanical Room								
Soffits								
Alum/Vinyl Siding	100%			2055	* *	10	$500	
Interior								
Floors								
Cast in Place Concrete	2%	4+	$1,400	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Room								
Mosaic Tile	5%	0-2	$3,800	2048	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 75%								
Location : Toilet Rooms								
Vinyl Tile	5%			2040	* *	3	$300	
Vinyl Tile 9" X 9"	88%	Now	$114,700	2030	$1,146,600	3	$5,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$4,200	
Metal Panel	60%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	95%			2033	$249,800	5	$14,700	
Plaster	5%	0-2	$1,200	LIFE	* *	5	$500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$9,600	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$10,000	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rear Along Teller Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	2-4	$15,200	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Along Teller Avenue								
Pavers/Stone	10%	2-4	$4,700	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Tree Surrounds								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$900	2033	$2,900			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Exit Stairs And Ramps								
Parking/Driveway								
Asphalt	100%	0-2	$101,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Molded Case Bkrs	10%			2051	* *	5		
Molded Case Bkrs	90%			2034	$36,800	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$183,200	10	$11,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,400	
Exit, Battery	50%			2040	* *	10	$400	
Exterior Lighting								
HID	10%			2030	$5,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$23,100	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$7,400	

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
Heating								
Energy Source								
Natural Gas	100%			2035	$3,200	1		
Conversion Equipment								
Furnace	100%	2-4	$38,200	2045	* *	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : On Extended Life - Two Duct Mounted Gas Fired Furnaces								
Controls								
Electrical	100%			2028	$68,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$15,600	

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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.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

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
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	$235,600	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$35,600	2	$8,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : On Extended Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Exhaust Fans								
Roof	20%			2030	$4,800	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$157,800	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet								
Explanation : 70 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$15,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Bathroom Drains								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 53 - BX MINISCHOOL - WEST**				
Address	: **E 168 STREET AND FINDLAY AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X851**	
Program / Asset #	: **BOE0195.010 / 486**		**Yr Built/Renovated**	: **1970 / 1998**	
Area Sq Ft	: **12,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **18-Oct-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2435**	**Lot** : **75**	**BIN**	: **2002299**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$221,900	
Interior Architecture	$1,304,200	
Electrical	$183,200	$73,400
Mechanical	$303,900	$157,800
Site Enclosure	$75,900	
Site Pavements	$75,900	
Total	**$2,165,000**	**$231,200**
Importance Code A	$221,900	
Importance Code B	$1,943,100	$231,200
Total	**$2,165,000**	**$231,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,800			
Interior Architecture	$7,800			$1,800
Electrical	$10,000	$1,200	$1,300	$43,000
Mechanical	$16,100	$2,300	$5,400	$80,800
Site Enclosure	$11,700			
Site Pavements	$47,000			
Total	**$102,200**	**$3,400**	**$6,700**	**$125,700**
Importance Code A	$10,400	$600	$600	$38,800
Importance Code B	$41,000	$2,800	$6,100	$86,800
Importance Code C	$50,900			
Total	**$102,200**	**$3,400**	**$6,700**	**$125,700**

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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DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Metal Panel	95%	0-2	$116,900	2045	* *	5	$32,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : All Facades								
Paint Peeling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$105,000	2060	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	100%	Now	$9,800	2048	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Corridor And Mechanical Room								
Soffits								
Alum/Vinyl Siding	100%			2055	* *	10	$500	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Room								
Mosaic Tile	7%	0-2	$2,100	2040	* *	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Exit Lobbies								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms								
Vinyl Tile 9" X 9"	91%	Now	$118,600	2030	$1,185,700	3	$5,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	$3,700	
Metal Panel	65%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	98%	2-4	$5,200	2048	* *	5	$7,600	
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Corridor								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Corridor								
Plaster	2%	0-2	$500	LIFE	* *	5	$200	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Toilet Rooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$11,700	2055	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$75,900	2070	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Along Findlay Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	$5,900	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	10%	2-4	$1,800	2044	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout Tree Surrounds								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$300	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exit Stairs And Ramps								
Parking/Driveway								
Asphalt	100%	0-2	$39,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Rubber Matting	100%	Now	$75,900	2040	* *			
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Open Seams, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Not In Use Due To Broken Play Equipment								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnects Rated At 600 Amperes Each. One Serves This Asset, The Other Serves Building 2, Asset 2877								
Raceway								
Conduit	100%			2035	$26,400	1		
Panelboards								
Molded Case Bkrs	10%			2051	* *	5		
Molded Case Bkrs	90%			2034	$36,800	5	$300	
Wiring								
Thermoplastic	100%			2035	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$183,200	10	$11,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,400	
Exit, Battery	50%			2040	* *	10	$400	
Exterior Lighting								
HID	10%			2030	$5,700	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$23,100	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$9,500	2040	* *	1-3	$6,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance								

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
Heating								
Energy Source								
Natural Gas	100%			2035	$3,200	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

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
Heating								
Conversion Equipment								
Furnace	100%			2030	$38,200	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Duct Mounted, Gas Fired Furnaces								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Controls								
Electrical	100%			2028	$68,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$15,600	
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	$235,600	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$35,600	2	$8,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Units Are On Extended Life								
Ventilation								
Exhaust Fans								
Roof	20%			2030	$4,800	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$157,800	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet								
Explanation : One 52 Gallon Unit Electric Water Heater								
Sanitary Piping								
Cast Iron	100%	Now	$15,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Bathroom Drains								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 54 - BX**		
Address	: **2703 WEBSTER AVE. @E. 197 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X054**
Program / Asset #	: **BOE1008.000 / 4515**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **80,484**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3278** **Lot** : **33**	**BIN**	: **2016383**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$549,900
Interior Architecture	$974,800	$3,108,000
Electrical	$1,854,700	$1,195,000
Mechanical	$4,885,300	$4,028,200
Site Pavements	$114,000	$620,100
Total	**$7,828,800**	**$9,501,300**
Importance Code A		$602,000
Importance Code B	$7,545,000	$7,852,000
Importance Code C	$283,700	$1,047,400
Total	**$7,828,800**	**$9,501,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$58,500	$3,400		
Interior Architecture	$138,800	$7,900	$65,400	$12,200
Electrical	$86,200	$55,000	$13,100	$13,100
Mechanical	$58,400	$81,600	$51,100	$32,300
Site Enclosure	$10,500			
Site Pavements	$73,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$432,800**	**$155,400**	**$137,100**	**$65,100**
Importance Code A	$65,500	$10,600	$7,000	$7,000
Importance Code B	$338,000	$144,800	$130,100	$58,100
Importance Code C	$29,300			
Total	**$432,800**	**$155,400**	**$137,100**	**$65,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	$88,200	
Metal Panel	2%			2043	* *	5-10	$12,500	
Pre-Cast Concrete	1%			LIFE	* *	5	$3,000	
Windows								
Aluminum	100%			2041	* *	5	$28,000	
Parapets								
Masonry: Brick	90%	2-4	$43,600	LIFE	* *	5	$6,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 3%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 1%								
Location : Main Roof								
Pre-Cast Concrete	10%	2-4	$3,100	LIFE	* *	5	$4,700	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Throughout Coping								
Roof								
Built-Up (BUR)	90%	Now	$9,200	2033	$461,700			
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Roof								
Cast in Place Concrete	8%			LIFE	* *			
Metal Panel	2%	4+	$2,600	2038	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Interior								
Floors								
Carpet	3%	4+	$3,300	2029	$65,400	3	$5,400	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Library								
Cast in Place Concrete	5%	4+	$26,200	LIFE	* *	5	$13,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2036	$208,600	5	$3,600	
Poured Epoxy/Resin	10%	2-4	$13,800	2028	$691,000			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Science Laboratory								
Quarry Tile	5%			2038	* *	5	$9,000	
Terrazzo	2%			LIFE	* *	5	$1,900	
Vinyl Tile	69%	4+	$47,000	2033	$2,351,300	3	$31,200	
Cracking/Crumbling, Extent : Light, Area Affected : 3%								
Location : Cafeteria And Throughout								
Wood	3%			2048	* *	5	$6,800	
Interior Walls								
Ceramic Tile	3%			2036	$479,900	5	$8,500	
Concrete Masonry Unit	28%	2-4	$153,100	LIFE	* *	5	$31,800	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Corridor Behind Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Corridor Behind Auditorium								
Glass: Single Pane	2%			LIFE	* *	5	$4,300	
Gypsum Board	40%			LIFE	* *	5	$68,200	
SGFT/Glazed Masonry	25%	4+	$130,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stairs								
Wood	2%			LIFE	* *	5	$22,700	
Ceilings								
AcousTileConcealSpLn	25%	Now	$24,300	2038	* *	5	$18,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria								
AcousTileSusp.Lay-In	60%	4+	$24,100	2038	* *	5	$35,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corridor Behind Auditorium								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	8%			LIFE	* *	5	$11,800	
Wood	2%			LIFE	* *	5	$20,600	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Site Enclosure								
Fence/Gates								
Iron Picket	70%	4+	$6,300	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	30%	2-4	$4,100	2053	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Peeling Paint								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$17,900	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Along Sidewalk								
On-Site Walkways								
Cast in Place Concrete	75%	0-2	$18,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Ramp And Stairs, Play Yard Stair								
Pavers/Stone	25%			2036	$499,300			
Activity Yard								
Asphalt	40%	Now	$36,200	2036	$120,800			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Activity Yard								
Pavers/Stone	60%	Now	$114,000	2042	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 20%								
Location : Plaza Area In Rear Of Buildings								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 0ne 4,000 Ampere, One 1,600 Ampere, One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch For Emergency								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Under 600 Volts								
Transformers								
Dry Type	100%			2031	$27,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,000 Kil-volt-ampere, 480/277 Hv- 208/120 Lv, One 112.5 Kilovolt-ampere, 480hv-208/120lv And One 45 Kilovolt-ampere, 480hv-208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$233,000	5	$300	
Raceway								
Conduit	100%			2033	$206,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	90%			2032	$220,700	5	$1,900	
Wiring								
Thermoplastic	100%			2033	$298,700	1		
Motor Controllers								
Locally Mounted	15%			2038	* *	5	$100	
Locally Mounted	5%	2-4	$6,100	2053	* *	5		
Corroded, Extent : Light, Area Affected : 100%								
Location : Roof								
Motor Control Center	78%			2031	$235,900	5	$1,700	
Variable Frequency Drive	2%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$27,400	1	$24,800	
Generators								
Diesel	100%			2029	$142,000	1	$31,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 230 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$17,900	
Fuel Storage								
Day Tank	50%			2032	$13,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 50 Gallon								
Main Tank	50%			2036	$39,400	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One 275 Gallon								
Explanation : Basement								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Lighting								
Interior Lighting								
Fluorescent	95%			2028	$1,167,100	10	$70,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2028	$36,900	10	$2,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Kitchen And Lobby								
LED	2%	Now	$45,700	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Lighting Motion Sensors Are Not Working								
Egress Lighting								
Emergency, Battery	50%			2028	$69,200	10	$9,700	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Fluorescent	1%			2028	$3,300	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Canopy								
HID	7%			2028	$26,900	10		
LED	2%	Now	$8,800	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Exterior Walls								
Explanation : Lights Are On During The Day Time. Lighting Control Is Not Working								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$18,900	5	$500	
Alarm								
Security System								
Generic	100%			2028	$154,700	1	$30,100	
Fire/Smoke Detection								
Generic, Digital	100%			2028	$212,600	1-3	$49,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								

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

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2036	$52,000	1	$10,000	
Steam Boiler	75%			2038	* *	1	$59,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	75%			2041	* *	4	$3,000	
Steam Piping/Pump	25%			2043	* *			
Terminal Devices								
Air Handler	25%			2033	$387,700	1	$12,400	
Fan Coil Unit/Heat	75%			2033	$1,532,500	1	$19,500	
Controls								
Digital	100%	Now	$1,183,500	2028	$2,366,900			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : System Does Not Work And Runs Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2028	$1,215,800	1	$37,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$5,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$1,599,100	1	$49,800	
Heat Rejection								
Dry Cooler	100%			2033	$378,200	2	$56,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,900	
Exhaust Fans								
Interior	20%			2038	* *	2	$500	
Roof	80%			2038	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$14,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : North Side Playground								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Unit. Quantity 1								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$40,600	
Sprinkler								
Generic	100%			2053	* *	1-2	$22,500	
Fire Pump								
Generic	100%			2036	$78,700	1	$15,000	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood 140 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 54 - Q MINISCHOOL**
Address : **86-02 127TH STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1163.000 / 14909**
Area Sq Ft : **10,155**
Date of Survey : **04-Mar-2022**
Areas Surveyed : **Roof, Floors 1**
Block : **9280** **Lot** : **1**

Agency's Number : **Q864**
Yr Built/Renovated : **1992 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$60,500
Electrical		$155,000
Mechanical		$299,600
Site Pavements	$130,400	
Total	**$130,400**	**$515,100**
Importance Code A		$60,500
Importance Code B	$130,400	$454,600
Total	**$130,400**	**$515,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,100	$24,500	$2,300	
Interior Architecture	$67,600			$1,700
Electrical	$1,100	$1,100	$900	$1,100
Mechanical	$4,100	$2,600	$4,800	$2,600
Site Enclosure	$27,100			
Total	**$122,000**	**$28,300**	**$8,100**	**$5,400**
Importance Code A	$23,100	$25,600	$3,300	$1,000
Importance Code B	$67,700	$2,700	$4,800	$4,400
Importance Code C	$31,200			
Total	**$122,000**	**$28,300**	**$8,100**	**$5,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 54 - Q MINISCHOOL
Asset # : 14909

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$7,600	
Masonry: Brick	55%			LIFE	* *	5	$16,600	
Painted Surfaces, Extent : Light, Area Affected : 40%								
Location : Exterior Wall								
Metal Panel	40%			2053	* *	5-10	$83,200	
Windows								
Aluminum	100%			2049	* *	5	$4,600	
Roof								
Metal Panel	80%	Now	$22,100	2046	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Classroom								
Modified Bitumen	5%			2038	* *	10	$1,900	
Skylight, Metal/Glass	15%			2053	* *	10	$18,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Ceramic Tile	5%	2-4	$26,300	2042	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilets								
Vinyl Tile	90%	Now	$19,300	2038	* *	3	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Exits								
Interior Walls								
Concrete Masonry Unit	45%			LIFE	* *	5	$6,100	
Gypsum Board	25%			LIFE	* *	5	$5,100	
SGFT/Glazed Masonry	30%	Now	$18,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corner At Corridor Intersection								
Ceilings								
AcousTileSusp.Lay-In	60%	Now	$3,300	2046	* *	5	$4,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Classrooms								
Gypsum Board	15%			LIFE	* *	5	$3,000	
Metal Panel	25%			LIFE	* *	5	$5,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$12,500	2068	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Fence								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 54 - Q MINISCHOOL
Asset # : 14909

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$14,500	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hillside Avenue And 126th Street								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2042	* *			
Activity Yard								
Rubber Matting	100%	Now	$130,400	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Playground Along Hillside Avenue								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Playground Along Hillside Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : Playground Along Hillside Avenue								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	$300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 54 - Q MINISCHOOL
Asset # : 14909

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
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$139,500	10	$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	$15,500	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor Hallway								
Egress Lighting								
Emergency, Battery	50%			2033	$8,700	10	$1,200	
Exit, Service	50%			2033	$2,200	1		
Exterior Lighting								
HID	20%			2033	$9,700	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$19,500	1	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mechanical, Electrical Room And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$26,800	1-3	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Air Handler	50%			2033	$97,800	1	$3,100	
Convector/Radiator	50%			2046	* *	1	$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 54 - Q MINISCHOOL
Asset # : 14909

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$4,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Boiler Room								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$201,800	1	$6,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	$30,100	2	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Exhaust Fans								
Interior	90%			2033	$41,500	2	$300	
Roof	10%			2033	$2,000	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 80 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 54 - SI**
Address : **1060 WILLOWBROOK ROAD @SUNSET AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R054**
Program / Asset # : **BOE0939.000 / 1415**
Yr Built/Renovated : **1970 / 2013**
Area Sq Ft : **74,000**
Project Type : **EDUCATION**
Date of Survey : **15-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **1987** **Lot** : **104** **BIN** : **5034476**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$95,600	$113,700
Interior Architecture	$3,446,100	$4,800,000
Electrical	$291,100	$827,400
Mechanical	$1,895,700	$1,178,100
Site Pavements		$693,600
Total	**$5,728,600**	**$7,612,800**
Importance Code A	$95,600	$766,000
Importance Code B	$4,498,100	$6,489,700
Importance Code C	$1,134,900	$357,100
Total	**$5,728,600**	**$7,612,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$81,600	$30,100		
Interior Architecture	$82,800	$8,500		$9,600
Electrical	$7,800	$32,300	$7,100	$7,000
Mechanical	$120,700	$21,700	$15,900	$10,500
Site Enclosure	$36,400			
Site Pavements	$43,800			
Total	**$373,100**	**$92,600**	**$23,100**	**$27,000**
Importance Code A	$88,900	$37,500	$7,200	$7,200
Importance Code B	$199,000	$55,200	$15,800	$19,800
Importance Code C	$85,200			
Total	**$373,100**	**$92,600**	**$23,100**	**$27,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$31,600	
Masonry: Brick	90%			LIFE	* *	5	$113,700	
Efflorescence, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Yard								
Explanation : Gymnasium Addition Under Construction.								
Masonry: Limestone	5%			LIFE	* *	5	$4,700	
Windows								
Aluminum	95%	Now	$31,200	2041	* *	5	$16,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Classrooms								
Metal Louvers	5%	0-2	$95,600	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	55%			LIFE	* *	5	$13,200	
Masonry: Limestone	25%			LIFE	* *	5	$7,500	
Metal: Cage/Fence	20%			2038	* *	5-10	$37,100	
Roof								
Metal Panel	5%			2038	* *	10	$8,400	
Modified Bitumen	95%	Now	$48,800	2038	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Entry Canopy								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Vestibule Roof At Exit 2								
Soffits								
Cast in Place Concrete	75%			LIFE	* *	5	$11,700	
Cement - Fiber Panel	25%	Now	$1,600	2033	$15,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Entrance								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,900	
Ceramic Tile	5%	2-4	$31,600	2036	$315,800	5	$2,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Girls Restroom								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Toilets								
Quarry Tile	5%	Now	$82,400	2038	* *	5	$4,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	7%	0-2	$146,600	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 75%								
Location : Stair Treads Throughout								
Vinyl Tile	25%	Now	$15,500	2028	$773,600	3	$10,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	45%	Now	$201,600	2033	$4,031,400	3	$18,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	3%			2048	* *	5	$6,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%	Now	$35,700	2036	$357,100	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Concrete Masonry Unit	10%	Now	$61,000	LIFE	* *	5	$5,100	
Vertical Cracks, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Store Room								
Folding Partition	5%	Now	$898,900	2058	* *	5	$7,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Separates Auditorium And Cafeteria								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Separates Auditorium And Cafeteria								
Plaster	40%			LIFE	* *	5	$15,200	
SGFT/Glazed Masonry	30%	Now	$175,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2038	* *	5	$10,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Metal Panel	70%	Now	$1,038,800	LIFE	* *	5	$95,700	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Plaster	20%	Now	$68,100	LIFE	* *	5	$13,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 90%								
Location : Stairs And Cellar								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%	2-4	$36,400	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$13,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Front Entry								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	90%	2-4	$30,700	2036	$613,100			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	10%			2033	$80,500			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	80%			2033	$159,800	5	$300	
Fused Disc Sw	20%			2059	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2033	$133,300	1		
Conduit	10%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,600	
Molded Case Bkrs	10%			2055	* *	5	$200	
Wiring								
Braided Cloth	30%	0-2	$61,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	60%			2033	$122,600	1		
Thermoplastic	10%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$63,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2028	$20,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Room								
Explanation : Incandescent Lights								
LED	4%			2038	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$8,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	40%			2041	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	10%			2028	$3,200	1		
Exterior Lighting								
LED	10%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of The Building								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$142,200	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Camera, Motion Sensors And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Analog	85%			2028	$166,100	1-3	$38,800	
Generic, Digital	15%			2041	* *	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Under Construction								

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
Heating								
Energy Source								
Fuel Oil No 4	99%			2043	* *	5	$22,400	
Natural Gas	1%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Gas Service For Boiler Ignition								
Conversion Equipment								
Steam Boiler	100%			2031	$652,300	1	$72,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	$59,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Condensate Vacuum Pump								
Terminal Devices								
Air Handler	20%	Now	$5,600	2033	$281,700	1	$8,100	
Convector/Radiator	80%	0-2	$24,500	2038	* *	1	$17,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Trap Faulty								
Controls								
Pneumatic	100%	Now	$29,300	2027	$1,464,400			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Unit Controls								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$177,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Main Distribution Frame Room								
Explanation : 4 Units For Auditorium And 1 Unit For Main Distribution Frame Room								
Window/Wall Unit	90%			2028	$255,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Exhaust System Serves Classrooms, Toilet Rooms, Kitchen, And Other Areas								
Exhaust Fans								
Interior	20%			2033	$66,400	2	$500	
Roof	80%			2028	$116,200	2	$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Water Mains								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$10,800	
Sanitary Piping								
Cast Iron	100%	Now	$47,100	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 5%								
Location : Stage Sink Drain Pipe And 1st Floor Teachers Bathroom Pipe								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2027	$2,300	4	$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 55 - BX**		
Address	: **450 SAINT PAUL'S PLACE @WASHINGTON AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X055**
Program / Asset #	: **BOE0196.000 / 487**	**Yr Built/Renovated**	: **1916 / 2021**
Area Sq Ft	: **123,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,6,Ph**		
Block	: **2902** **Lot** : **1**	**BIN**	: **2009463**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$346,300	$321,800
Interior Architecture	$1,488,600	$1,947,700
Electrical	$324,900	$2,633,600
Mechanical	$1,374,700	$6,567,700
Site Enclosure	$319,400	
Site Pavements	$334,300	$490,600
Total	**$4,188,300**	**$11,961,400**
Importance Code A	$401,200	$321,800
Importance Code B	$3,596,400	$11,639,600
Importance Code C	$190,700	
Total	**$4,188,300**	**$11,961,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,200	$27,800		$22,400
Interior Architecture	$87,600	$4,000	$11,100	$9,400
Electrical	$17,200	$11,500	$11,900	$14,800
Mechanical	$132,600	$20,700	$63,000	$19,400
Site Enclosure	$1,900			
Site Pavements	$19,200			
Total	**$281,600**	**$64,000**	**$86,000**	**$65,900**
Importance Code A	$23,200	$40,000	$12,200	$34,500
Importance Code B	$197,300	$24,000	$71,700	$31,300
Importance Code C	$61,000		$2,100	
Total	**$281,600**	**$64,000**	**$86,000**	**$65,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$149,100	
Copper/Terne	5%			2080	* *	10	$22,400	
Masonry: Brick	85%			LIFE	* *	5	$324,300	
Masonry: Limestone	5%			LIFE	* *	5	$14,300	
Windows								
Aluminum	100%			2058	* *	5	$55,600	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$128,400	
Masonry: Limestone	3%			LIFE	* *	5-10	$7,600	
Pre-Cast Concrete	7%			LIFE	* *	5	$18,400	
Roof								
Modified Bitumen	100%			2044	* *	10	$85,100	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Painted Surface								
Interior								
Floors								
Carpet	5%			2035	$144,400	3	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Charter School Classrooms And Offices								
Explanation : Location Noted								
Cast in Place Concrete	10%			LIFE	* *	5	$69,800	
Ceramic Tile	3%	2-4	$82,900	2039	* *	5	$2,400	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Mosaic Tile	3%	2-4	$92,000	2041	* *	5	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Various Toilet Rooms Throughout								
Mosaic Tile	2%			2053	* *	5	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Toilet Rooms								
Explanation : Location Noted								
Vinyl Tile	25%			2044	* *	3	$15,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Charter School Corridors								
Vinyl Tile	42%	0-2	$568,500	2036	$1,895,100	3	$25,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Rooms And Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 30%								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Interior								
Floors								
Vinyl Tile	42%	0-2	$568,500	2036	$1,895,100	3	$25,100	
Location : Throughout								
Vinyl Tile 9" X 9"	5%	Now	$653,100	2046	* *	3	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Stairwells And Various Rooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Stairwells And Various Rooms								
Wood	5%			2076	* *	5	$15,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Stage								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$4,300	
Masonry: Brick	10%			LIFE	* *	10	$2,600	
Marble Panels	5%			LIFE	* *	10	$1,700	
Plaster	80%			LIFE	* *	5-10	$58,100	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Various Stairwells And Classrooms								
Ceilings								
AcousTileSusp.Lay-In	5%			2041	* *	5	$5,000	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$12,400	
Plaster	85%			LIFE	* *	5-10	$144,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Various Stairwells And Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$65,300	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Iron Picket	50%	2-4	$71,100	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Broken Finials Throughout								
Retaining Walls								
Cast in Place Concrete	5%	2-4	$1,900	2071	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Base Of Fence Surrounding The Parking Area								
Masonry: Fieldstone	95%	Now	$183,000	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : North Side Of Soccer Field								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$132,800	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Along Park Avenue								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Along St Pauls Place								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Along Park Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$19,200	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$54,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Parking Lot								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : West Parking Lot								
Activity Yard								
Asphalt	25%			2045	* *			
Rubber Matting	75%	Now	$147,200	2036	$490,600			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Play Yard								
Open Seams, Extent : Severe, Area Affected : 30%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Under 600 Volts								
Raceway								
Conduit	70%			2036	$174,700	1		
Conduit	30%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Vertical Sections								
Panelboards								
Molded Case Bkrs	60%			2035	$183,900	5	$1,900	
Molded Case Bkrs	40%			2052	* *	5	$1,300	
Wiring								
Thermoplastic	30%			2056	* *	1		
Thermoplastic	70%			2036	$245,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	$1,689,700	10	$101,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2031	$52,900	10	$7,400	
Emergency, Battery	25%			2041	* *	10	$7,400	
Exit, Service	45%			2031	$24,400	1		
Exit, Service	5%	Now	$2,700	2046	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	10%			2041	* *	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside, Hallways Some Offices And Exit Doors								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$324,900	2046	* *	1-3	$68,900	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Main Lobby Fire Alarm Panel - False Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : One Tank, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$54,900	2041	* *	1	$109,600	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$50,400	2036	$1,008,600			
Broken, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Boiler Room, Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room, Gymnasium Office								
Terminal Devices								
Air Handler	20%	Now	$23,700	2031	$474,000	1	$13,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	70%			2034	$720,900	1	$27,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	10%	Now	$1,400	2031	$71,600	4	$1,100	
Damaged, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Controls								
Digital	50%			2034	$1,808,600			
Pneumatic	50%	Now	$60,900	2030	$1,217,100			
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium, Nurse's Office, Telecom Room								
Window/Wall Unit	70%			2031	$334,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$108,600	
Exhaust Fans								
Interior	70%			2031	$391,000	2	$2,600	
Roof	30%			2041	* *	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,294,100	1		
Galvanized Steel	20%			2034	$321,600	1		
Sanitary Piping								
Cast Iron	11%	Now	$52,400	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 5%								
Location : Basement								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement								
Cast Iron	89%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$25,200	4	$3,900	
Backflow Preventer								
Generic	100%			2036	$56,200	1	$7,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 495mbh								
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 175 Gallons								
Booster Pump w/Tank								
Generic	100%			2031	$37,100	1	$16,500	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$87,100	1-2	$1,700	

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 55 - BX
Asset # : 487

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 56 - BX NORWOOD HEIGHTS**		
Address	: **341 EAST 207 STREET BTWN: DECATUR AVE - HULL AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X056**
Program / Asset #	: **BOE0197.000 / 2694**	**Yr Built/Renovated**	: **1915 / 2008**
Area Sq Ft	: **30,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3**		
Block	: **3351** **Lot** : **1**	**BIN**	: **2018457**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		$460,600
Total		**$460,600**
Importance Code B		$460,600
Total		**$460,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,700	$1,600		$24,700
Interior Architecture		$31,000	$2,200	
Electrical	$4,900	$6,800	$8,000	$30,600
Mechanical	$53,400	$14,300	$11,900	$17,000
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$75,400**	**$68,100**	**$36,400**	**$86,700**
Importance Code A	$5,000	$3,800	$2,200	$26,900
Importance Code B	$70,500	$54,200	$34,200	$59,800
Importance Code C		$10,100		
Total	**$75,400**	**$68,100**	**$36,400**	**$86,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$17,300	
Masonry: Brick	25%			LIFE	* *	5	$18,500	
Masonry: Brick Cavity	55%			LIFE	* *	5	$40,700	
Masonry: Limestone	10%			LIFE	* *	5	$5,500	
Pre-Cast Concrete	2%			LIFE	* *	5	$4,800	
Window Wall	5%			2055	* *	5	$13,900	
Windows								
Aluminum	60%			2057	* *	5	$5,400	
Aluminum	35%			2043	* *	5	$3,200	
Metal Louvers	5%			2044	* *	10	$2,800	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$40,200	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Parapet Wall								
Explanation : Covered With Roof Membrane								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,000	
Masonry: Brick	40%			LIFE	* *	5	$3,100	
Roof								
Copper/Terne	5%			2063	* *	10	$3,200	
Modified Bitumen	70%			2040	* *	10	$17,700	
Plaza Roof: Stone Panels	25%			2055	* *			
Soffits								
Exposed Struc: Steel	70%			LIFE	* *	5	$4,400	
Glass: Special Gauge	30%			LIFE	* *	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$9,800	
Ceramic Tile	10%			2044	* *	5	$4,500	
Quarry Tile	5%			2048	* *	5	$3,300	
Terrazzo	10%			LIFE	* *	5	$3,500	
Vinyl Tile	65%			2040	* *	3	$10,900	
Interior Walls								
Ceramic Tile	20%			2048	* *	5	$20,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$4,100	
Gypsum Board	40%			LIFE	* *	5	$24,300	
Masonry: Brick	5%			LIFE	* *			
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 3%								
Location : Stair								
Explanation : Mesh Cage Partitions								
Plaster	20%			LIFE	* *	5	$6,100	
Wood	2%			LIFE	* *	5	$8,100	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2048	* *	5	$31,200	
Exposed Struc: Concrete	10%			LIFE	* *	5	$700	
Gypsum Board	5%			LIFE	* *	5	$2,800	
Plaster	15%			LIFE	* *	5	$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2055	* *			
Iron Picket	70%			2070	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$100	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	15%			2051	* *	5	$100	
Molded Case Bkrs	85%			2051	* *	5	$700	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	50%			2048	* *	5	$100	
Variable Frequency Drive	50%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$9,200	

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

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
Stand-by Power Generators								
Diesel	100%			2044	* *	1	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$1,100	
Fuel Storage								
Day Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 250 Gallons Rated Capacity								
Main Tank	50%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2040	* *	10	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$3,600	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$2,700	
Alarm								
Security System								
Generic	100%			2040	* *	1	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$18,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

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
Heating								
Energy Source								
Natural Gas	50%			2061	* *	1		
Interruptible Gas/Dual Fuel	50%	0-2	$7,000	2045	* *	1		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Boiler No. 2 Out Of Services Due To Multiple Mechanical Defects								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Building Boiler Room								
Explanation : 2 Units								
Conversion Equipment								
Hot Water Boiler	50%			2048	* *	1	$7,400	
Steam Boiler	50%			2040	* *	1	$14,900	
Distribution								
Hot Wtr Piping/Pump	50%			2051	* *	4	$1,100	
Steam Piping/Pump	50%			2055	* *			
Terminal Devices								
Air Handler	50%	Now	$28,900	2035	$289,000	1	$8,400	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Old Building Hallway								
Explanation : Burnt Motor Of Exhaust Fan								
Convector/Radiator	40%			2048	* *	1	$3,900	
Fan Coil Unit/Heat	10%			2040	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2044	* *	1	$9,700	
Ext Pkg Unit - Heating/Cooling	40%			2040	* *	2	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units At Roof. R-410a								
Split Unit	5%			2040	* *			
Window/Wall Unit	20%			2033	$23,300	1		
No Component	5%							
Heat Rejection								
Dry Cooler	100%			2040	* *	2	$20,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$16,700	
Exhaust Fans								
Roof	100%			2035	$59,600	2	$900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

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
Plumbing								
Water Heater With Tanks								
Gas Fired	70%			2033	$36,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old And New Building								
Explanation : 2 Units In Old Building And 1 Unit In New Building, 200 Gallons.								
Gas Fired	30%	0-2	$7,900	2033	$15,700	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$600	2040	* *	4	$600	
Broken, Extent : Moderate, Area Affected : 50%								
Location : New Building. Two Pumps Are Not Working.								
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$15,100	
Sprinkler								
Generic	100%			2055	* *	1-2	$8,400	
Fire Pump								
Generic	100%			2044	* *	1	$5,600	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood 5 Feet X 15 Feet Which Equals 75 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 57 - BX**
Address : **2111 CROTONA AVENUE BTWN: EAST 180 ST., EAST 181 S**
Borough : **BRONX** | **Agency's Number** : **X057**
Program / Asset # : **BOE0198.000 / 476** | **Yr Built/Renovated** : **1921 / 2014**
Area Sq Ft : **76,000** | **Project Type** : **EDUCATION**
Date of Survey : **14-Feb-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,5,Ph**
Block : **3081** **Lot** : **26** **BIN** : **2012359**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,288,000	$727,800
Interior Architecture	$2,552,100	$2,309,900
Electrical	$242,000	$487,500
Mechanical	$1,739,900	$839,300
Site Enclosure	$61,900	
Site Pavements		$107,100
Total	**$5,883,900**	**$4,471,700**
Importance Code A	$1,288,000	$727,800
Importance Code B	$2,864,000	$3,213,600
Importance Code C	$1,731,900	$530,200
Total	**$5,883,900**	**$4,471,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,500	$19,100		
Interior Architecture	$117,800	$7,000	$4,200	$6,800
Electrical	$8,000	$59,700	$8,600	$7,100
Mechanical	$40,100	$18,800	$19,300	$13,000
Site Enclosure	$4,500			
Site Pavements	$59,100			
Total	**$275,000**	**$104,700**	**$32,200**	**$26,800**
Importance Code A	$59,100	$26,800	$7,500	$7,500
Importance Code B	$191,700	$77,900	$24,700	$19,300
Importance Code C	$24,200			
Total	**$275,000**	**$104,700**	**$32,200**	**$26,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,600	
Masonry: Brick	85%	Now	$1,074,800	LIFE	* *	5	$127,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Exterior Walls Facade								
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Masonry: Granite	5%			LIFE	* *	5	$5,600	
Metal Panel	5%			2043	* *	5-10	$51,600	
Windows								
Wood	100%	Now	$213,200	2041	* *	5	$86,400	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,300	
Masonry: Brick	95%			LIFE	* *	5	$13,000	
Roof								
Built-Up (BUR)	95%	Now	$45,500	2033	$455,400			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Fifth Floor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkheads, Classrooms								
Copper/Terne	5%			2048	* *	10	$5,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Interior								
Floors								
Cast in Place Concrete	5%	4+	$24,500	LIFE	* *	5	$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And Penthouse								
Ceramic Tile	3%			2036	$195,200	5	$3,400	
Mosaic Tile	2%			2038	* *	5	$5,600	
Marble Panels	4%	0-2	$50,600	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2038	* *	5	$8,500	
Terrazzo	3%	0-2	$32,400	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Auditorium								
Vinyl Tile	30%			2038	* *	3	$12,700	
Vinyl Tile	48%	Now	$153,100	2033	$1,530,600	3	$20,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Cafeteria								
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%	4+	$23,000	2036	$460,700	5	$4,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Entry Lobby And Kitchen								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	85%	Now	$1,731,900	LIFE	* *	5	$69,500	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout And Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$35,700	2038	* *	5	$2,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Exposed Struc: Concrete	10%	0-2	$80,500	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	3%	4+	$2,100	LIFE	* *	5	$3,900	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Plaster	82%	Now	$536,000	LIFE	* *	5	$53,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 509 And 505 B								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$1,200	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : South Yard								
Iron Picket	40%			2053	* *			
Retaining Walls								
Cast in Place Concrete	10%	0-2	$3,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	90%	0-2	$61,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$37,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	95%	2-4	$21,400	2036	$107,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	5%			2033	$6,700			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Play Yard								
Explanation : Open Joints								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	10%			2049	* *	5	$200	
Molded Case Bkrs	80%			2032	$147,100	5	$1,600	
Wiring								
Braided Cloth	85%	2-4	$173,700	2058	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	15%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$68,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	2%			2028	$43,100	2		
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,200	
Exit, Service	50%			2033	$16,800	1		
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Throughout								
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	10%			2038	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : The Fireman Indicated That Some Exterior Areas Are Dark And Require Additional Lighting Fixtures.								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Hallways, Offices And Exit Doors								
Explanation : Panel Has Recently Been Repaired, Its Connection To Central Area Has Been Repaired. No CCTV Camera, Only Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$46,800	

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Heating								
Energy Source								
Fuel Oil No 2	50%			2033	$89,300	5	$11,800	
Natural Gas	50%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$13,600	2038	* *	1	$67,700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Outside Air Damper Motor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$12,500	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump In Boiler Room								
Terminal Devices								
Air Handler	20%	Now	$5,900	2033	$292,900	1	$8,500	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Air Handling Units 3 And 4								
Convector/Radiator	80%			2038	* *	1	$19,600	
Controls								
Pneumatic	100%			2027	$1,504,000			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	15%			2038	* *			
Window/Wall Unit	80%			2028	$235,900	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	100%			2033	$345,100	2	$2,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 267 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,400	4	$2,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

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
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2043	* *	1-2	$400	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 75 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 58 - BX**		
Address	: **459 EAST 176 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X058**
Program / Asset #	: **BOE0199.000 / 463**	**Yr Built/Renovated**	: **1890 / 2001**
Area Sq Ft	: **62,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2909** **Lot** : **32**	**BIN**	: **2009540**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$78,100
Interior Architecture	$1,273,200	$1,546,200
Electrical	$55,700	$282,900
Mechanical	$179,200	$443,700
Total	**$1,508,100**	**$2,350,900**
Importance Code A		$78,100
Importance Code B	$1,159,800	$2,272,800
Importance Code C	$348,400	
Total	**$1,508,100**	**$2,350,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,600	$9,100		
Interior Architecture	$1,700		$6,200	
Electrical	$6,900	$6,300	$5,800	$6,900
Mechanical	$72,200	$79,500	$13,600	$8,400
Site Enclosure	$9,300			
Site Pavements	$28,200			
Total	**$168,000**	**$94,900**	**$25,700**	**$15,400**
Importance Code A	$77,300	$15,400	$6,100	$6,100
Importance Code B	$89,200	$79,500	$19,500	$9,200
Importance Code C	$1,500			
Total	**$168,000**	**$94,900**	**$25,700**	**$15,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$78,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : All Facades								
Masonry: Fieldstone	10%			LIFE	* *	5	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facades								
Explanation : Repair Work In Progress								
Masonry: Limestone	5%			LIFE	* *	5	$3,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Facades								
Metal Panel	5%			2053	* *	5-10	$33,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facades								
Explanation : Repair Work In Progress								
Windows								
Aluminum	95%	Now	$47,200	2049	* *	5	$4,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	5%			2042	* *	10	$3,200	
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Stucco Cement	100%	Now	$2,400	2038	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Access Ramp At Rear Of Building								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$78,800	LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	1%			2042	* *	5	$900	
Ceramic Tile	4%	Now	$208,800	2048	* *	5	$1,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Toilet Rooms								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Toilet Rooms								
Terrazzo	2%			LIFE	* *	5	$1,400	
Vinyl Tile	55%			2038	* *	3	$18,600	
Wood	28%	Now	$463,900	2036	$1,546,200	5	$23,700	
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$2,600	
Masonry: Brick	10%	4+	$167,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Marble Panels	2%			LIFE	* *			
Plaster	85%	Now	$181,400	LIFE	* *	5	$21,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various 4th Floor Classrooms, Staircase A								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Various 4th Floor Classrooms, Staircase A								
Ceilings								
Exposed Struc: Concrete	25%	4+	$173,400	LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Sidewalk Hatch In Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Electrical Room								
Plaster	75%			LIFE	* *	5	$42,400	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2053	* *			
Iron Picket	2%			2068	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$9,300	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Access Ramp At Rear Of Building								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Access Ramp At Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$27,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East 176th Street And Washington Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Near Tree Pit On Washington Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$200	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Access Ramp At Rear Of Building								
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Being Used As Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 2,000 Amperes								
Fused Disc Sw	50%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	* *	10	$55,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2041	* *	10	$6,000	
Exit, Battery	50%			2033	$45,000	10	$2,100	
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around Perimeter								
Alarm								
Security System								
Generic	100%			2033	$119,200	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$163,800	1-3	$39,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$19,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$27,700	2038	* *	1	$55,300	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. Smoke Damper And Safety Valve Malfunctioning								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	15%	Now	$179,200	2043	* *	1	$5,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement. Two Blowers Out Of Services								
On Extended Life, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Convector/Radiator	85%	0-2	$44,100	2038	* *	1	$15,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Regulators. Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2028	$48,100	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Interior	100%			2033	$281,600	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$162,100	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$12,700	4	$2,000	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$17,600	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 58 - SI**		
Address	: **77 MARSH AVENUE (NEAR RICHMOND HILL RD.)**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R058**
Program / Asset #	: **BOE1042.000 / 13596**	**Yr Built/Renovated**	: **2003 / 2018**
Area Sq Ft	: **131,605**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **2450** **Lot** : **305**	**BIN**	: **5145698**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$65,100	$1,317,400
Interior Architecture	$708,900	$4,665,100
Electrical		$2,811,500
Mechanical	$2,709,400	$641,500
Site Pavements	$489,200	$3,280,300
Total	**$3,972,600**	**$12,715,800**
Importance Code A	$65,100	$1,317,400
Importance Code B	$3,038,000	$8,948,900
Importance Code C	$869,500	$2,449,500
Total	**$3,972,600**	**$12,715,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$68,300		
Interior Architecture	$55,900	$16,600	$71,300	$18,000
Electrical	$41,100	$24,400	$21,400	$23,900
Mechanical	$77,200	$68,700	$93,800	$55,500
Site Enclosure	$10,400			
Site Pavements	$50,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$248,900**	**$192,500**	**$201,000**	**$111,800**
Importance Code A	$13,000	$81,700	$13,000	$13,000
Importance Code B	$187,100	$110,800	$188,000	$98,800
Importance Code C	$48,800			
Total	**$248,900**	**$192,500**	**$201,000**	**$111,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$149,300	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$16,500	
Metal Panel	10%			2043	* *	5-10	$120,700	
Windows								
Aluminum	95%	0-2	$65,100	2041	* *	5	$13,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2036	$79,700	10	$8,800	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$25,700	
Masonry: Brick	80%			LIFE	* *	5	$13,300	
Roof								
Built-Up (BUR)	80%			2033	$923,400	10	$77,300	
Metal Panel	20%			2038	* *	10	$35,400	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	2%	4+	$3,600	2029	$71,300	3	$5,900	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	10%	0-2	$34,300	LIFE	* *	5	$43,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Receiving Room 146a								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	5%			2036	$568,600	5	$9,800	
Quarry Tile	5%			2038	* *	5	$14,800	
Sheet Vinyl/Rubber	3%	0-2	$7,900	2033	$395,900	5	$4,400	
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$7,700	
Vinyl Tile	65%	2-4	$181,100	2033	$3,621,800	3	$48,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wood	5%			2048	* *	5	$18,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	55%	2-4	$371,500	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridor By Cafeteria And Basement								
Gypsum Board	10%	2-4	$10,100	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	30%	2-4	$77,500	LIFE	* *			
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Stair A								
Ceilings								
AcousTileSusp.Lay-In	80%			2038	* *	5	$157,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Auditorium And Throughout								
Exposed Struc: Steel	20%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	15%			2043	* *			
Concrete Masonry Unit	5%			2043	* *			
Iron Picket	80%	4+	$10,400	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	90%			2053	* *			
Concrete Masonry Unit	10%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$7,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Westport Street Curb cuts								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	$127,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Steps And Sidewalks Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Rear Yard								
Pavers/Stone	10%	Now	$28,300	2036	$566,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Gates And Main Path								
Parking/Driveway								
Asphalt	95%	Now	$292,700	2036	$1,463,500			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Pavers/Stone	5%			2036	$419,900			
Activity Yard								
Asphalt	85%	0-2	$68,700	2036	$687,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rubber Matting	15%	Now	$14,300	2033	$143,400			
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2038	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room, Automatic Transfer Switch Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$600	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$300	
Molded Case Bkrs	90%			2041	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2043	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2038	* *	5	$100	
Motor Control Center	90%			2038	* *	5	$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$40,500	
Generators								
Diesel	100%			2036	$142,000	1	$51,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 500 Kilowatt Capacity								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$29,300	
Fuel Storage								
Day Tank	20%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallon Tank								
Main Tank	80%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : One 5000 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$1,004,400	10	$60,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	46%			2033	$924,100	10	$55,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2033	$31,900	10	$100	
Incandescent	2%			2033	$74,700	2	$100	
Egress Lighting								
Emergency, Service	60%			2033	$49,800	1		
Exit, Battery	40%			2033	$76,400	10	$3,600	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Alarm								
Security System								
Generic	50%			2033	$126,500	1	$24,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$24,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$347,600	1-3	$83,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 6,000 Gallon Fuel Tank								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$130,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers. 2 Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	30%			2049	* *	4	$1,900	
Steam Piping/Pump	70%			2053	* *			
Terminal Devices								
Air Handler	70%			2038	* *	1	$57,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 12 Units								
Convector/Radiator	30%			2046	* *	1	$12,800	
Controls								
Pneumatic	100%			2027	$2,604,400			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2042	* *	1	$128,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 2 Chillers Using Refrigerant 134a								
Split Unit	5%			2038	* *			
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2053	* *	4	$5,800	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2038	* *	1	$73,200	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2031	$582,000	2	$119,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,400	
Exhaust Fans								
Interior	85%			2038	* *	2	$3,400	
Roof	15%			2033	$39,200	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$104,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 500 Gallons. Quantity 6								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$5,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor								
Explanation : Access From The Outside								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To Penthouse, One Unit From 1st To 4th Floor								
Explanation : 2 Units, 1 Under Repair								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$66,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$36,900	
Fire Pump								
Generic	100%			2042	* *	1	$24,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 16 Feet Long, 64 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 59 - BX**		
Address	: **2185 BATHGATE AVENUE @ E.182 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X059**
Program / Asset #	: **BOE0200.000 / 2600**	**Yr Built/Renovated**	: **1921 / 1998**
Area Sq Ft	: **69,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3049** **Lot** : **37**	**BIN**	: **2011538**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$763,900
Interior Architecture	$3,128,500	$2,058,000
Electrical	$182,200	$1,473,200
Mechanical	$1,046,300	$491,100
Total	**$4,357,000**	**$4,786,100**
Importance Code A		$763,900
Importance Code B	$4,357,000	$3,524,900
Importance Code C		$497,400
Total	**$4,357,000**	**$4,786,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,800		$3,000	
Interior Architecture	$23,500	$19,200		$7,700
Electrical	$6,400	$8,000	$6,400	$6,400
Mechanical	$51,500	$15,900	$18,400	$11,900
Site Enclosure	$11,800			
Site Pavements	$5,300			
Total	**$102,200**	**$43,100**	**$27,800**	**$26,000**
Importance Code A	$34,600	$7,000	$9,800	$6,800
Importance Code B	$62,400	$36,100	$18,000	$19,100
Importance Code C	$5,300			
Total	**$102,200**	**$43,100**	**$27,800**	**$26,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$61,900	
Masonry: Brick	87%			LIFE	* *	5	$137,800	
Masonry: Granite	3%			LIFE	* *	5	$3,600	
Metal, Corrugated	5%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Stair Bulkhead Walls								
Windows								
Aluminum	100%			2049	* *	5	$6,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$400	
Masonry: Brick	83%			LIFE	* *	5	$300	
Metal Rail	2%			2046	* *	5-10	$100	
Roof								
Built-Up (BUR)	75%			2033	$564,300	10	$47,200	
Built-Up (BUR)	25%	Now	$3,800	2038	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%								
Location : Upper Roof								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,800	
Ceramic Tile	10%			2042	* *	5	$12,300	
Terrazzo	5%	4+	$58,700	LIFE	* *	5	$4,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Entry Vestibule, Near Auditorium								
Traffic Topping	25%			2033	$1,499,300	5	$38,400	
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs And Corridors								
Vinyl Tile	25%	Now	$17,400	2038	* *	3	$11,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Room 308								
Vinyl Tile 9" X 9"	25%	4+	$251,300	2028	$2,512,700	3	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 4th Floor Classrooms								
Interior Walls								
Ceramic Tile	5%			2036	$497,400	5	$8,800	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	78%			LIFE	* *	5	$41,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2046	* *	5	$2,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Metal Panel	3%			LIFE	* *	5	$4,600	
Plaster	80%	Now	$305,800	LIFE	* *	5	$61,400	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2043	* *			
Iron Picket	40%			2053	* *			
Retaining Walls								
Cast in Place Concrete	50%	4+	$11,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Wall By Driveway								
Masonry: Fieldstone	50%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2038	* *			
Masonry: Granite	5%	Now	$5,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Steps At Entry And At Play Yard								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,200 Amperes								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

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
Under 600 Volts								
Raceway								
Conduit	50%			2033	$74,000	1		
Conduit	50%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$1,032,200	10	$62,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	25%			2033	$10,900	1		
Emergency, Battery	25%			2033	$29,600	10	$4,200	
Exit, Battery	50%			2033	$50,100	10	$2,300	
Exterior Lighting								
LED	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$182,200	1-3	$42,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Bells								

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
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$30,800	2038	* *	1	$61,500	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Boiler 1 Tubes								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Number 2 Boiler Tubes								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$56,600	2043	* *			
Corroded, Extent : Severe, Area Affected : 10%								
Location : Boiler Feed Tank And Vacuum Pump								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Boiler Feed Tank And Vacuum Pump								
Terminal Devices								
Air Handler	15%			2028	$199,400	1	$6,400	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement								
Explanation : Cafeteria And Auditorium								
Convector/Radiator	85%			2031	$491,100	1	$18,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2028	$107,100	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$310,300	LIFE	* *	2-5	$38,500	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Basement Fan Rooms								
Exhaust Fans								
Interior	100%	Now	$15,700	2028	$313,400	2	$1,700	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement General Exhaust Fan								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 115 Gallons								

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$14,100	4	$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 6 - SI**		
Address	: **555 PAGE AVENUE BTWN ACADEMY AVE - BARTOW AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R006**
Program / Asset #	: **BOE1009.000 / 13402**	**Yr Built/Renovated**	: **2000 /**
Area Sq Ft	: **97,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **7760** **Lot** : **1**	**BIN**	: **5131697**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$458,900	$410,800
Interior Architecture	$92,100	$54,100
Electrical	$137,600	$1,726,300
Mechanical	$425,800	$59,500
Site Enclosure	$60,400	
Site Pavements		$120,800
Total	**$1,174,900**	**$2,371,500**
Importance Code A	$541,100	$410,800
Importance Code B	$633,700	$1,960,800
Total	**$1,174,900**	**$2,371,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$13,300		
Interior Architecture	$28,300		$14,100	
Electrical	$20,100	$19,700	$17,600	$15,800
Mechanical	$107,600	$58,900	$50,400	$49,200
Site Enclosure	$2,200			
Site Pavements	$2,400			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$182,200**	**$113,500**	**$103,700**	**$86,600**
Importance Code A	$200	$22,900	$9,400	$9,400
Importance Code B	$177,500	$90,600	$94,300	$77,200
Importance Code C	$4,500			
Total	**$182,200**	**$113,500**	**$103,700**	**$86,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$143,800	LIFE	* *	5	$85,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Office								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Office								
Metal Panel	35%			2053	* *	5-10	$342,000	
Window Wall	5%			2053	* *	5	$26,600	
Windows								
Aluminum	98%	Now	$59,900	2049	* *	5	$12,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Louvers	2%			2042	* *	10	$3,100	
Parapets								
Masonry: Brick	50%	2-4	$90,800	LIFE	* *	5	$7,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At School Yard Elevation								
Metal Rail	50%			2046	* *	5-10	$126,500	
Roof								
IRMA/Protected Membrane	90%			2038	* *	10	$71,200	
Metal Panel	10%			2046	* *	10	$14,500	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$22,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	3%			2042	* *	5	$4,300	
Sheet Vinyl/Rubber	2%	Now	$3,900	2038	* *	5	$2,200	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%			LIFE	* *	5	$5,600	
Vinyl Tile	78%			2038	* *	3	$42,200	
Wood	5%			2061	* *	5	$13,500	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	12%			LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Electrical Room								
Ceramic Tile	3%			2042	* *	5	$4,500	
Concrete Masonry Unit	30%			LIFE	* *	5	$18,100	
Gypsum Board	15%			LIFE	* *	5	$13,600	
SGFT/Glazed Masonry	40%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%	4+	$92,100	2046	* *	5	$54,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout 1st Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Office								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%	Now	$7,800	LIFE	* *	5	$27,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exit First Floor								
Metal Panel	5%	2-4	$12,200	LIFE	* *	5	$9,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Cafeteria								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Cafeteria								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$2,200	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%	4+	$60,400	2053	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Pavers/Stone	5%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Site Pavements								
Activity Yard								
Asphalt	90%			2042	* *			
Rubber Matting	10%	2-4	$2,400	2033	$120,800			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2038	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical, Generator And Mechanical Room								
Explanation : One 500 Kilovolt Amperes, One 45 Kilovolt Amperes, One 30 Kilovolt Amperes And, One 15 Kilovolt Amperes 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$500	
Motor Control Center	30%			2038	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$29,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : 3 Automatic Transfer Switches								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Stand-by Power								
Generators								
Diesel	100%			2036	$142,000	1	$37,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : 375 Kilowatts Generator								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,600	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Basement								
Explanation : One 275 Gallon								
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,406,600	10	$84,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Explanation : Maintenance Department Reported Not Having Equipment Capable Of Reaching Ceiling Fixtures To Replace Bulbs								
Fluorescent	3%			2028	$44,400	10	$2,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Stairwells								
HID	2%			2033	$23,500	10	$100	
Egress Lighting								
Emergency, Service	50%			2033	$30,600	1		
Exit, Service	50%			2033	$21,400	1		
Exterior Lighting								
HID	10%			2033	$46,300	10		
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$93,200	1	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Security Cameras System								
Generic	50%			2028	$93,200	1	$18,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$59,800	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Mechanical Room								
Explanation : No.2 Oil 6,000 Gallon Tank								
Conversion Equipment								
Heat Exchanger, Plate & Frame	5%			2042	* *	1	$2,400	
Steam Boiler	95%	0-2	$82,200	2046	* *	1	$82,100	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Boiler Two And Control Valve Leaks								
Distribution								
Hot Wtr Piping/Pump	70%	Now	$15,200	2049	* *	4	$3,300	
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Steam Piping/Pump	30%			2053	* *			
Terminal Devices								
Air Handler	40%	Now	$37,400	2038	* *	1	$21,600	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Control System								
Convector/Radiator	20%			2046	* *	1	$6,300	
Fan Coil Unit/Heat	40%	0-2	$197,000	2038	* *	1	$11,300	
Controller Not Working, Extent : Severe, Area Affected : 50%								
Location : All Classroom								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	* *	1	$22,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Reciprocating Compr/Chiller	50%	Now	$146,500	2038	* *	1	$20,200	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Unit Three In Penthouse								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$4,800	
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$48,000	
Fan Coil - 4 Pipe	20%			2038	* *	1	$6,300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Air Conditioning								
Heat Rejection								
Dry Cooler	100%			2038	* *	2	$67,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,100	
Exhaust Fans								
Roof	100%			2038	* *	2	$3,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 100 Gallons, Small For The Needs								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$9,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From 1st To 4th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$48,900	
Sprinkler								
Generic	100%			2053	* *	1-2	$27,200	
Fire Pump								
Generic	100%	Now	$37,900	2042	* *	1	$16,300	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Pump Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

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
Fire Suppression								
Chemical System								
Dry	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 12 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 60 - BX**
Address : **888 REVEREND JAMES A. POLITE AVE BTWN: DAWSON ST., EAST 162 ST.**
Borough : **BRONX** **Agency's Number** : **X060**
Program / Asset # : **BOE0201.000 / 464** **Yr Built/Renovated** : **1922 / 2014**
Area Sq Ft : **113,000** **Project Type** : **EDUCATION**
Date of Survey : **12-May-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,4,5**
Block : **2696** **Lot** : **85** **BIN** : **2005348**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$68,100	$227,200
Interior Architecture	$296,000	$824,900
Electrical	$965,800	$2,455,100
Mechanical	$834,400	$1,286,700
Site Pavements		$85,600
Total	**$2,164,300**	**$4,879,400**
Importance Code A	$68,100	$279,800
Importance Code B	$2,096,200	$4,514,000
Importance Code C		$85,600
Total	**$2,164,300**	**$4,879,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$32,700	$27,300	
Interior Architecture	$33,300	$6,000	$9,600	
Electrical	$14,300	$52,000	$10,700	$10,600
Mechanical	$92,800	$33,700	$24,900	$16,200
Site Enclosure	$54,600			
Total	**$195,100**	**$124,400**	**$72,500**	**$26,700**
Importance Code A	$11,200	$44,100	$38,400	$11,200
Importance Code B	$159,900	$80,300	$34,000	$15,500
Importance Code C	$24,000			
Total	**$195,100**	**$124,400**	**$72,500**	**$26,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	80%			LIFE	* *	5	$152,600	
Masonry: Granite	2%			LIFE	* *	5	$2,900	
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Metal Panel	5%			2053	* *	5-10	$65,600	
Stucco Cement	3%			2046	* *	5	$14,300	
Windows								
Aluminum	98%			2049	* *	5	$54,500	
Metal Louvers	2%			2042	* *	10	$7,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,200	
Masonry: Brick	65%			LIFE	* *	5	$13,600	
Metal Panel	5%			2053	* *	5	$4,000	
Metal Rail	10%			2046	* *	5-10	$37,700	
Weathering Steel	10%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually Exposed Structural Steel Bracing								
Roof								
Copper/Terne	5%			2061	* *	10	$10,600	
IRMA/Protected Membrane	10%			2038	* *	10	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Bulkheads On Main Roof								
Explanation : Gravel Ballast								
Modified Bitumen	80%			2038	* *	10	$68,100	
Single Ply Membrane	5%			2038	* *	10	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Story Shed Roofs								
Explanation : This Is Actually A Fluid Applied Membrane								
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$34,900	
Ceramic Tile	5%			2036	$460,500	5	$8,000	
Sheet Vinyl/Rubber	5%			2038	* *	5	$12,000	
Terrazzo	3%			LIFE	* *	5	$3,700	
Traffic Topping	4%	0-2	$31,200	2033	$311,800	5	$4,000	
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Stair Landings								
Vinyl Tile	48%			2038	* *	3	$28,700	
Wood	25%	4+	$243,500	2048	* *	5	$37,400	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$4,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,700	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	$14,100	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,300	
Plaster	85%	4+	$52,500	LIFE	* *	5	$52,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2053	* *			
Iron Picket	35%	4+	$21,900	2068	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout Fence Area								
Retaining Walls								
Cast in Place Concrete	15%	Now	$1,600	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping Over Wall In South Yard								
Concrete Masonry Unit	30%			2053	* *			
Masonry: Fieldstone	55%	4+	$31,100	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Retaining Walls Throughout								
Explanation : Painted Surfaces								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2046	* *			
Pavers/Stone	30%			2036	$85,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs								
Explanation : These Are Actually Slate Steps								
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Asphalt	98%			2042	* *			
Rubber Matting	2%			2038	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	90%			2033	$224,600	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Fused Knife Sw	1%	2-4	$2,500	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room Basement								
Molded Case Bkrs	79%			2032	$193,700	5	$2,400	
Molded Case Bkrs	10%			2049	* *	5	$300	
Wiring								
Braided Cloth	70%	2-4	$245,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	10%			2033	$35,000	1		
Motor Controllers								
Locally Mounted	20%			2031	$37,200	5	$200	
Locally Mounted	80%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$1,552,400	10	$93,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$97,100	10	$13,600	
Exit, Service	50%			2028	$24,900	1		
Exterior Lighting								
HID	15%	Now	$81,000	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof Perimeter								
HID	5%			2028	$27,000	10		
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

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
Alarm								
Security System								
Generic	100%			2028	$217,200	1	$42,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$298,500	1-3	$69,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bell, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$35,000	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$111,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$46,300	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Vacuum Pump Is Not Working								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Throughout Building								
Terminal Devices								
Air Handler	30%			2033	$653,200	1	$21,000	
Convector/Radiator	60%	Now	$28,400	2031	$567,700	1	$19,700	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Thermostats, Throughout								
Unit Heater - Steam	10%			2033	$65,800	4	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2038	* *			
Window/Wall Unit	85%			2027	$372,600	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$63,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

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
Ventilation								
Exhaust Fans								
Interior	90%			2028	$461,900	2	$3,100	
Roof	10%			2033	$22,500	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,600	2038	* *	4	$2,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Basement. One Sump Pump Is Not Working								
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Obsolete Trim And Faucets, Repair Parts Difficult To Obtain								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 61 - BX**		
Address	: **1550 CROTONA PARK EAST @CHARLOTTE ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X061**
Program / Asset #	: **BOE0202.000 / 703**	**Yr Built/Renovated**	: **1922 / 2003**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **26-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2939** **Lot** : **45**	**BIN**	: **2009865**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$537,000	$63,800
Interior Architecture	$1,103,800	$52,000
Electrical		$1,025,600
Mechanical	$1,523,800	$1,658,700
Total	**$3,164,600**	**$2,800,200**
Importance Code A	$537,000	$63,800
Importance Code B	$2,207,400	$2,736,400
Importance Code C	$420,200	
Total	**$3,164,600**	**$2,800,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$134,100			
Interior Architecture	$162,100		$4,900	$3,500
Electrical	$17,600	$7,200	$8,900	$8,200
Mechanical	$81,300	$13,800	$20,700	$13,800
Site Enclosure	$50,300			
Site Pavements	$32,800			
Total	**$478,200**	**$21,000**	**$34,400**	**$25,400**
Importance Code A	$144,800	$7,600	$7,600	$7,600
Importance Code B	$238,500	$13,300	$26,800	$17,800
Importance Code C	$94,900			
Total	**$478,200**	**$21,000**	**$34,400**	**$25,400**

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$58,700	
Glass Block	5%			LIFE	* *	5	$4,700	
Masonry: Brick	85%	Now	$269,000	LIFE	* *	5	$63,800	
Repointing Failure, Extent : Light, Area Affected : 15%								
Location : Various Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 4th And 5th Floor Classrooms, Stairways								
Stucco Cement	5%	Now	$21,800	2053	* *	5	$4,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 5th Floor Roof Bulkhead								
Windows								
Aluminum	100%	Now	$103,500	2052	* *	5	$5,300	
Air Infiltration, Extent : Light, Area Affected : 30%								
Location : Rooms 505,409,413,412, 5th Floor Roof								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Classrooms Windows								
Parapets								
Cast Stone/Terra Cotta	5%	Now	$6,800	LIFE	* *	5	$2,800	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Masonry: Brick	95%	Now	$45,300	LIFE	* *	5	$7,000	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Various Locations Throughout								
Roof								
Copper/Terne	5%	Now	$16,500	2071	* *			1
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Various Locations, Bulkhead								
Modified Bitumen	80%	Now	$164,400	2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Main Roof								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Explanation : Recent Replacement Of Roof No Good, Water Penetration Entire Fifth Floor Rooms.								
Plaza Roof: Stone Panels	15%	Now	$12,100	2056	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Corners Of Lower Roof								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Interior								
Floors								
Ceramic Tile	5%	Now	$16,000	2039	* *	5	$2,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilets								
Quarry Tile	2%			2041	* *	5	$3,300	
Sheet Vinyl/Rubber	5%			2041	* *	5	$8,300	
Terrazzo	3%	Now	$6,400	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 2nd Floor								
Vinyl Tile	15%	Now	$141,200	2041	* *	3	$6,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Lunchroom								
Vinyl Tile	35%			2041	* *	3	$14,600	
Vinyl Tile 9" X 9"	10%	Now	$45,400	2041	* *	3	$4,200	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Classroom, Office								
Wood	25%	Now	$338,600	2064	* *	5	$26,000	
Deteriorated Finish, Extent : Severe, Area Affected : 80%								
Location : Classrooms								
Interior Walls								
Cast in Place Concrete	10%	0-2	$37,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	5%	Now	$81,900	2045	* *	5	$2,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Toilet Rooms, Kitchen								
Masonry: Brick	10%	0-2	$37,800	LIFE	* *			
Spalling, Extent : Light, Area Affected : 2%								
Location : Basement								
Marble Panels	5%			LIFE	* *	10	$1,900	
Plaster	70%	Now	$338,300	LIFE	* *	5	$20,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout 4th And 5th Floors, Stair A, Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Interior								
Ceilings								
AcousTile,Adhered	5%			2041	* *	5	$5,500	
AcousTileSusp.Lay-In	5%	Now	$4,700	2049	* *	5	$2,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$13,900	
Metal Panel	5%	Now	$112,800	LIFE	* *	5	$6,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Plaster	55%			LIFE	* *	5-10	$104,800	
Plaster	20%			LIFE	* *	5-10	$38,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2056	* *			
Iron Picket	25%			2071	* *			
Retaining Walls								
Cast in Place Concrete	50%	Now	$11,400	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Driveway								
Concrete Masonry Unit	50%	Now	$38,900	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Driveway								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Crotona Park East								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Crotona Park East And Charlotte Street								
On-Site Walkways								
Asphalt	20%	Now	$200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Cast in Place Concrete	80%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$17,100	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Side Driveway								
Activity Yard								
Asphalt	70%	2-4	$3,300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Cast in Place Concrete	30%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	60%			2036	$119,800	5	$200	
Fused Disc Sw	40%			2046	* *	5	$100	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	90%			2035	$165,500	5	$1,800	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2036	$61,300	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$500	
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$63,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T8 Lamps								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$66,200	10	$9,300	
Exit, Service	50%			2036	$17,000	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Alarm								
Security System								
Generic	50%			2036	$74,000	1	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$74,000	1	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Alarm Bell, Horns, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	5%	0-2	$3,400	2041	* *	1	$3,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement, Boiler Room. Feed Water Tank Deteriorating Insulation								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Safety Valve No. 2 Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	95%			2041	* *	1	$72,400	
Distribution								
Steam Piping/Pump	5%	Now	$600	2036	$31,600			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. Leaking Vacuum Pump								
Steam Piping/Pump	95%			2036	$599,800			
Terminal Devices								
Air Handler	5%	0-2	$1,500	2036	$74,200	1	$2,100	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Coil Connection								
Air Handler	25%			2036	$370,900	1	$11,900	
Convector/Radiator	60%			2034	$386,800	1	$14,900	
Fan Coil Unit/Heat	10%			2041	* *	1	$2,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Heating								
Controls								
Pneumatic	5%	0-2	$3,800	2030	$76,200			
Leaking, Extent : Moderate, Area Affected : 5%								
Location : Valves, Various Locations								
Pneumatic	95%			2030	$1,447,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Roof								
Explanation : 2 Units, R-410a								
Window/Wall Unit	25%	Now	$14,900	2031	$74,700	1		
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Various Locations.								
No Component	70%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2041	* *	1	$1,200	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2041	* *	2	$2,700	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,000	
Exhaust Fans								
Roof	40%	0-2	$6,100	2036	$61,200	2	$800	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Various Locations. Most Bathroom Exhaust Fans Are Not Working, Rooms 400, 300, 200, 100 And 210								
Under Construction	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$7,900	2046	* *	4	$1,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

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
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 25%								
Location : Various Locations.								
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$32,700	1-2	$600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 40 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 62 - BX**		
Address	: **660 FOX STREET @LEGGETT AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X062**
Program / Asset #	: **BOE0203.000 / 465**	**Yr Built/Renovated**	: **1922 / 2008**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2683** **Lot** : **65**	**BIN**	: **2005089**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$308,900	$159,700
Interior Architecture	$631,800	$2,145,200
Electrical		$1,117,500
Mechanical	$1,566,400	$2,497,700
Site Enclosure	$57,800	
Site Pavements	$825,300	
Total	**$3,390,200**	**$5,920,200**
Importance Code A	$1,014,000	$159,700
Importance Code B	$1,807,400	$5,632,400
Importance Code C	$568,800	$128,100
Total	**$3,390,200**	**$5,920,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,700			
Interior Architecture	$108,200		$3,100	$8,600
Electrical	$16,300	$7,400	$9,100	$8,300
Mechanical	$113,800	$18,600	$20,400	$14,500
Site Pavements	$62,800			
Total	**$346,800**	**$26,000**	**$32,700**	**$31,300**
Importance Code A	$45,700	$7,800	$7,800	$7,800
Importance Code B	$284,700	$18,200	$24,900	$23,500
Importance Code C	$16,400			
Total	**$346,800**	**$26,000**	**$32,700**	**$31,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$109,400	
Copper/Terne	5%			2071	* *	10	$16,400	
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Stair Bulkheads								
Explanation : Copper Panels								
Masonry: Brick	75%			LIFE	* *	5	$210,100	
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : Exterior Facade 1st Level								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Exterior								
Explanation : Elevator Installation Work In Progress								
Masonry: Granite	5%			LIFE	* *	5	$10,500	
Masonry: Limestone	10%	Now	$84,700	LIFE	* *	5	$10,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Above Entrance								
Windows								
Aluminum	100%			2052	* *	5	$36,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Window Replacement Work								
Parapets								
Cast Stone/Terra Cotta	10%	4+	$11,400	LIFE	* *	5	$9,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Roof								
Masonry: Brick	90%			LIFE	* *	5-10	$75,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Roof								
Roof								
Built-Up (BUR)	95%			2041	* *	10	$45,700	
Copper/Terne	2%			2064	* *	10	$2,400	
Modified Bitumen	3%			2041	* *	10	$1,400	
Soffits								
Cast in Place Concrete	100%	Now	$10,700	LIFE	* *	5	$8,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Of Building, Stair Bulkhead Overhang								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Stair Bulkhead Overhang								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Interior								
Floors								
Asphalt Poured	15%	0-2	$35,500	2056	* *	5	$4,700	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Fifth Floor Corridor And Stairs								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Fifth Floor Corridor And Stairs								
Cast in Place Concrete	10%	Now	$54,400	LIFE	* *	5	$27,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2049	* *	5	$6,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Toilet Rooms								
Quarry Tile	5%			2041	* *	5	$9,400	
Terrazzo	5%	4+	$29,900	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Entrance Lobby, 2nd Floor Entry Hall								
Vinyl Tile	55%	Now	$97,100	2036	$1,943,000	3	$25,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Classrooms								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms								
Wood	5%	Now	$7,600	2051	* *	5	$5,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Room 304								
Interior Walls								
Ceramic Tile	5%	4+	$75,100	2045	* *	5	$13,300	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Masonry: Brick	10%			LIFE	* *	10	$16,000	
Marble Panels	5%	0-2	$96,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	80%			LIFE	* *	5-10	$362,800	
Ceilings								
Exposed Struc: Concrete	5%	Now	$19,200	LIFE	* *	5	$1,000	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Storage Area								
Plaster	95%	4+	$73,900	LIFE	* *	5	$74,100	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Stairway Area								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$57,800	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Adjacent To Upper Play Yard Area Off Fox Street								
Iron Picket	20%			2071	* *			
Retaining Walls								
Cast in Place Concrete	90%			2071	* *			
Masonry: Fieldstone	10%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$17,600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
On-Site Walkways								
Asphalt	95%	4+	$400	2045	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various								
Cast in Place Concrete	5%			2049	* *			
Parking/Driveway								
Asphalt	100%	Now	$104,700	2049	* *			
Ponding, Extent : Severe, Area Affected : 5%								
Location : Leggett Avenue								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Leggett Avenue								
Explanation : Drain Clogged								
Activity Yard								
Asphalt	95%	Now	$720,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Activity Yard								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Activity Yard								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Activity Yard								
Rubber Matting	5%	Now	$44,800	2044	* *			
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Activity Yard								
Open Seams, Extent : Severe, Area Affected : 10%								
Location : Activity Yard								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	10%			2052	* *	5	$200	
Molded Case Bkrs	80%			2035	$147,100	5	$1,700	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2034	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2041	* *	10	$71,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2041	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Battery	40%			2031	$54,300	10	$7,600	
Emergency, Battery	10%			2041	* *	10	$1,900	
Exit, Service	45%			2031	$15,700	1		
Exit, Service	5%			2041	* *	1		
Exterior Lighting								
HID	20%			2031	$75,500	10		
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Alarm								
Security System								
Generic	80%			2031	$121,500	1	$23,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway, Exit Doors And Offices								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	20%			2044	* *	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front And Exit Doors Only								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$48,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$24,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	0-2	$705,100	2056	* *	1	$70,400	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement. Leaking Boiler Shell. Several Plugged Tubes On No.1 And 2 Boiler Due To Leaks								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Condition Of All 3 Boilers Are Very Bad.								
Distribution								
Central Plant Steam Piping/Pmp	70%	Now	$79,600	2046	* *	4	$2,700	
Damaged, Extent : Moderate, Area Affected : 2%								
Location : Vacuum Condensate Pump								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Defective Pneumatic Valves In Various Locations. Feed Water Piping Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Central Plant Steam Piping/Pmp	30%			2046	* *	4	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Heating								
Terminal Devices								
Air Handler	40%	Now	$30,400	2031	$608,900	1	$17,600	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 5th Floor. 2 Blowers Are Not Working Due To Defective Motor And Broken Belt								
Convector/Radiator	55%	Now	$7,300	2034	$363,800	1	$12,600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats								
Fan Coil Unit/Heat	5%			2036	$100,300	1	$1,300	
Controls								
Electrical	50%			2031	$224,900			
Pneumatic	50%	0-2	$39,100	2030	$781,700			
Leaking, Extent : Severe, Area Affected : 40%								
Location : Tube, Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2031	$183,900	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	100%			2031	$358,800	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%	Now	$4,100	2034	$206,500	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Water Main								
Not Insulated, Extent : Moderate, Area Affected : 20%								
Location : Water Main Area								
HW Heat Exchanger								
Steam Fired	100%			2036	$391,200	4	$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$16,200	4	$2,500	
Fixtures								
Under Construction	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$22,400	1-2	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 20 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 63 - BX**				
Address	: **1260 FRANKLIN AVENUE @ E.169 ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X063**
Program / Asset #	: **BOE0204.000 / 466**			**Yr Built/Renovated**	: **1924 / 2000**
Area Sq Ft	: **77,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **09-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5,Ph**				
Block	: **2615**	**Lot**	: **14**	**BIN**	: **2004302**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,258,000	$652,300
Interior Architecture	$1,543,500	$3,566,600
Electrical	$368,300	$635,600
Mechanical	$2,531,800	$1,497,900
Site Pavements		$614,000
Total	**$5,701,700**	**$6,966,500**
Importance Code A	$1,258,000	$1,339,500
Importance Code B	$3,921,800	$4,451,300
Importance Code C	$521,800	$1,175,700
Total	**$5,701,700**	**$6,966,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$177,300	$31,200		
Interior Architecture	$74,800			$7,500
Electrical	$18,800	$8,500	$8,600	$7,200
Mechanical	$41,400	$11,100	$17,500	$11,100
Site Enclosure	$9,100			
Site Pavements	$48,100			
Total	**$369,600**	**$50,700**	**$26,200**	**$25,800**
Importance Code A	$185,000	$39,000	$7,600	$7,600
Importance Code B	$135,600	$11,700	$18,500	$18,200
Importance Code C	$49,100			
Total	**$369,600**	**$50,700**	**$26,200**	**$25,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	$46,300	LIFE	* *	5	$71,000	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
Location : At Window Sills								
Masonry: Brick	75%	Now	$575,000	LIFE	* *	5	$68,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : At Penthouse								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : At Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	10%	0-2	$36,700	LIFE	* *	5	$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Slate Panels	5%	0-2	$36,100	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$683,100	2041	* *	5	$14,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	12%	0-2	$8,400	LIFE	* *	5	$6,900	
Spalling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Masonry: Brick	50%	Now	$24,200	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Metal Rail	38%			2038	* *	5-10	$51,300	
Roof								
Built-Up (BUR)	100%	Now	$25,700	2033	$513,000			
Gravel/Slag Surface, Extent : Light, Area Affected : 50%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Around Bulkhead Stair								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$52,500	LIFE	* *	5	$26,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Stair Landings								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Basement								
Explanation : Stilts Supporting Gymnasium Floor								
Ceramic Tile	5%	Now	$34,800	2036	$347,700	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Kitchen								
Marble Panels	5%			LIFE	* *	5	$4,500	
Sheet Vinyl/Rubber	10%			2041	* *	5	$18,100	
Terrazzo	10%	0-2	$115,300	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby And Second Floor Corridor								
Traffic Topping	10%	Now	$235,400	2033	$588,600	5	$7,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Stair Landings								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : At Stair Landings								
Vinyl Tile	50%	Now	$170,400	2033	$1,703,800	3	$22,600	
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Stair 6 At First Floor								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Stair 6 At First Floor								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$40,000	2036	$799,900	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Kitchen								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	$256,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	75%	Now	$265,300	LIFE	* *	5	$63,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 5th Floor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%	Now	$135,800	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Plaster	85%	Now	$312,300	LIFE	* *	5	$62,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout 4th And 5th Floor, Gymnasium And Library								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2043	* *			
Iron Picket	20%	0-2	$9,100	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Franklin Avenue								
On-Site Walkways								
Asphalt	80%			2036	$254,000			
Cast in Place Concrete	20%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036	$57,900			
Activity Yard								
Asphalt	100%	2-4	$30,200	2036	$302,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2033	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Rating Not Available Nameplates Are Painted								
Fused Disc Sw	10%			2033	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Electrical Room And Boiler Room								
Explanation : 2nd Electrical Room - 3 Section Switchboard And Boiler Room - 2 Section Switchboard								
Raceway								
Conduit	100%			2033	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	90%			2032	$165,500	5	$1,800	
Wiring								
Braided Cloth	70%	0-2	$143,100	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Corroded, Extent : Light, Area Affected : 100%								
Location : Basement								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$67,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And Hallways								
Fluorescent	5%			2038	* *	10	$3,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Gas Room								
Egress Lighting								
Emergency, Battery	5%			2028	$6,600	10	$900	
Emergency, Battery	45%			2041	* *	10	$8,400	
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Alarm								
Security System								
Generic	100%			2028	$148,000	1	$28,800	
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$47,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2031	$687,200	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$63,100	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump And Various Pipes In Basement								
Terminal Devices								
Air Handler	20%	Now	$29,700	2028	$296,700	1	$8,600	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Basement Fan Room								
Convector/Radiator	80%			2031	$515,800	1	$19,900	
Controls								
Pneumatic	100%			2027	$1,523,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$93,600			
Window/Wall Unit	80%			2028	$239,000	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	90%	Now	$94,400	2028	$314,700	2	$1,700	
Broken, Extent : Severe, Area Affected : 30%								
Location : 3 Units In The Basement								
Obsolete Equipment, Extent : Severe, Area Affected : 70%								
Location : Penthouse								
Roof	10%			2033	$15,300	2	$200	
Plumbing								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

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
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$201,300	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,600	2033	$15,800	4	$1,600	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$4,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$21,800	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 63 - BX MINISCHOOL**				
Address	: **1260 FRANKLIN AVE. @ E.169 ST.**				
Borough	: **BRONX**			**Agency's Number**	: **X862**
Program / Asset #	: **BOE0204.010 / 2520**			**Yr Built/Renovated**	: **1972 / 2000**
Area Sq Ft	: **7,620**			**Project Type**	: **EDUCATION**
Date of Survey	: **09-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2615**	**Lot**	: **14**	**BIN**	: **2004302**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$63,000	$77,000
Interior Architecture	$98,400	$328,100
Electrical		$73,400
Mechanical		$316,900
Site Pavements		$68,600
Total	**$161,400**	**$863,900**
Importance Code A	$63,000	$77,000
Importance Code B	$98,400	$786,900
Total	**$161,400**	**$863,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,400	$32,200		
Interior Architecture	$20,800			$1,500
Electrical	$4,500	$7,700	$900	$700
Mechanical	$25,000	$43,600	$4,000	$200
Site Pavements	$47,700			
Total	**$116,400**	**$83,500**	**$4,900**	**$2,400**
Importance Code A	$18,400	$32,200		
Importance Code B	$92,400	$51,300	$4,900	$2,400
Importance Code C	$5,600			
Total	**$116,400**	**$83,500**	**$4,900**	**$2,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 63 - BX MINISCHOOL
Asset # : 2520

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
Exterior								
Exterior Walls								
Metal Panel	100%			2043	* *	5-10	$105,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$63,000	2058	* *	5	$600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	100%	2-4	$18,400	2038	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Soffits								
Metal Panel	100%			2043	* *	5-10	$12,100	
Interior								
Floors								
Ceramic Tile	5%			2036	$35,200	5	$600	
Vinyl Tile	95%	2-4	$98,400	2033	$328,100	3	$4,400	
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$1,900	
Metal Panel	75%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	2-4	$20,800	2038	* *	5	$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Spaces And Corridors								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$1,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Boston Road								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 63 - BX MINISCHOOL
Asset # : 2520

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
Site Pavements								
On-Site Walkways								
Asphalt	75%	Now	$5,600	2036	$27,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Side Of Building								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : West Side Of Building								
Cast in Place Concrete	25%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036				
Activity Yard								
Asphalt	75%	0-2	$13,700	2036	$68,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Building								
Rubber Matting	25%	0-2	$27,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Northeast Corner Of Site								
Worn/Erode, Extent : Moderate, Area Affected : 70%								
Location : Northeast Corner Of Site								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$3,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	95%			2033	$15,800	1		
Conduit	5%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	$30,700	5		$200
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5		$100
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		$100

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 63 - BX MINISCHOOL
Asset # : 2520

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
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$7,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	60%			2041	* *	10	$1,100	
Exit, Service	40%			2041	* *	1		
Exterior Lighting								
HID	10%	Now	$3,600	2043	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$14,600	1	$2,900	
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$4,700	

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
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	$193,500	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Ceiling								
Explanation : Electric Duct Heater								
Controls								
Electrical	100%			2028	$43,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	Now	$24,700	2031	$123,400	2	$400	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Mechanical Room 1 Of 2 Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$9,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
P. S. 63 - BX MINISCHOOL
Asset # : 2520

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	100%			2033	$34,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet								
Explanation : 50 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 64 - BX**
Address : **1425 WALTON AVENUE BTWN: EAST 170 ST., EAST 171 S**
Borough : **BRONX**
Agency's Number : **X064**
Program / Asset # : **BOE0205.000 / 467**
Yr Built/Renovated : **1924 / 2007**
Area Sq Ft : **78,000**
Project Type : **EDUCATION**
Date of Survey : **24-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2843** **Lot** : **40** **BIN** : **2008098**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$7,059,400	$135,000
Interior Architecture	$3,766,100	$2,480,700
Electrical	$476,000	$623,100
Mechanical	$2,817,400	$2,253,200
Site Pavements	$200,100	
Total	**$14,319,000**	**$5,492,000**
Importance Code A	$7,755,600	$135,000
Importance Code B	$5,245,300	$5,295,700
Importance Code C	$1,318,100	$61,300
Total	**$14,319,000**	**$5,492,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$115,600			
Interior Architecture	$24,500			$9,900
Electrical	$26,400	$35,700	$7,400	$7,300
Mechanical	$19,900	$93,200	$17,600	$12,300
Site Enclosure	$31,800			
Site Pavements	$38,700			
Total	**$257,000**	**$128,900**	**$25,000**	**$29,400**
Importance Code A	$115,600	$7,900	$7,700	$7,700
Importance Code B	$103,300	$121,000	$17,300	$21,700
Importance Code C	$38,000			
Total	**$257,000**	**$128,900**	**$25,000**	**$29,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$36,800	LIFE	* *	5	$15,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$35,100	
Masonry: Brick	90%	Now	$6,828,000	LIFE	* *	5	$135,000	
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : At Front Entry								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk Shed At Front Entry								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Brick At Front Entry								
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	90%	Now	$151,800	2049	* *	5	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Missing Window Hardware Room 502								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal/Detention Type	10%	4+	$31,900	2059	* *	5	$3,100	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout - Window Guards								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$10,600	
Masonry: Brick	90%	4+	$79,600	LIFE	* *	5	$12,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	98%	Now	$47,000	2041	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Penthouse And Bulkhead Roof								
Cast in Place Concrete	2%			LIFE	* *			
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$24,500	LIFE	* *	5	$12,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	3%	Now	$97,600	2036	$195,200	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Marble Panels	5%	0-2	$253,200	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	2%	Now	$151,000	2043	* *	5	$1,700	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	5%	Now	$107,900	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Lobby, 2nd Floor And Throughout								
Traffic Topping	5%	Now	$275,400	2043	* *	5	$3,500	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Vinyl Tile	68%	Now	$650,500	2033	$2,168,400	3	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Auditorium								
Vinyl Tile 9" X 9"	2%	Now	$184,600	2043	* *	3	$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
Location : 2nd Floor Rooms								
Wood	5%	Now	$172,100	2061	* *	5	$5,300	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	0-2	$53,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	$246,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Plaster	75%	Now	$1,018,800	LIFE	* *	5	$61,300	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	5%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,500	
Plaster	85%	Now	$555,600	LIFE	* *	5	$55,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Stair Tower, Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$19,500	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Iron Picket	50%	0-2	$10,600	2077	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : All Areas								
Retaining Walls								
Cast in Place Concrete	100%	4+	$1,700	2068	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ramp Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$200,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Walton Avenue And 171st Street								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$8,000	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Ramp And Main Entrance Path And Exit 5								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	68%	2-4	$30,700	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Play Yard								
Pavers/Stone	2%			2042	* *			
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	95%			2033	$140,700	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Fused Knife Sw	10%	2-4	$18,400	2058	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	65%			2032	$119,600	5	$1,300	
Molded Case Bkrs	15%			2049	* *	5	$300	
Wiring								
Braided Cloth	65%	2-4	$132,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Thermoplastic	20%			2033	$40,900	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$68,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2028	$67,000	10	$9,400	
Exit, Service	50%			2028	$17,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Lighting								
Exterior Lighting								
HID	10%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter And Roof								
Explanation : Operated By Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$206,000	1-3	$48,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$24,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault Basement								
Explanation : Two 7,500 Gallon Tanks For No.4 Fuel								
Conversion Equipment								
Steam Boiler	100%	0-2	$696,200	2053	* *	1	$69,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$12,800	2033	$639,600			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Vacuum Pump In Basement								
Terminal Devices								
Air Handler	10%			2028	$150,300	1	$4,800	
Convector/Radiator	90%			2031	$587,800	1	$22,700	
Controls								
Pneumatic	100%			2027	$1,543,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

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
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2033	$37,900			
Window/Wall Unit	90%			2028	$272,300	1		
No Component	8%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,500	
Exhaust Fans								
Roof	100%			2028	$155,000	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,025,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,500	4	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Backflow Preventer								
Generic	100%			2028	$35,700	1	$4,800	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2033	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : With 500 Gallon Tank								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$700	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 65 - BX**
Address : **677 EAST 141 STREET BTWN: CYPRESS AVE, POWERS AVE.**
Borough : **BRONX** **Agency's Number** : **X065**
Program / Asset # : **BOE0206.000 / 468** **Yr Built/Renovated** : **1924 / 2010**
Area Sq Ft : **76,000** **Project Type** : **EDUCATION**
Date of Survey : **06-May-2022** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **2571** **Lot** : **1** **BIN** : **2003834**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$534,000	$250,400
Interior Architecture	$4,664,900	$65,200
Electrical	$415,500	$323,500
Mechanical	$569,600	$720,700
Site Enclosure	$50,400	
Site Pavements	$432,100	$55,200
Total	**$6,666,600**	**$1,415,000**
Importance Code A	$534,000	$250,400
Importance Code B	$5,683,300	$1,164,600
Importance Code C	$449,300	
Total	**$6,666,600**	**$1,415,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,700	$20,500		
Interior Architecture	$36,900			$13,500
Electrical	$16,400	$79,800	$8,500	$7,100
Mechanical	$46,100	$22,600	$12,900	$10,800
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$121,500**	**$130,300**	**$28,800**	**$38,800**
Importance Code A	$22,200	$28,200	$7,500	$7,500
Importance Code B	$94,900	$102,100	$21,300	$31,300
Importance Code C	$4,400			
Total	**$121,500**	**$130,300**	**$28,800**	**$38,800**

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$123,700	
Copper/Terne	2%			2068	* *	10	$7,400	
Masonry: Brick	80%	Now	$534,000	LIFE	* *	5	$126,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Powers Avenue Elevation At 5th Floor								
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Metal Panel	3%			2053	* *	5-10	$32,700	
Windows								
Aluminum	100%	Now	$14,700	2049	* *	5	$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$300	
Masonry: Brick	75%			LIFE	* *	5	$300	
Metal: Cage/Fence	15%			2038	* *	5-10	$400	
Roof								
Built-Up (BUR)	2%			2033	$15,000	10	$1,300	
Modified Bitumen	75%			2041	* *	10	$47,200	
Recent Installation, Extent : N/A, Area Affected : 75%								
Location : Main Roof								
Panel/Paver: Cer/Brk	23%			2043	* *	10	$19,300	
Soffits								
Stucco Cement	100%			2038	* *	5	$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Roof Overhangs At Stair Bulkheads								
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$6,100	
Quarry Tile	2%			2046	* *	5	$3,700	
Terrazzo	5%	4+	$29,400	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	48%	Now	$83,300	2038	* *	3	$22,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Classrooms 211, 210								
Vinyl Tile 9" X 9"	40%	Now	$4,020,300	2043	* *	3	$18,400	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout Classrooms And Corridors								

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$8,800	
Masonry: Brick	10%	Now	$68,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Roof Bulkheads								
Masonry: Fieldstone	10%			LIFE	* *			
Plaster	75%	Now	$329,900	LIFE	* *	5	$39,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Various 5th Floor Classrooms								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,900	
Plaster	85%	Now	$162,400	LIFE	* *	5	$65,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Auditorium Window Heads								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various 5th Floor Classrooms And Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%	4+	$50,400	2053	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	20%			2053	* *			
Masonry: Fieldstone	80%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$77,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Areas On Cypress And Powers Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	95%	Now	$354,800	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	5%			2033	$55,200			

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	* *	5	$100	
Fused Knife Sw	70%	2-4	$139,800	2063	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	80%			2033	$118,400	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Knife Sw	5%	2-4	$9,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Molded Case Bkrs	80%			2041	* *	5	$1,600	
Molded Case Bkrs	15%			2032	$27,600	5	$300	
Wiring								
Braided Cloth	30%	2-4	$61,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	96%			2038	* *	10	$66,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2028	$9,600	1		
Emergency, Battery	30%			2028	$39,200	10	$5,500	
Exit, Battery	50%			2033	$55,100	10	$2,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

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
Lighting								
Exterior Lighting								
HID	5%			2028	$18,200	10		
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$46,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$23,500	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$62,300	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Terminal Devices								
Air Handler	15%	Now	$11,000	2028	$219,700	1	$6,300	
Malfunctioning, Extent : Severe, Area Affected : 15%								
Location : Pneumatic Control Valves, Basement								
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Basement								
Convector/Radiator	85%	Now	$27,000	2031	$540,900	1	$18,800	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Connection Lines, Various Locations								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Thermostats. Throughout								

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

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$92,400			
Window/Wall Unit	80%			2028	$235,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$8,500	
No Component	80%							
Exhaust Fans								
Interior	15%	Now	$51,800	2043	* *	2	$300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement Fan Room And House Exhaust At Penthouse								
Roof	5%			2033	$7,600	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$15,600	4	$1,600	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2033	$10,800	1-2	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING**
Address : **98 GRANT STREET @ SAINT PAULS AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R829**
Program / Asset # : **BOE0956.000 / 2885**
Yr Built/Renovated : **1897 / 2009**
Area Sq Ft : **47,595**
Project Type : **EDUCATION**
Date of Survey : **25-Jan-2022**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **506** **Lot** : **81**
BIN : **5013382**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$65,300
Electrical		$179,400
Mechanical		$65,000
Site Enclosure	$198,600	
Site Pavements		$15,400
Total	**$198,600**	**$325,100**
Importance Code A		$65,300
Importance Code B	$198,600	$244,400
Importance Code C		$15,400
Total	**$198,600**	**$325,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$12,400	$8,200	
Interior Architecture	$4,700	$4,500	$3,600	$14,200
Electrical	$4,400	$5,200	$5,300	$4,400
Mechanical	$19,700	$7,300	$28,600	$7,800
Site Pavements	$20,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$64,000**	**$43,700**	**$60,100**	**$40,900**
Importance Code A	$13,300	$15,200	$10,100	$2,800
Importance Code B	$38,500	$28,500	$50,000	$38,100
Importance Code C	$12,200			
Total	**$64,000**	**$43,700**	**$60,100**	**$40,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

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
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	* *	5	$37,800	
Masonry: Brick	40%			LIFE	* *	5	$27,500	
Masonry: Limestone	5%			LIFE	* *	5	$2,600	
Windows								
Aluminum	100%			2049	* *	5	$16,500	
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$10,400	
Masonry: Brick	30%			LIFE	* *	5	$1,500	
Metal Cornice	35%			2061	* *	10	$5,700	
Metal Rail	10%			2046	* *	5-10	$9,100	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,600	
Roof								
IRMA/Protected Membrane	33%			2041	* *	10	$16,300	
Metal Panel	2%			2046	* *	10	$1,800	
Modified Bitumen	25%			2038	* *	10	$12,400	
Slate	40%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Simulated Slate Roof								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$15,600	
Ceramic Tile	5%			2042	* *	5	$3,600	
Mosaic Tile	5%			2038	* *	5	$8,900	
Quarry Tile	5%			2046	* *	5	$5,300	
Vinyl Tile	40%			2038	* *	3	$10,700	
Wood	35%			2061	* *	5	$46,800	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$5,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,300	
Gypsum Board	35%			LIFE	* *	5	$24,600	
Plaster	55%			LIFE	* *	5	$19,300	
Ceilings								
AcousTileSusp.Lay-In	40%			2050	* *	5	$28,500	
Embossed Metal	50%			LIFE	* *	5	$16,000	
Plaster	10%			LIFE	* *	5	$4,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2053	* *			
Iron Picket	80%			2068	* *			

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

DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	75%			2068	* *			
Masonry: Brick	25%	Now	$198,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$11,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2046	* *			
Pavers/Stone	20%			2042	* *			
Pavers/Stone	5%	Now	$9,200	2036	$15,400			
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : North Side Exit								
Activity Yard								
Cast in Place Concrete	70%			2046	* *			
Rubber Matting	30%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600, Three 400, One 200 And One 15 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2038	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : The Electrical Room And The Elevators Electrical Room								
Explanation : Three 112.5, One 150, One 75 And One 15 Kilovolt Amperes, 480 High Voltage 220/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	10%			2033	$79,400	10	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
LED	90%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$44,700	10	$5,700	
Exit, Service	50%			2033	$11,500	1		
Exterior Lighting								
HID	20%			2033	$49,700	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$500	
Alarm								
Security System								
Generic	50%			2033	$50,000	1	$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Security Cameras System								
Generic	50%			2033	$50,000	1	$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$29,300	

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
Heating								
Energy Source								
Electricity	20%			2059	* *	1		
Natural Gas	80%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

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
Heating								
Conversion Equipment								
Furnace	80%	0-2	$13,300	2038	* *	1	$16,900	
Controller Not Working, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Six Gasoline Fired Remote Terminal Units. Unit 6 Is Manual And Building Management System Is Outdated Not Integrated.								
Radiant Heater	20%			2038	* *	2	$4,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Staircases And Hallways								
Explanation : 18 Units								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$21,200	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Six Units, Refrigerant 410-a								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$61,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,500	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$1,900	2032	$19,100	2		
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

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
Plumbing								
Backflow Preventer								
Generic	100%			2038	* *	1	$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To The Third Floor								
Explanation : 2 Units. Control And Hydraulic Power Unit Houses In Room. Malfunction Due To Excessive Heat.								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$13,300	
Chemical System								
Generic	100%			2031	$65,000	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Kitchen								
Explanation : 15 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 66 - BK**		
Address	: **845 EAST 96TH STREET @FOSTER AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K066**
Program / Asset #	: **BOE1031.000 / 13584**	**Yr Built/Renovated**	: **2003 /**
Area Sq Ft	: **129,940**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **8129** **Lot** : **1**	**BIN**	: **3325418**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$173,600	$1,275,000
Interior Architecture	$138,700	$4,383,200
Electrical		$124,900
Mechanical		$8,115,500
Site Pavements	$132,300	$368,800
Total	**$444,500**	**$14,267,400**
Importance Code A	$173,600	$1,275,000
Importance Code B	$270,900	$12,992,400
Total	**$444,500**	**$14,267,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$114,900		$19,600	
Interior Architecture	$226,600		$6,600	$17,700
Electrical	$27,800	$11,500	$15,700	$11,500
Mechanical	$86,800	$68,200	$50,600	$65,100
Site Enclosure	$11,100			
Site Pavements	$51,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$533,100**	**$94,100**	**$106,900**	**$108,700**
Importance Code A	$127,800	$12,900	$32,500	$12,900
Importance Code B	$254,700	$81,200	$70,700	$95,800
Importance Code C	$150,600		$3,700	
Total	**$533,100**	**$94,100**	**$106,900**	**$108,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Exterior								
Exterior Walls								
Copper/Terne	3%			2056	* *	10	$9,600	
Glass Block	5%	Now	$71,100	LIFE	* *	5	$4,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Stairwells A, B, C, D - At Top Spandrel Opening								
Masonry: Brick Cavity	75%			LIFE	* *	5	$204,900	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Throughout								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$51,200	
Pre-Cast Concrete	7%			LIFE	* *	5	$62,200	
Windows								
Aluminum	55%			2044	* *	5	$13,700	
Aluminum w/ Guards	40%			2044	* *	5	$10,000	
Metal Louvers	5%			2039	* *	10	$7,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$57,300	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Throughout								
Pre-Cast Concrete	15%			LIFE	* *	5	$18,600	
Roof								
Built-Up (BUR)	85%			2036	$1,082,000	10	$90,500	
Copper/Terne	15%			2051	* *	10	$39,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$85,100	
Ceramic Tile	3%			2039	* *	5	$5,800	
Poured Epoxy/Resin	2%			2031	$223,100			
Quarry Tile	2%			2041	* *	5	$5,800	
Terrazzo	5%	Now	$18,600	LIFE	* *	5	$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	73%	Now	$80,300	2036	$4,016,100	3	$53,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Cafeteria And Throughout								
Wood	5%			2051	* *	5	$18,200	
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$7,400	
Concrete Masonry Unit	15%	2-4	$42,600	LIFE	* *	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Basement								
Caulking Deteriorated, Extent : Light, Area Affected : 1%								
Location : Basement								
Glass: Single Pane	3%			LIFE	* *	5	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Foyer								
Explanation : Decorative Glass								
Gypsum Board	20%			LIFE	* *	5-10	$50,200	
SGFT/Glazed Masonry	57%			LIFE	* *	10	$42,100	
Ceilings								
AcousTileSusp.Lay-In	74%			2041	* *	5	$143,900	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Basement								
Exposed Struc: Steel	10%			LIFE	* *	10	$38,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums								
Explanation : Component Is Lightweight Steel Barrel Vault With Metal Cladding								
Exposed Struc: Steel	5%			LIFE	* *	10	$19,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse And Basement								
Explanation : Metal Deck								
Gypsum Board	10%			LIFE	* *	5-10	$66,900	
Metal Panel	1%			LIFE	* *	5	$4,900	
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	$11,100	2046	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Rockaway Parkway								
Explanation : Unhooked Meshing								
Iron Picket	30%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	30%			2056	* *			
Masonry: Brick	70%			2062	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Recent Repairs Evident; Moderate Efflorescence Throughout								
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,100	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : Rockaway Parkway								
Spalling, Extent : Light, Area Affected : 1%								
Location : Rockaway Parkway								
On-Site Walkways								
Asphalt	60%			2039	* *			
Cast in Place Concrete	10%			2041	* *			
Pavers/Stone	30%	Now	$17,000	2039	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Adjacent To Play Equipment Areas And Northwest Side Of Building								
Parking/Driveway								
Asphalt	100%	0-2	$2,200	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Activity Yard								
Asphalt	75%	Now	$58,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rubber Matting	20%	Now	$73,800	2036	$368,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Loose Rubber Matting Tiles North And South Yards								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Loose Rubber Matting Tiles North And South Yards								
Traffic Topping	5%	Now	$15,300	2036	$38,200			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : North Yard Track								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 1200 Amperes And One Rated At 2500 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$600	
Raceway								
Conduit	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$300	
Molded Case Bkrs	90%			2044	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$40,000	
Generators								
Diesel	100%			2039	* *	1	$50,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Emergency Generator Room P01 B								
Explanation : Diesel Generator Rated At 400 Kilowatts, 500 Kilo-volt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$29,000	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Emergency Generator Room								
Explanation : 60 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2036	$41,000	1		
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,100	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$124,900	1	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 7,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$128,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Convector/Radiator	40%			2049	* *	1	$16,800	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2034	$2,571,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2031	$1,864,800	1	$57,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Air Conditioning Units In Penthouse								
Split Unit	5%			2041	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$6,400	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Penthouse								
Explanation : Pump Motors For Pump No.2 And No.3 Replaced Within The Last 10 Years								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$2,581,700	1	$80,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room, Mechanical Room 317, Penthouse								
Explanation : 10 Units.								
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	$385,200	2	$90,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$114,700	
Exhaust Fans								
Interior	80%			2036	$472,100	2	$3,200	
Roof	20%			2036	$51,600	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$26,600	4	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit For Boiler System Drainage; 3 Units For Stormwater Drainage								
Sewage Ejector(s)								
Electric	100%			2036	$69,700	4	$7,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

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
Plumbing								
Backflow Preventer								
Generic	100%			2036	$59,400	1	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room, Reduced Pressure Zone (RPZ) Rooms 139 And 122j								
Explanation : 3 Units.								
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$65,500	
Sprinkler								
Generic	100%			2046	* *	1-2	$36,400	
Fire Pump								
Generic	100%			2039	* *	1	$24,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 68 - BX**		
Address	: **4011 MONTICELLO AVENUE @STRANG AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X068**
Program / Asset #	: **BOE0209.000 / 2608**	**Yr Built/Renovated**	: **1926 / 2004**
Area Sq Ft	: **79,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4986** **Lot** : **81**	**BIN**	: **2067852**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$370,800	
Interior Architecture	$67,900	$2,907,500
Electrical		$993,000
Mechanical	$1,563,400	$5,197,800
Total	**$2,002,100**	**$9,098,300**
Importance Code A	$370,800	$705,100
Importance Code B	$1,631,300	$8,393,200
Total	**$2,002,100**	**$9,098,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$192,500			
Interior Architecture	$165,900	$3,600	$7,700	$10,000
Electrical	$10,000	$7,400	$7,700	$9,800
Mechanical	$153,600	$13,600	$51,300	$13,600
Site Enclosure	$17,800		$6,700	
Site Pavements	$15,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$562,700**	**$31,700**	**$80,600**	**$40,600**
Importance Code A	$206,600	$7,800	$7,800	$7,800
Importance Code B	$302,600	$20,300	$66,100	$32,800
Importance Code C	$53,500	$3,600	$6,700	
Total	**$562,700**	**$31,700**	**$80,600**	**$40,600**

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$83,900	
Masonry: Brick	36%			LIFE	* *	5	$77,300	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Foundation Wall In Boiler Room								
Masonry: Brick Cavity	35%	2-4	$67,000	LIFE	* *	5	$37,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Window Lintels On South Facade								
Masonry: Granite	10%			LIFE	* *	5	$16,100	
Metal Panel	2%			2056	* *	5-10	$14,800	
Marble Panels	2%			LIFE	* *	5	$3,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$69,800	
Windows								
Aluminum	100%	Now	$253,600	2052	* *	5	$13,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$64,700	
Masonry: Brick	85%	Now	$50,200	LIFE	* *	5	$19,400	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : 1926 Roof, Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Roof Access Bulkhead, 2004 Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : 1926 Brick, Adjacent 2004 Roof Access Door								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : 1926 Roof, 2004 Stair Bulkhead								
Pre-Cast Concrete	5%			LIFE	* *	5	$14,300	
Roof								
Built-Up (BUR)	100%	Now	$13,100	2041	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Bridge Connecting Roof								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,100	
Ceramic Tile	5%			2039	* *	5	$5,200	
Marble Panels	2%			LIFE	* *	5	$3,100	
Vinyl Tile	68%			2036	$1,981,600	3	$35,000	
Vinyl Tile 9" X 9"	10%	Now	$42,200	2036	$843,600	3	$3,900	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 1926 Wing Hallways, Rooms 215, 315								
Wood	5%			2051	* *	5	$9,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Interior								
Interior Walls								
Ceramic Tile	2%	4+	$2,100	2039	* *	5	$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Girls Restroom 276								
Folding Partition	3%			2058	* *	5	$7,100	
Masonry: Brick	7%			LIFE	* *	10	$2,000	
Marble Panels	2%			LIFE	* *	10	$800	
Plaster	61%	0-2	$28,900	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Room 314								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$11,900	
Ceilings								
AcousTile,Adhered	20%	Now	$67,900	2049	* *	5	$10,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement Corridors								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : 3rd Floor								
AcousTileConcealSpLn	10%			2041	* *	5	$12,900	
AcousTileSusp.Lay-In	10%			2049	* *	5	$10,300	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$25,800	
Fiber Board	5%			2036	$82,300			
Metal Panel	5%	Now	$3,500	LIFE	* *	5	$6,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	30%	Now	$19,200	LIFE	* *	5	$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : All Stair D Landings, Outside Wall, Classroom 314								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : All Stair D Landings, Outside Wall								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2049	* *	5-10	$11,100	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof								
Explanation : Roof Guard Railing								
Chain Link	25%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Iron Picket	60%	0-2	$7,900	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$9,900	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stair, Hill Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Hill Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Coping At Playground, Hill Avenue								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Hill Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$15,700	2049	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Hill Avenue								
On-Site Walkways								
Cast in Place Concrete	60%			2041	* *			
Pavers/Stone	20%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 2								
Explanation : Slate Entry Landing								
Pavers/Stone	20%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry								
Explanation : Marble Landing And Stairs								
Activity Yard								
Asphalt	45%			2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Pavers/Stone	35%			2045	* *			
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2036	$99,900	5	$200	
Fused Disc Sw	50%			2046	* *	5	$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Under 600 Volts								
Raceway								
Conduit	70%			2036	$103,600	1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Molded Case Bkrs	80%			2035	$147,100	5	$1,700	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2034	$97,800	5	$400	
Locally Mounted	20%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$9,500	
Exit, Service	50%			2044	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$151,900	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$208,700	1-3	$50,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	$188,100	5	$24,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	Now	$14,100	2034	$705,100	1	$70,400	
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$13,000	2036	$647,800			
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement. Boiler Room, Mechanical Room 29, Rooms B85, B91								
Terminal Devices								
Air Handler	30%			2031	$456,700	1	$14,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area, Mechanical Room 291								
Convector/Radiator	50%			2034	$330,700	1	$12,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$401,100	1	$5,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%	Now	$78,200	2030	$1,563,400			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Basement. Boiler Room								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2036	$96,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room								
Split Unit	20%			2036	$384,200			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Room B85								
Window/Wall Unit	75%			2031	$229,800	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	$46,800	2	$11,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	$14,200	LIFE	* *	2-5	$8,800	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Area, Mechanical Room 291								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$55,800	
Exhaust Fans								
Interior	30%			2031	$107,600	2	$700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room, Basement Mechanical Area, Rooms B87, B97, Mechanical Room 291								
Roof	70%			2031	$109,900	2	$1,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$831,200	1		
Galvanized Steel	20%			2034	$206,500	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$7,800	2036	$391,200	4	$7,800	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement - Boiler Room								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Additionally Used As Domestic Hot Water Storage Tank For Tankless Gas Fired Domestic Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	33%			2031	$5,300	4	$800	
Submersible	34%			2031	$800	4	$900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Building Exterior. Pump Room								
Submersible	33%			2027	$800	4	$800	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 264mbh								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$111,900	1-2	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 68 - BX MINISCHOOL**
Address : **4011 MONTICELLO AVENUE @STRANG AVE.**
Borough : **BRONX**
Agency's Number : **X068**
Program / Asset # : **BOE0209.010 / 13421**
Yr Built/Renovated : **1997 /**
Area Sq Ft : **9,000**
Project Type : **EDUCATION**
Date of Survey : **21-Feb-2025**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **4986** **Lot** : **81** **BIN** : **2067852**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$186,500
Electrical		$343,900
Mechanical	$137,900	
Total	**$137,900**	**$530,400**
Importance Code A		$253,000
Importance Code B	$137,900	$277,300
Total	**$137,900**	**$530,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,600			$23,400
Interior Architecture	$22,400		$8,200	$1,100
Electrical	$2,200	$800	$900	$1,100
Mechanical	$5,200		$200	
Total	**$64,400**	**$800**	**$9,200**	**$25,600**
Importance Code A	$34,700		$100	$23,400
Importance Code B	$7,400	$800	$9,100	$1,100
Importance Code C	$22,400			$1,100
Total	**$64,400**	**$800**	**$9,200**	**$25,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX MINISCHOOL

Asset # : 13421

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	$4,900	LIFE	* *	5	$8,000	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : South Facade Facing Courtyard								
Metal Panel	90%	Now	$19,500	2056	* *	5	$27,000	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room T10 At Base Of Window								
Windows								
Aluminum	60%	0-2	$10,200	2058	* *	5	$500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Security Gate								
Metal Louvers	40%			2045	* *	10	$4,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Roll Roofing	100%			2035	$186,500	5	$46,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : No Access								
Interior								
Floors								
Sheet Vinyl/Rubber	10%			2041	* *	5	$2,100	
Vinyl Tile	90%			2041	* *	3	$4,600	
Interior Walls								
Ceramic Tile	10%			2045	* *	5	$2,300	
Gypsum Board	90%			LIFE	* *	5-10	$34,600	
Ceilings								
AcousTileSusp.Lay-In	100%			2049	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : At Wall Drains								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Base Of Wall, No Other Water On Site								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Wall Drains								
Explanation : Drains Clogged With Vegetation Growth								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 68 - BX MINISCHOOL
Asset # : 13421

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
Site Pavements								
Activity Yard								
Asphalt	85%			2045	* *			
Rubber Matting	15%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	$66,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$66,600	5	$200	
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2035	$30,700	5	$200	
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$137,400	10	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2031	$7,700	10	$1,100	
Exit, Service	50%			2031	$2,000	1		
Exterior Lighting								
HID	10%			2031	$4,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter, Hallways								
Explanation : CCTV Surveillance Cameras								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 68 - BX MINISCHOOL
Asset # : 13421

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$23,800	1-3	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	100%			2036		1		
Conversion Equipment								
Radiant Heater	10%			2031	$24,000	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrances								
Explanation : Electric Unit Heaters								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Classrooms								
Explanation : Heating Is Carried Out Through Air Conditioning Units								
Air Conditioning								
Energy Source								
Electricity	100%			2035	$25,300	1		
Conversion Equipment								
Heat Pump Air Sourced	100%	Now	$2,800	2030	$137,900	2	$400	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Room T6								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One In Each Classroom								
Explanation : Ten Packaged Terminal Air Conditioning Units								
Ventilation								
Exhaust Fans								
Roof	20%			2031	$3,600	2	$100	
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Classrooms								
Explanation : Ventilation Is Carried Out Through The Air Conditioning Units								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$2,400	2046	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Room T3								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 68 - BX MINISCHOOL
Asset # : 13421

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 69 - BX**		
Address	: **560 THIERIOT AVENUE @SOUNDVIEW AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X069**
Program / Asset #	: **BOE0210.000 / 469**	**Yr Built/Renovated**	: **1924 / 2010**
Area Sq Ft	: **35,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3524** **Lot** : **20**	**BIN**	: **2021482**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$950,600
Mechanical	$692,600	$970,400
Total	**$692,600**	**$1,921,000**
Importance Code B	$692,600	$1,921,000
Total	**$692,600**	**$1,921,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$109,200			
Interior Architecture	$121,200		$10,300	$2,900
Electrical	$21,200	$3,300	$3,500	$4,300
Mechanical	$24,100	$5,600	$8,800	$5,600
Site Enclosure	$23,600			
Site Pavements	$36,800			
Total	**$336,000**	**$8,900**	**$22,600**	**$12,800**
Importance Code A	$112,700	$3,500	$3,500	$3,500
Importance Code B	$139,200	$5,400	$19,100	$6,400
Importance Code C	$84,200			$2,900
Total	**$336,000**	**$8,900**	**$22,600**	**$12,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$39,800	
Masonry: Brick	80%			LIFE	* *	5	$81,600	
Masonry: Granite	4%			LIFE	* *	5	$3,100	
Masonry: Limestone	3%			LIFE	* *	5	$2,300	
Metal Panel	5%			2056	* *	5-10	$17,500	
Pre-Cast Concrete	3%			LIFE	* *	5	$9,900	
Windows								
Aluminum	100%			2061	* *	5	$9,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$45,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,400	
Roof								
Built-Up (BUR)	97%			2041	* *	10	$32,100	
Skylight, Metal/Glass	3%			2056	* *	10	$3,300	
Soffits								
Stucco Cement	100%			2041	* *	5	$1,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,100	
Ceramic Tile	5%			2039	* *	5	$2,500	
Marble Panels	5%			LIFE	* *	5	$3,800	
Quarry Tile	2%			2041	* *	5	$1,500	
Terrazzo	5%			LIFE	* *	5	$4,000	
Vinyl Tile	68%			2041	* *	3	$12,900	
Wood	10%			2064	* *	5	$9,500	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$5,800	
Glass: Single Pane	1%			LIFE	* *	5	$1,700	
Masonry: Brick	10%			LIFE	* *	10	$3,500	
Metal: Cage/Fence	2%			LIFE	* *	10	$500	
Marble Panels	5%			LIFE	* *	10	$2,300	
Plaster	77%			LIFE	* *	5-10	$76,200	
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$15,800	
Plaster	75%			LIFE	* *	5-10	$65,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	$23,600	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Site Perimeter								
Iron Picket	10%			2056	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : School Yard Retaining Wall								
Explanation : Repair Work In Progress								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,200	2049	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Near Exits 6 And 7								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$4,100	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Driveway Ramp On Thieriot Avenue								
Activity Yard								
Asphalt	95%	4+	$2,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Play Yard								
Rubber Matting	5%			2036	$7,500			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$200	
Raceway								
Conduit	90%			2036	$56,400	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$8,200	5	$100	
Fused Disc Sw	2%			2044	* *	5		
Molded Case Bkrs	20%			2044	* *	5	$200	
Molded Case Bkrs	70%			2035	$71,500	5	$600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

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
Under 600 Volts								
Wiring								
Braided Cloth	70%			2035	$55,300	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	20%			2036	$15,800	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	2%			2036	$10,700	10	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescnt Light								
Fluorescent	98%			2036	$523,600	10	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2036	$30,100	10	$4,200	
Exit, Service	50%			2036	$7,700	1		
Exterior Lighting								
HID	10%	Now	$16,700	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$33,600	1	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Some Offices And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2036	$33,600	1	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$92,400	1-3	$22,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Bell, Manual Pull Box And Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : Two Tanks, 7500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$34,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2036	$287,000			
Terminal Devices								
Air Handler	20%			2031	$134,900	1	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement. Boiler Room								
Convector/Radiator	80%			2034	$234,500	1	$9,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2030	$692,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	20%			2036	$170,200			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Auditorium								
Window/Wall Unit	65%			2031	$88,300	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Multipurpose Room, Cafeteria								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,900	
Exhaust Fans								
Interior	35%	0-2	$5,600	2031	$55,600	2	$300	
Broken, Extent : Moderate, Area Affected : 20%								
Location : House Exhaust Broken Motor								
Roof	65%			2031	$45,200	2	$700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$7,200	4	$1,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 400mbh								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units, 200 Gallons Each								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2056	* *	1-2	$500	
Chemical System								
Wet	20%			2031	$11,100	1-10	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Water Pressure Fire Extinguishers								
No Component	80%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 69 - BX ANNEX**
Address : **639 THIERIOT AVENUE BTWN: RANDALL AVE. - SEWARD AVE.**
Borough : **BRONX** | **Agency's Number** : **LEASE-X880**
Program / Asset # : **BOE1063.000 / 14390** | **Yr Built/Renovated** : **1966 /**
Area Sq Ft : **8,909** | **Project Type** : **EDUCATION**
Date of Survey : **19-Apr-2024** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3559** **Lot** : **1** | **BIN** : **2096912**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$52,900
Interior Architecture	$491,400	
Electrical		$253,900
Mechanical	$50,700	$214,100
Site Pavements	$65,600	
Total	**$607,700**	**$521,000**
Importance Code A		$149,900
Importance Code B	$542,100	$371,100
Importance Code C	$65,600	
Total	**$607,700**	**$521,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$40,200
Interior Architecture	$41,900	$1,200		$800
Electrical	$700	$600	$500	$28,500
Mechanical	$4,200	$900	$1,000	$5,700
Site Pavements	$4,500			
Total	**$51,300**	**$2,700**	**$1,500**	**$75,100**
Importance Code A	$400	$400	$400	$40,600
Importance Code B	$50,900	$1,900	$1,100	$34,500
Importance Code C		$400		
Total	**$51,300**	**$2,700**	**$1,500**	**$75,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$16,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Metal Panel	15%			2045	* *	5-10	$20,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Windows								
Steel	100%			2060	* *	5	$18,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Window Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Roof								
Single Ply Membrane	100%			2040	* *	10	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$52,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Soffit Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Interior								
Floors								
Ceramic Tile	5%	0-2	$1,900	2038	* *	5	$300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Terrazzo	20%			LIFE	* *	5	$2,100	
Vinyl Tile	30%			2043	* *	3	$1,500	
Vinyl Tile 9" X 9"	45%	Now	$24,600	2030	$491,400	3	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Classrooms								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$800	
Concrete Masonry Unit	60%			LIFE	* *	5	$4,000	
Gypsum Board	25%			LIFE	* *	5	$2,500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

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
Interior								
Ceilings								
AcousTileConcealSpLn	70%	Now	$15,400	2040	* *	5	$5,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	5%			2048	* *	5	$700	
Exposed Struc: Concrete	5%			LIFE	* *	5	$100	
Gypsum Board	20%			LIFE	* *	5	$3,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fence And Gate Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Iron Picket	50%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fence And Gate Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Retaining Wall Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$4,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Side								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								
Parking/Driveway								
Asphalt	100%	Now	$65,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Lot Issues To Be Resolved By Archdiocese								
Explanation : Leased Building								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 69 - BX ANNEX
Asset # : 14390

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$66,600	5		
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2034	$1,500	5		
Fused Disc Sw	5%			2043	* *	5		
Molded Case Bkrs	90%			2043	* *	5	$200	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$51,400	5		
Locally Mounted	30%			2040	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$136,000	10	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$27,400	10	$3,900	
Exit, Service	50%			2035	$7,000	1		
Exterior Lighting								
HID	10%			2030	$4,300	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$23,500	1-3	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Alarm Bells, Manual Pull Stations								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$20,900	5	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One Tank Of 3,000 Gallons. Equipment Owned And Operated By Holy Cross Church								
Conversion Equipment								
Hot Water Boiler	100%			2033	$96,900	1	$4,400	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two No. 2 Oil Burning Hot Water Boilers. Equipment Owned And Operated By Holy Cross Church								
Distribution								
Hot Wtr Piping/Pump	100%	2-4	$1,000	2034	$19,900	4	$400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room. Leaking Header Piping								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Equipment Owned And Operated By Holy Cross Church								
Terminal Devices								
Air Handler	10%			2035	$17,200	1	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Classroom Ventilator With Electric Coil.								
Convector/Radiator	90%			2040	* *	1	$2,600	
Controls								
Electrical	100%			2030	$50,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2035	$20,000	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Package Units On Roof								
Split Unit	10%			2040	* *			
Window/Wall Unit	10%			2030	$3,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$1,500	
No Component	70%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

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
Ventilation								
Exhaust Fans								
Roof	100%			2040	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	8%	4+	$1,900	2035	$9,400	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Cold Water Service Into Basement								
Brass/Copper	92%			2035	$107,800	1		
HW Heat Exchanger								
Steam Fired	100%			2035	$44,100	4	$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$1,800	4	$300	
Backflow Preventer								
Generic	100%			2040	* *	1	$600	
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 69 - BX MINISCHOOL**				
Address	: **560 THIERIOT AVENUE @ SOUNDVIEW AVENUE**				
Borough	: **BRONX**			**Agency's Number**	: **X869**
Program / Asset #	: **BOE0210.010 / 2692**			**Yr Built/Renovated**	: **1970 /**
Area Sq Ft	: **9,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3524**	**Lot**	: **20**	**BIN**	: **2021482**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$138,900	$51,400
Electrical		$210,800
Mechanical	$51,200	$218,800
Total	**$190,100**	**$481,000**
Importance Code A	$138,900	$51,400
Importance Code B	$51,200	$429,600
Total	**$190,100**	**$481,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$10,900		$8,200	$300
Electrical	$10,800	$800	$900	$1,100
Mechanical	$4,700	$400	$2,500	$400
Site Enclosure	$21,300			
Total	**$47,700**	**$1,300**	**$11,500**	**$1,900**
Importance Code A	$500	$400	$500	$400
Importance Code B	$16,600	$800	$11,000	$1,500
Importance Code C	$30,700			
Total	**$47,700**	**$1,300**	**$11,500**	**$1,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX MINISCHOOL

Asset # : 2692

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
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$54,300	2046	* *	5	$30,000	
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : All Elevations								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Windows								
Aluminum	100%	Now	$84,600	2061	* *	5	$900	
Air Infiltration, Extent : Severe, Area Affected : 80%								
Location : Classrooms								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Window Guards, Extent : Light, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Single Pane Units								
Roof								
Metal Panel	100%			2041	* *	10	$51,400	
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Epoxy Coating On Top Of Roof								
Soffits								
Metal Panel	100%			2046	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,000	
Ceramic Tile	5%			2045	* *	5	$700	
Vinyl Tile	90%			2044	* *	3	$4,600	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$9,000	
Fiberglass Panel	5%			LIFE	* *	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Toilet Partitions								
Metal Panel	45%			LIFE	* *	10	$4,600	
Ceilings								
AcousTileSusp.Lay-In	100%			2049	* *	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$21,300	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Site Pavements								
Activity Yard								
Asphalt	100%			2039	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 69 - BX MINISCHOOL
Asset # : 2692

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2036	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2035	$1,500	5		
Molded Case Bkrs	95%			2035	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2036	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$137,400	10	$8,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2031	$7,700	10	$1,100	
Exit, Service	50%			2031	$2,000	1		
Exterior Lighting								
HID	20%	Now	$8,600	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2031	$8,700	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2036	$8,700	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$23,800	1-3	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Bell, Manual Pull Box								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 69 - BX MINISCHOOL
Asset # : 2692

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2036	$2,300	1		
Conversion Equipment								
Furnace	95%			2031	$27,200	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two Ceiling Mounted Duct Units								
Radiant Heater	5%			2031	$12,000	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Radiant Heater								
Controls								
Electrical	100%			2029	$51,200			
Air Conditioning								
Energy Source								
Electricity	100%			2035	$25,300	1		
Conversion Equipment								
Split Unit	100%			2031	$218,800			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$26,700	2	$6,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,900	
Exhaust Fans								
Roof	100%			2041	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Explanation : One Unit, 9kwt 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 7 - BK**		
Address	: **858 JAMAICA AVE. @HEMLOCK ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K007**
Program / Asset #	: **BOE1001.000 / 4508**	**Yr Built/Renovated**	: **1999 / 1999**
Area Sq Ft	: **96,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Sep-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **4106** **Lot** : **39**	**BIN**	: **3090998**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$249,600	$1,073,100
Interior Architecture	$226,000	
Electrical	$92,300	$253,600
Mechanical	$141,300	$7,023,300
Total	**$709,100**	**$8,349,900**
Importance Code A	$249,600	$1,073,100
Importance Code B	$233,500	$7,276,900
Importance Code C	$226,000	
Total	**$709,100**	**$8,349,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,500		$6,500	
Interior Architecture	$269,900		$24,300	$10,500
Electrical	$44,400	$15,600	$19,500	$17,400
Mechanical	$127,800	$38,900	$54,100	$36,600
Site Enclosure	$63,600			
Site Pavements	$17,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$560,900**	**$69,000**	**$118,700**	**$78,900**
Importance Code A	$33,000	$9,500	$16,000	$9,500
Importance Code B	$322,300	$59,500	$102,700	$62,600
Importance Code C	$205,500			$6,800
Total	**$560,900**	**$69,000**	**$118,700**	**$78,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	$113,900	LIFE	* *	5	$67,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Northwest Corner								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 164 And 166								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$29,100	
Metal Panel	3%			2056	* *	5-10	$16,000	
Windows								
Aluminum	70%			2044	* *	5	$13,000	
Aluminum w/ Guards	30%	Now	$7,300	2044	* *	5	$2,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade At First Floor								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$60,400	
Metal Panel	10%	Now	$1,600	2056	* *	5	$1,900	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Metal Copings Throughout								
Roof								
Built-Up (BUR)	100%			2031	$1,005,500	10	$84,100	
Soffits								
Metal Panel	100%			2056	* *	5-10	$30,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$64,100	
Ceramic Tile	5%			2045	* *	5	$7,300	
Quarry Tile	5%			2049	* *	5	$11,000	
Terrazzo	10%			LIFE	* *	5	$22,900	
Vinyl Tile	65%			2041	* *	3	$35,700	
Wood	5%			2064	* *	5	$13,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$34,100	
Ceramic Tile	5%			2045	* *	5	$13,600	
Concrete Masonry Unit	43%	2-4	$226,000	LIFE	* *	5	$47,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Stairwells								
Gypsum Board	15%			LIFE	* *	5-10	$69,600	
SGFT/Glazed Masonry	30%			LIFE	* *	10	$40,900	
Wood	2%			LIFE	* *	5	$43,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Panels								
Explanation : Location Noted								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	$33,000	2049	* *	5	$48,400	
Staining/Discoloring, Extent : Severe, Area Affected : 2%								
Location : Auditorium								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$17,300	
Exposed Struc: Steel	10%			LIFE	* *	10	$27,700	
Fiber Board	5%			2041	* *			
Metal Panel	5%			LIFE	* *	5	$17,300	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2056	* *			
Iron Picket	55%			2071	* *			
Free Standing Walls								
Concrete Masonry Unit	92%	2-4	$27,900	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Surrounding East Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Surrounding East Play Yard								
Masonry: Brick	8%	Now	$35,700	2062	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Gate Posts Along Crescent Street								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Gate Posts Along Crescent Street								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$6,700	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Sidewalk Apron On Hemlock Street								
Explanation : Recent Repairs								

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Site Pavements								
Activity Yard								
Asphalt	45%	2-4	$10,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : East Play Yard								
Asphalt	40%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Play Yard								
Explanation : Location Noted								
Rubber Matting	15%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2046	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 3,000 Ampere Main Disconnect Switches For Transformers.								
Fused Disc Sw	50%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere For Main Service And One 600 Ampere For Fire Pump.								
Transformers								
Dry Type	100%			2041	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Elevator Machine Room								
Explanation : Various Capacities Observed								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$24,500	5	$100	
Motor Control Center	60%			2041	* *	5	$1,600	
Variable Frequency Drive	20%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$8,200	2041	* *	1	$26,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Within Generator Enclosure On Roof								
Explanation : Transfer Switch Will Not Transfer Back To Normal Power								
Generators								
Diesel	100%	Now	$14,200	2039	* *	1	$33,500	
Enclosure Corroded, Extent : Light, Area Affected : 100%								
Location : Roof Generator Enclosure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : One 230 Kilowatt Rated Capacity								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$21,400	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator Enclosure								
Explanation : One 175 Gallons								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 285 Gallon Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	1%			2031	$14,700	10	$900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room								
LED	99%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Battery	50%			2044	* *	10	$3,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Alarm								
Security System								
Generic	50%			2041	* *	1	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$92,300	2046	* *	1	$16,100	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$253,600	1-3	$61,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 5,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	40%			2036	$739,900	1	$23,800	
Convector/Radiator	60%			2041	* *	1	$18,600	
Controls								
Digital	20%			2034	$564,600			
Pneumatic	80%	Now	$76,000	2034	$1,519,900			
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Thermostats In Classrooms								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	90%	Now	$65,300	2031	$1,305,200	1	$36,100	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : 1 Of 4 Compressors								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	10%	Now	$46,700	2036	$233,400			
Abandoned in Place, Extent : Light, Area Affected : 1%								
Location : On Roof								
Broken, Extent : Severe, Area Affected : 10%								
Location : Roof Unit For The Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$4,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	$1,907,400	1	$59,400	
Heat Rejection								
Dry Cooler	100%			2031	$451,100	2	$66,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,800	
Exhaust Fans								
Roof	100%	Now	$3,800	2036	$190,700	2	$2,400	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 10 Fans On Roof Labeled Number 7								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallon Back Up Unit To The Gas Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$19,700	4	$3,000	

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2036	$51,500	4	$5,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$48,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$26,900	
Fire Pump								
Generic	100%			2039	* *	1	$17,900	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 70 - BX**		
Address	: **1691 WEEKS AVENUE @ E.173 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X070**
Program / Asset #	: **BOE0211.000 / 470**	**Yr Built/Renovated**	: **1925 / 2003**
Area Sq Ft	: **137,600**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jan-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2793** **Lot** : **28**	**BIN**	: **2007387**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$381,600
Interior Architecture	$3,290,900	$1,976,300
Electrical	$741,500	$3,239,700
Mechanical	$2,704,400	$5,290,000
Total	**$6,736,800**	**$10,887,600**
Importance Code A		$381,600
Importance Code B	$5,102,900	$10,446,700
Importance Code C	$1,633,900	$59,400
Total	**$6,736,800**	**$10,887,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$62,000	$31,000		
Interior Architecture	$88,500		$24,100	$16,700
Electrical	$15,900	$13,500	$16,900	$47,800
Mechanical	$40,500	$24,000	$33,900	$44,900
Site Enclosure	$42,000			
Site Pavements	$16,600			
Total	**$265,400**	**$68,500**	**$75,000**	**$109,400**
Importance Code A	$75,600	$44,600	$13,600	$13,900
Importance Code B	$183,000	$23,800	$47,500	$95,400
Importance Code C	$6,800		$13,900	
Total	**$265,400**	**$68,500**	**$75,000**	**$109,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$76,500	
Masonry: Brick	90%			LIFE	* *	5	$176,300	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rear Elevation								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Building Facades								
Masonry: Limestone	5%			LIFE	* *	5	$7,300	
Windows								
Aluminum	100%			2051	* *	5	$29,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,100	
Masonry: Brick	70%			LIFE	* *	5	$14,600	
Metal: Cage/Fence	20%			2048	* *	5-10	$32,200	
Roof								
Built-Up (BUR)	30%	Now	$47,700	2040	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Above Rooms 518, 514, 515, 505								
Metal Panel	5%			2048	* *	10	$12,200	
Panel/Paver: Cer/Brk	35%			2055	* *	10	$62,100	
Paver: Asphalt	15%	Now	$14,200	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Roof Area Near Metal Vaulted Structure								
Skylight, Metal/Glass	15%			2055	* *	10	$66,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Interior								
Floors								
Cast in Place Concrete	10%	0-2	$35,800	LIFE	* *	5	$45,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	10%			2044	* *	5	$20,600	
Quarry Tile	5%			2040	* *	5	$15,400	
Terrazzo	5%	Now	$98,500	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby And Second Floor								
Vinyl Tile	30%	Now	$174,600	2035	$1,746,500	3	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Vinyl Tile 9" X 9"	5%	Now	$42,100	2045	* *	3	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Rooms 502,519,517								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Rooms 502,519,517								
Wood	35%	Now	$1,319,800	2063	* *	5	$67,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 40%								
Location : Rooms 515,506								
Interior Walls								
Cast in Place Concrete	5%	Now	$154,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	7%			2044	* *	5	$27,700	
Concrete Masonry Unit	3%			LIFE	* *	5	$4,800	
Gypsum Board	20%			LIFE	* *	5	$47,500	
Masonry: Brick	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Stair Wells								
Explanation : Wire Mesh Partitions								
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	$1,479,700	LIFE	* *	5	$59,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Rooms 312, 313, 407, 412, 419, 518, 514, 515, 505								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Rooms 312, 313, 407, 412, 419, 518, 514, 515, 505								
Explanation : Water Penetration From Roof And Exterior Walls.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,800	
Exposed Struc: Steel	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Pool Area								
Explanation : Steel Truss								
Metal Panel	3%	Now	$10,500	LIFE	* *	5	$7,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen								
Plaster	10%	Now	$64,100	LIFE	* *	5	$12,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair Bulkheads								
Plaster	70%			LIFE	* *	5	$90,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%	4+	$6,800	2055	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 174th Street								
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$35,200	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Left Side Of Property								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2048	* *			
Cast in Place Concrete	10%	Now	$16,600	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : All Perimeter Sidewalk, Various Locations								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Cast in Place Concrete	50%			2048	* *			
Rubber Matting	50%			2040	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$600	
Raceway								
Conduit	85%			2035	$251,400	1		
Conduit	15%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$15,300	5	$200	
Fused Disc Sw	5%			2043	* *	5	$200	
Fused Knife Sw	1%	2-4	$3,100	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Room Basement								
Molded Case Bkrs	79%			2034	$242,200	5	$2,900	
Molded Case Bkrs	10%			2043	* *	5	$400	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	15%			2045	* *	1		
Thermoplastic	15%			2035	$61,400	1		
Motor Controllers								
Locally Mounted	75%			2033	$139,300	5	$700	
Locally Mounted	25%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,995,300	10	$119,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2035	$63,000	10	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fan Rooms								
Explanation : Compact Fluorescent Lights								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$59,100	10	$8,300	
Emergency, Battery	25%			2040	* *	10	$8,300	
Exit, Service	25%			2030	$15,200	1		
Exit, Battery	25%			2040	* *	10	$2,300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Lighting								
Exterior Lighting								
HID	20%			2030	$131,500	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$264,500	1	$51,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2035	$363,400	1-3	$84,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	* *	5	$42,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Of 10,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$136,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2035	$1,128,300			
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : 2 Header Valves, Boiler Room								
Terminal Devices								
Air Handler	40%			2030	$1,060,600	1	$34,000	
Convector/Radiator	40%			2033	$460,900	1	$17,800	
Fan Coil Unit/Heat	20%	Now	$14,000	2030	$698,700	1	$8,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 4 Units Are Malfunctioning Due To Mechanical, Electrical Defects.								
Controls								
Pneumatic	100%			2033	$2,723,100			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	60%			2030	$320,300	1		
No Component	40%							
Dehumidifier								
Generic	100%			2033	$418,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool Area								
Explanation : 1 Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$76,700	
Exhaust Fans								
Interior	100%			2030	$624,900	2	$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$359,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$28,200	4	$4,400	
Pool Filter/Treatment								
Sand	100%			2040	* *	4	$1,300	
Sewage Ejector(s)								
Electric	100%			2035	$73,800	4	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : 6 Units								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 500 Gallon Storage Tank								
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

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
Fire Suppression								
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 5 Square Feet							

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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 70 - BX MINISCHOOL**				
Address	: **1691 WEEKS AVENUE WEEKS AVE AND E. 173 ST**				
Borough	: **BRONX**			**Agency's Number**	: **X870**
Program / Asset #	: **BOE0211.010 / 2591**			**Yr Built/Renovated**	: **1970 / 2007**
Area Sq Ft	: **9,130**			**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jan-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2793**	**Lot**	: **28**	**BIN**	: **2007387**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$84,600	$80,000
Interior Architecture		$573,200
Electrical		$279,300
Mechanical	$199,800	
Total	**$284,400**	**$932,500**
Importance Code A	$84,600	$80,000
Importance Code B	$199,800	$852,500
Total	**$284,400**	**$932,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$30,000
Interior Architecture		$6,600	$1,900	$200
Electrical	$900	$1,100	$1,000	$18,400
Mechanical	$2,100	$500	$3,300	$29,500
Total	**$2,900**	**$8,100**	**$6,100**	**$78,100**
Importance Code A	$500	$500	$500	$59,500
Importance Code B	$2,500	$7,700	$5,700	$18,600
Importance Code C				
Total	**$2,900**	**$8,100**	**$6,100**	**$78,100**

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX MINISCHOOL

Asset # : 2591

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
Exterior								
Exterior Walls								
Metal Panel	100%			2055	* *	5-10	$109,900	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : This Structure Is Scheduled To Be Demolished Next Year.								
Windows								
Aluminum	100%	Now	$84,600	2060	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Roof								
Metal, Corrugated	100%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Liquid Applied Membrane Over Roof Surface								
Soffits								
Metal Panel	100%			2055	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	4%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Interior Space								
Explanation : Not Usable Space, Debris Everywhere.								
Ceramic Tile	5%			2044	* *	5	$700	
Mosaic Tile	1%			2040	* *	5	$300	
Vinyl Tile	90%			2035	$347,900	3	$4,600	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$2,300	
Metal Panel	75%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2033	$225,300	5	$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter								
Explanation : Shared With Main School, Public School 70 Bx								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 70 - BX MINISCHOOL
Asset # : 2591

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$66,600	5		
Raceway								
Conduit	95%			2035	$15,800	1		
Conduit	5%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$1,500	5		
Molded Case Bkrs	90%			2034	$27,600	5	$200	
Molded Case Bkrs	5%			2043	* *	5		
Wiring								
Thermoplastic	95%			2035	$20,900	1		
Thermoplastic	5%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$139,400	10	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2035	$7,800	10	$1,100	
Exit, Service	50%			2035	$2,000	1		
Exterior Lighting								
HID	30%			2035	$13,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2030	$17,600	1	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarrm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 70 - BX MINISCHOOL
Asset # : 2591

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
Heating								
Conversion Equipment								
Furnace	100%			2030	$29,100	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Duct Mounted, Equipment Room								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,100	
Controls								
Electrical	100%			2028	$52,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2029	$147,900	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Air Conditioning Units								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units Associated With 2 Gasoline Fired Furnaces								
Heat Rejection								
Dry Cooler	100%			2035	$42,900	2	$6,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,100	
Exhaust Fans								
Interior	100%			2035	$41,500	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Room								
Explanation : One 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2035	$4,900	4	$500	
Fixtures								
Not Accessible	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 71 - BX**				
Address	: **3040 ROBERTS AVENUE @HOBART AVE.**				
Borough	: **BRONX**			**Agency's Number**	: **X071**
Program / Asset #	: **BOE0212.000 / 471**			**Yr Built/Renovated**	: **1925 / 2000**
Area Sq Ft	: **110,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**				
Block	: **4171**	**Lot**	: **1**	**BIN**	: **2046140**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$800,200	$207,100
Interior Architecture	$73,000	$3,793,200
Electrical	$624,300	$199,600
Mechanical	$1,403,400	$474,600
Site Pavements	$976,000	
Total	**$3,876,900**	**$4,674,600**
Importance Code A	$800,200	$207,100
Importance Code B	$2,255,200	$4,410,300
Importance Code C	$821,500	$57,100
Total	**$3,876,900**	**$4,674,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$55,300			$16,600
Electrical	$61,900	$4,600	$2,700	$3,000
Mechanical	$128,800	$15,400	$25,700	$15,400
Site Enclosure	$4,000			
Site Pavements	$3,100			
Total	**$253,100**	**$20,000**	**$28,300**	**$35,100**
Importance Code A	$11,100	$10,900	$10,900	$10,900
Importance Code B	$234,900	$9,200	$17,400	$24,200
Importance Code C	$7,100			
Total	**$253,100**	**$20,000**	**$28,300**	**$35,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$63,700	
Masonry: Brick	88%			LIFE	* *	5	$143,500	
Masonry: Granite	5%			LIFE	* *	5	$6,100	
Masonry: Marble	2%			LIFE	* *	5	$2,400	
Windows								
Aluminum	100%	4+	$729,800	2048	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,500	
Masonry: Brick	85%			LIFE	* *	5	$18,800	
Roof								
Built-Up (BUR)	100%			2037	* *	10	$70,400	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Asphalt Poured	2%			2037	* *	5	$2,000	
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Terrazzo	2%			LIFE	* *	5	$3,100	
Vinyl Tile	64%	Now	$73,000	2032	$3,648,100	3	$48,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Classrooms								
Vinyl Tile 9" X 9"	2%	Now	$16,500	2042	* *	3	$1,500	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classrooms 213, 216, 410, 452								
Wood	20%			2047	* *	5	$75,600	
Interior Walls								
Masonry: Brick	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	83%			LIFE	* *	5	$57,100	
Ceilings								
Exposed Struc: Concrete	25%			LIFE	* *	5	$7,900	
Gypsum Board	5%			LIFE	* *	5	$12,600	
Plaster	70%			LIFE	* *	5	$88,000	
Site Enclosure								
Fence/Gates								
Chain Link	45%	4+	$4,000	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Activity Yard								
Iron Picket	55%			2067	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$65,900	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Jarvis Avenue								
On-Site Walkways								
Cast in Place Concrete	98%			2030	$821,500			
Masonry: Marble	2%	4+	$3,100	LIFE	* *	5	$500	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Front Entry Steps								
Activity Yard								
Asphalt	95%	Now	$88,600	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Activity Yard								
Rubber Matting	5%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$500	
Raceway								
Conduit	80%			2032	$199,600	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	4%			2048	* *	5	$100	
Fused Disc Sw	6%			2031	$14,700	5	$200	
Molded Case Bkrs	90%			2048	* *	5	$2,600	
Wiring								
Braided Cloth	40%	2-4	$140,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$185,800	5	$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

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
Lighting								
Interior Lighting								
Fluorescent	93%			2037	* *	10	$93,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2037	* *	10	$3,000	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria And Library								
Fluorescent	2%			2037	* *	10	$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2027	$94,500	10	$13,300	
Exit, Service	50%			2027	$24,300	1		
Exterior Lighting								
HID	20%			2027	$105,100	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	* *	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2027	$21,100	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Library And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$20,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Alarm Bell, Horns, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 7600 Gallons								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	$108,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$158,400	2042	* *	4	$5,400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Feed Water Piping Corroded								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Boiler Feed Water Piping								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate Return Piping Leaking								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Oil Meter Is Not Working								
Terminal Devices								
Convector/Radiator	60%			2037	* *	1	$21,300	
Fan Coil Unit/Heat	40%	0-2	$22,300	2027	$1,117,100	1	$12,800	
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2027	$128,000	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,300	
Exhaust Fans								
Interior	95%	Now	$9,500	2032	$474,600	2	$2,600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Fan								
Roof	5%	Now	$1,100	2032	$10,900	2	$100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2042	* *	1		
Galvanized Steel	90%			2037	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$35,000	2		
Sanitary Piping								
Cast Iron	100%	0-2	$28,400	LIFE	* *	1		
Cracked, Extent : Severe, Area Affected : 50%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2042	* *	1-2	$1,500	
Chemical System								
Wet	10%			2027	$5,600	1-10	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Ansul System								
No Component	70%							
Generic	20%			2027	$11,900	1-10	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Extinguishers								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 72 - BX**				
Address	: **2951 DEWEY AVENUE @EDISON AVENUE**				
Borough	: **BRONX**		**Agency's Number**	: **X072**	
Program / Asset #	: **BOE0213.000 / 472**		**Yr Built/Renovated**	: **1925 / 2011**	
Area Sq Ft	: **101,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **28-Apr-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**				
Block	: **5440**	**Lot** : **1**	**BIN**	: **2077162**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$77,200	$162,300
Interior Architecture	$1,444,400	$821,900
Electrical		$1,682,500
Mechanical		$7,164,600
Total	**$1,521,600**	**$9,831,300**
Importance Code A	$77,200	$1,086,800
Importance Code B	$1,250,100	$8,744,500
Importance Code C	$194,300	
Total	**$1,521,600**	**$9,831,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$103,800		$21,300	
Interior Architecture	$286,800		$38,400	$15,200
Electrical	$50,700	$16,400	$19,300	$19,100
Mechanical	$90,300	$25,200	$34,400	$22,500
Site Enclosure	$21,500			
Site Pavements	$70,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$638,300**	**$56,000**	**$127,700**	**$71,200**
Importance Code A	$119,500	$9,200	$30,000	$9,200
Importance Code B	$408,600	$46,800	$97,700	$58,100
Importance Code C	$110,300			$3,800
Total	**$638,300**	**$56,000**	**$127,700**	**$71,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$73,500	
Glass Block	5%			LIFE	* *	5	$5,900	
Masonry: Brick	82%			LIFE	* *	5	$154,400	
Patching Evident, Extent : Light, Area Affected : 30%								
Location : Continuous Above 3rd Floor Window Heads And At Building Corners, Spot At Remaining Lintels								
Masonry: Granite	8%			LIFE	* *	5	$11,300	
Windows								
Aluminum	60%			2052	* *	5	$17,700	
Aluminum w/ Guards	33%			2052	* *	5	$9,700	
Metal Louvers	7%			2039	* *	10	$12,900	
Parapets								
Cast Stone/Terra Cotta	10%	4+	$6,200	LIFE	* *	5	$10,200	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : South Facade Which Is Above Main Entrance								
Masonry: Brick Cavity	50%			LIFE	* *	5-10	$45,200	
Metal Panel	40%			2056	* *	5	$20,500	
Roof								
Built-Up (BUR)	93%			2041	* *	10	$85,100	
Copper/Terne	2%			2064	* *	10	$4,600	
Metal Panel	5%			2049	* *	10	$8,400	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$26,300	LIFE	* *	5	$33,100	
Uneven Surface, Extent : Severe, Area Affected : 10%								
Location : Epoxy Coating On Stair Landings And Bulkheads								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Basement Corridors								
Mosaic Tile	4%			2049	* *	5	$15,100	
Marble Panels	2%			LIFE	* *	5	$4,500	
Quarry Tile	2%	Now	$91,200	2049	* *	5	$2,300	
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Kitchen								
Sheet Vinyl/Rubber	2%			2036	$202,600	5	$4,500	
Terrazzo	5%			LIFE	* *	5	$11,800	
Vinyl Tile	55%	0-2	$235,300	2041	* *	3	$31,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : Throughout Classrooms And Multi - Purpose Room								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Classrooms And Multi - Purpose Room								
Vinyl Tile 9" X 9"	5%			2031	$619,300	3	$3,800	
Wood	15%	Now	$831,300	2064	* *	5	$21,300	
Poor Subfloor Evident, Extent : Severe, Area Affected : 5%								
Location : Room 210								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor Classrooms								
Interior Walls								
Cast in Place Concrete	5%	Now	$99,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Wall Corners And Damper Openings In Basement, 1925 Wing								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Below Basement Window Sill Facing South In 1925 Wing								
Ceramic Tile	3%			2045	* *	5	$7,700	
Concrete Masonry Unit	20%			LIFE	* *	5	$41,000	
Glass: Single Pane	2%			LIFE	* *	5	$7,700	
Masonry: Brick	8%			LIFE	* *	10	$6,200	
Marble Panels	2%			LIFE	* *	10	$2,100	
Plaster	10%	Now	$32,000	LIFE	* *	5	$7,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads, Stairs, Third Floor Old Wing								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Bulkheads, Stairs, Third Floor Old Wing								
Plaster	30%			LIFE	* *	5-10	$65,400	
SGFT/Glazed Masonry	20%	4+	$94,400	LIFE	* *			
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Corridor Outside Cafeteria								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	$24,900	2041	* *	5	$7,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors								
AcousTileConcealSpLn	15%			2049	* *	5	$28,400	
AcousTileSusp.Lay-In	22%			2049	* *	5	$33,300	
Exposed Struc: Concrete	10%	Now	$46,400	LIFE	* *	5	$2,400	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement Ceiling Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Above Vacuum Pump								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Vault Under Entry Stairs								
Metal Panel	3%	Now	$92,300	LIFE	* *	5	$5,700	
Bent/Warped Elements, Extent : Severe, Area Affected : 60%								
Location : Kitchen								
Plaster	10%	Now	$23,600	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkheads, Third Floor Class Rooms, Gymnasium, Stair 1								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Plaster	30%			LIFE	* *	5-10	$78,000	
Site Enclosure								
Fence/Gates								
Chain Link	36%			2056	* *			
Iron Picket	64%			2056	* *			
Free Standing Walls								
Masonry: Brick	80%	0-2	$2,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corners At Play Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Play Yard Perimeter Wall								
Masonry: Fieldstone	20%	0-2	$900	2046	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Stairs To Play Yard And Coping At Chain Link Fence								
Retaining Walls								
Cast in Place Concrete	100%	Now	$18,100	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$22,500	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Sidewalk								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Edison Avenue								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	95%	Now	$48,200	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Basketball Courts And Throughout								
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	45%			2036	$23,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch For Mini Building								
Switchgear / Switchboard								
Fused Disc Sw	50%			2046	* *	5	$200	
Fused Disc Sw	50%			2036	$133,200	5	$200	
Raceway								
Conduit	80%			2036	$199,600	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$24,500	5	$200	
Molded Case Bkrs	40%			2052	* *	5	$1,100	
Molded Case Bkrs	50%			2035	$122,600	5	$1,300	
Wiring								
Braided Cloth	10%			2035	$35,000	1		
Thermoplastic	60%			2036	$210,000	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	30%			2049	* *	5	$200	
Locally Mounted	60%			2034	$111,500	5	$400	
Variable Frequency Drive	10%			2049	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$31,100	
Generators								
Diesel	100%			2039	* *	1	$39,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 150 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,700	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 25 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 250 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%			2041	* *	10	$55,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2031	$462,500	10	$27,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout 1995 Wing								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	20%	Now	$600	2041	* *	1		
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Emergency, Battery	25%			2041	* *	10	$6,100	
Exit/Emergency Light Combo	5%			2036	$4,300			
Exit, Battery	50%			2041	* *	10	$3,400	
Exterior Lighting								
HID	1%			2031	$4,800	10		
LED	9%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,000	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Alarm								
Security System								
Generic	50%			2036	$97,100	1	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2041	* *	1	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$266,800	1-3	$64,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Station, Strobe Lights, Horns, Alarm Bells, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Natural Gas	5%			2056	* *	1		
Interruptible Gas/Dual Fuel	90%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Oil Tank Room								
Explanation : One 7,500 Gallon Tank								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Heating								
Conversion Equipment								
Furnace	5%	Now	$300	2036	$16,100	1	$2,300	
Damaged, Extent : Light, Area Affected : 5%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One Unit								
Heat Exchanger, Shell & Tube	5%			2039	* *			
Radiant Heater	5%			2036	$134,600	2	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Emergency Generator Room, Exits								
Explanation : Electric Unit Heaters								
Steam Boiler	85%	Now	$15,300	2034	$766,200	1	$76,500	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	5%			2044	* *	4	$400	
Steam Piping/Pump	65%			2036	$538,300			
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout Building Addition								
Explanation : Reported Under Air Conditioning As Dual Temperature System								
Terminal Devices								
Air Handler	20%			2031	$389,200	1	$12,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Convector/Radiator	20%			2041	* *	1	$6,500	
Convector/Radiator	40%			2034	$338,300	1	$13,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Fan Coil Unit/Heat	15%			2031	$384,600	1	$4,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout Original Building								
Unit Heater - Hot Water	5%			2036	$30,700			
Controls								
Pneumatic	100%			2034	$1,998,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2031	$457,700	1	$14,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room								
Window/Wall Unit	50%			2031	$195,900	1		
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Various Offices								
Explanation : Locations Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	30%	0-2	$900	2046	* *	4	$1,500	
Corroded, Extent : Light, Area Affected : 5%								
Location : Penthouse								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2036	$426,400	1	$15,600	
Fan Coil - 2 Pipe	5%	Now	$2,700	2036	$134,100	1	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building Addition								
Explanation : Dual Temperature Fan Coil Units								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2031	$76,400	2	$21,100	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$84,700	
Ductwork/Diffusers	5%	Now	$11,400	LIFE	* *	2-5	$2,800	
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Building Addition Roof								
Exhaust Fans								
Interior	30%			2036	$137,600	2	$900	
Roof	70%			2041	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	$929,800	1		
Brass/Copper	30%			2056	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

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
Plumbing								
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	67%	Now	$5,500	2036	$13,900	4	$1,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Submersible	33%			2027	$1,100	4	$1,100	
Sewage Ejector(s)								
Electric	100%			2036	$54,200	4	$6,000	
Backflow Preventer								
Generic	100%			2036	$46,200	1	$6,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 645mbh								
Hot Water Storage Tank								
Generic	100%			2036	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 200 Gallon Units								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2046	* *	1-5	$15,300	
Sprinkler								
No Component	90%							
Generic	10%			2036	$143,000	1-2	$2,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 40 Square Foot Hood								

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DEPARTMENT OF EDUCATION - 040
P. S. 72 - BX
Asset # : 472

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 721 (OTC) -BX**
Address : **2697 WESTCHESTER AVENUE @WATERS PL.**
Borough : **BRONX**
Agency's Number : **X722**
Program / Asset # : **BOE0337.000 / 327**
Yr Built/Renovated : **1979 / 2021**
Area Sq Ft : **64,000**
Project Type : **EDUCATION**
Date of Survey : **16-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,Ph**
Block : **4133** **Lot** : **200** **BIN** : **2045725**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$707,500	$124,100
Interior Architecture	$752,700	$2,073,800
Electrical	$123,000	$1,002,400
Mechanical	$1,894,400	$3,884,000
Site Enclosure	$62,300	
Total	**$3,539,900**	**$7,084,400**
Importance Code A	$758,700	$124,100
Importance Code B	$2,477,700	$6,910,100
Importance Code C	$303,600	$50,100
Total	**$3,539,900**	**$7,084,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$1,000
Interior Architecture	$37,300	$28,300	$3,700	$8,900
Electrical	$10,400	$16,000	$11,200	$70,400
Mechanical	$46,600	$20,300	$34,800	$66,600
Site Pavements	$38,500	$900		
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$140,000**	**$72,600**	**$56,800**	**$154,100**
Importance Code A	$6,100	$6,200	$6,100	$7,300
Importance Code B	$133,900	$65,500	$47,000	$146,800
Importance Code C		$900	$3,700	
Total	**$140,000**	**$72,600**	**$56,800**	**$154,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$25,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Base Of Walls								
Explanation : Recent Installation								
Cement - Fiber Panel	60%			2043	* *	10	$124,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Installation								
Concrete Masonry Unit	10%	0-2	$18,200	LIFE	* *	5	$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations At Bottom Of Walls								
Concrete Masonry Unit	25%	Now	$56,800	LIFE	* *	5	$10,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Incomplete Construction At Top Of Walls And Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Floors								
Explanation : Material: Textured Block								
Windows								
Aluminum	25%			2051	* *	5	$4,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Aluminum	70%			2051	* *	5	$12,400	
Metal Louvers	5%			2044	* *	10	$5,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof Coping								
Explanation : Recent Installation								
Masonry: Brick Cavity	90%			LIFE	* *	5	$9,000	
Metal Panel	5%			2055	* *	5	$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Incomplete Construction At Top Of Walls And Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof And Penthouse Coping								
Explanation : Location Noted								
Roof								
Built-Up (BUR)	100%	Now	$57,500	2030	$575,000			
Air/Water Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Corridor And Room 302								
Interior								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$155,800	LIFE	* *	5	$19,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor And Rooms B11, B12 And B13								
Mosaic Tile	5%	Now	$85,900	2040	* *	5	$5,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Toilet Rooms								
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Various Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Toilet Rooms								
Quarry Tile	5%	2-4	$67,400	2040	* *	5	$3,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area								
Vinyl Tile	80%	2-4	$202,400	2035	$2,023,700	3	$26,800	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Toilet Rooms								
Explanation : Location Noted								
Concrete Masonry Unit	85%	2-4	$241,300	LIFE	* *	5	$50,100	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Stair C And Bulkheads								
Plaster	10%			LIFE	* *	5	$4,400	
Ceilings								
AcousTile,Adhered	30%	Now	$37,300	2048	* *	5	$11,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Corridor And Room 302								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Corridor And Room 302								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileConcealSpLn	60%			2048	* *	5	$56,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$62,300	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Roof Perimeter								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
P. S. 721 (OTC) -BX
Asset # : 327

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$38,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Westchester Avenue								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Waters Place								
Explanation : Recent Repairs								
On-Site Walkways								
Cast in Place Concrete	60%			2048	* *			
Panel/Paver: Cer/Brk	40%			2043	* *	5	$1,800	
Activity Yard								
Asphalt	40%			2044	* *			
Cast in Place Concrete	40%			2048	* *			
Pavers/Stone	20%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switches Rated At 3000, 1200, 400 And 200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	100%			2035	$148,100	1		
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	85%			2034	$156,300	5	$1,400	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Thermoplastic	100%			2035	$204,400	1		
Motor Controllers								
Locally Mounted	50%			2033	$61,100	5	$200	
Locally Mounted	10%			2048	* *	5		
Motor Control Center	30%			2033	$90,700	5	$500	
Variable Frequency Drive	10%			2052	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Equipment Room								
Ground								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$19,700	
Generators								
Diesel	100%			2031	$142,000	1	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Area								
Explanation : Emergency Generator Rated At 75 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,400	
Fuel Storage								
Day Tank	10%			2034	$2,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Adjacent To Generator								
Explanation : 50 Gallons Rated Capacity								
Main Tank	90%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Area								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	79%			2040	* *	10	$46,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2040	* *	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Boiler Room Area								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	20%			2040	* *	1		
Emergency, Battery	30%			2040	* *	10	$4,600	
Exit, Service	25%			2030	$7,100	1		
Exit, Battery	25%			2040	* *	10	$1,100	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$500	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Alarm								
Security System								
Generic	100%			2030	$123,000	1	$23,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$39,400	

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
Heating								
Energy Source								
Electricity	6%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Exits								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Natural Gas	94%			2061	* *	1		
Conversion Equipment								
Hot Water Boiler	1%			2033	$7,000	1	$300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Room B14 - Electric Boiler								
Radiant Heater	3%			2030	$51,200	2	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Exits								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Radiant Heater	2%			2043	* *	2	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Electric Unit Heaters / Cabinet Heaters								
Steam Boiler	94%			2052	* *	1	$59,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	80%			2045	* *			
Steam Piping/Pump	20%			2061	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$246,600	1	$7,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms 110, 139								
Convector/Radiator	60%			2033	$321,500	1	$12,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Fan Coil Unit/Heat	20%			2030	$325,000	1	$4,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Digital	100%			2033	$1,882,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System (BMS)								
Air Conditioning								
Energy Source								
Electricity	100%			2057	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2045	* *	1	$28,200	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Split Unit	2%			2035	$31,100			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Elevator Machine Room								
Window/Wall Unit	3%			2030	$7,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 125, 128, Occupational Physical Therapy Room								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	$3,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$1,271,600	1	$39,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2045	* *	2	$44,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,700	
Exhaust Fans								
Interior	60%			2035	$174,400	2	$1,200	
Roof	30%			2045	* *	2	$600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Roof	10%	Now	$12,700	2045	* *	2	$200	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$841,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$2,000	4	$2,000	
Sewage Ejector(s)								
Electric	100%	Now	$6,900	2040	* *	4	$2,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2035	$301,800	1-5	$32,300	
Sprinkler								
No Component	60%							
Generic	40%			2035	$362,500	1-2	$7,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 721 (OTC) - Q**		
Address	: **57-12 94TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **Q722**
Program / Asset #	: **BOE1161.000 / 14907**	**Yr Built/Renovated**	:
Area Sq Ft	: **105,288**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1873** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$89,500	$989,300
Interior Architecture	$534,900	$3,934,500
Electrical		$2,241,000
Mechanical	$6,898,700	$5,406,500
Site Pavements	$70,700	$705,600
Total	**$7,593,800**	**$13,276,800**
Importance Code A	$89,500	$1,081,300
Importance Code B	$7,504,300	$11,090,600
Importance Code C		$1,104,900
Total	**$7,593,800**	**$13,276,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,500	$17,200		
Interior Architecture	$27,500	$67,900	$10,700	$15,600
Electrical	$29,100	$19,100	$17,100	$19,100
Mechanical	$89,600	$60,700	$42,300	$36,900
Site Pavements	$15,000			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$235,600**	**$179,600**	**$85,000**	**$86,500**
Importance Code A	$67,800	$25,700	$8,300	$8,300
Importance Code B	$167,800	$153,900	$65,900	$78,100
Importance Code C			$10,700	
Total	**$235,600**	**$179,600**	**$85,000**	**$86,500**

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$82,400	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Entrances Along 57th Avenue								
Metal Panel	10%			2043	* *	5-10	$62,900	
Windows								
Aluminum	100%	Now	$89,500	2041	* *	5	$9,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Parapets								
Metal: Cage/Fence	100%	4+	$34,200	2038	* *	5	$45,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Corrosion And Rusting On Louver Support Framing								
Roof								
Fiberglass Panel	10%			2036	$92,800	1		
IRMA/Protected Membrane	25%	2-4	$25,300	2033	$506,100			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	65%			2046	* *	10	$99,600	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Cement - Fiber Panel	100%			2033	$208,500	10	$32,500	
Interior								
Floors								
Cast in Place Concrete	10%	4+	$27,500	LIFE	* *	5	$34,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Penthouse And Boiler Room								
Ceramic Tile	5%			2036	$454,900	5	$7,900	
Quarry Tile	10%			2038	* *	5	$23,600	
Terrazzo	10%			LIFE	* *	5	$12,300	
Vinyl Tile	60%	2-4	$534,900	2033	$2,674,700	3	$35,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Cafeteria, Library And Throughout								
Wood	5%			2048	* *	5	$14,800	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	$804,900	5	$14,300	
Concrete Masonry Unit	20%			LIFE	* *	5	$22,900	
Folding Partition	3%			2049	* *	5	$21,400	
SGFT/Glazed Masonry	62%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2050	* *	5	$7,500	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Rooms 319, 320, 321 And 322								
AcousTileSusp.Lay-In	65%			2038	* *	5	$97,400	
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	10%			LIFE	* *	5	$18,700	
Metal Panel	5%			LIFE	* *	5	$9,400	
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2053	* *			
Masonry: Brick	20%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Throughout - Concrete Copings At Masonry Piers								
Explanation : Recent Repairs Evident								
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Throughout At 57th Avenue								
Explanation : Recent Repair Evident								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$15,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036	$300,000			
Activity Yard								
Asphalt	80%	2-4	$70,700	2036	$353,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	10%			2038	* *			
Rubber Matting	10%			2033	$52,200			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Activity Yard								
Explanation : Improperly Aligned								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 2,000, One 3,000, One 1,600 Ampere Service Switches								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	* *	5	$100	
Molded Case Bkrs	80%			2043	* *	5	$2,200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	20%			2041	* *	5	$500	
Molded Case Bkrs	80%			2041	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%	0-2	$5,600	2038	* *	5		
Corroded, Extent : Light, Area Affected : 100%								
Location : Roof								
Locally Mounted	80%			2038	* *	5	$600	
Motor Control Center	10%			2038	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room And 4th Floor Mechanical Room								
Explanation : Location Noted								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$32,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : Location Noted								
Generators								
Diesel	100%			2036	$142,000	1	$40,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 350 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,900	
Fuel Storage								
Day Tank	100%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 721 (OTC) - Q
Asset # : 14907

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
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$1,526,800	10	$91,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	3%			2038	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : HID Lighting Observed								
LED	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Lighting Observed								
Egress Lighting								
Emergency, Service	50%			2033	$33,200	1		
Exit, Service	50%			2033	$23,200	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$202,400	1	$39,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Camera And Intrusion Alarms								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$278,100	1-3	$66,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2036	$92,000			
Steam Boiler	80%			2038	* *	1	$83,400	
Distribution								
Hot Wtr Piping/Pump	20%	Now	$2,400	2041	* *	4	$1,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Hot Water Riser								
Steam Piping/Pump	80%	Now	$69,100	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 721 (OTC) - Q
Asset # : 14907

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	20%			2033	$534,600	1	$6,800	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : See Air Conditioning								
Controls								
Digital	100%	Now	$3,096,400	2033	$3,096,400			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Various Sensors Throughout, System Is Obsolete And Beyond Useful Life								
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Software Obsolete, System Must Be Run Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	55%	Now	$175,000	2028	$874,800	1	$24,200	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Ext Pkg Unit - Heating/Cooling	40%			2028	$724,500	2	$2,600	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units								
Split Unit	5%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2033	$139,500	4	$4,200	
Ductwork/Diffusers	20%			LIFE	* *	2	$27,400	
Terminal Devices								
Air Handler/Cool/Ht	60%	Now	$25,100	2028	$1,255,200	1	$35,200	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And 4th Floor								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2028	$187,300	2	$44,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : For Chillers								
No Component	40%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

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
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$5,900	
No Component	90%							
Exhaust Fans								
Interior	70%			2028	$334,700	2	$2,300	
Roof	30%	2-4	$62,800	2043	* *	2	$800	
Dented, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Obsolete Equipment, Extent : Light, Area Affected : 20%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	$1,384,700	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Temporary Unit, 100 Gallons.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$21,600	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2033	$56,400	4	$4,200	
Backflow Preventer								
Generic	100%			2033	$48,100	1	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Near Loading Docks								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 3rd Floor								
Explanation : Two Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$53,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

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
Fire Suppression								
Sprinkler								
Generic	5%	Now	$22,400	2043	* *	1-2	$1,300	
Dry System, Extent : Severe, Area Affected : 20%								
Location : Outside Air Shaft, System Requires Repair Often Due To Air Flapper Valve Leak								
Generic	95%			2043	* *	1-2	$28,000	
Fire Pump								
Generic	100%			2036	$102,900	1	$19,700	
Chemical System								
Generic	100%			2028	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Kitchen Hoods. Total 148 Square Feet.								
Explanation : 1st Floor Kitchen Hood Is 85 Square Feet; 2nd Floor Kitchen Hood No.1 Covers 45 Square Feet, Kitchen Hood No.2 Covers 18 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)**		
Address	: **64 AVENUE X**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K722**
Program / Asset #	: **BOE1129.000 / 14858**	**Yr Built/Renovated**	: **1997 /**
Area Sq Ft	: **101,519**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **7185** **Lot** : **20**	**BIN**	: **3385667**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$423,500	$170,400
Interior Architecture	$595,000	
Electrical		$915,200
Mechanical	$159,000	$8,811,600
Site Pavements	$80,800	
Total	**$1,258,300**	**$9,897,100**
Importance Code A	$423,500	$170,400
Importance Code B	$648,300	$9,726,800
Importance Code C	$186,500	
Total	**$1,258,300**	**$9,897,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,400	$30,300		
Interior Architecture	$28,900	$3,400		$12,500
Electrical	$32,300	$19,600	$16,500	$18,400
Mechanical	$86,500	$54,900	$76,400	$44,700
Site Enclosure	$13,600			
Site Pavements	$24,800			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$283,800**	**$122,600**	**$107,400**	**$90,100**
Importance Code A	$93,500	$40,600	$10,100	$10,100
Importance Code B	$163,800	$82,000	$97,300	$80,000
Importance Code C	$26,500			
Total	**$283,800**	**$122,600**	**$107,400**	**$90,100**

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	$241,700	LIFE	* *	5	$93,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Exit 1								
Metal Panel	14%			2053	* *	5-10	$105,800	
Metal Coiling Doors	1%	Now	$120,200	2053	* *	5	$1,700	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Loading Dock								
Windows								
Aluminum	85%	Now	$21,800	2049	* *	5	$11,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Insect Screens								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Office 333								
Metal Louvers	15%			2042	* *	10	$24,600	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	$4,500	
Masonry: Brick Cavity	50%			LIFE	* *	5	$4,400	
Metal Panel	5%	0-2	$3,700	2053	* *	5	$800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Roof								
Metal Panel	75%	Now	$41,400	2046	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Roof								
Modified Bitumen	10%	Now	$16,600	2038	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Covered Walkways								
Plaza Roof: Stone Panels	15%			2053	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	75%	Now	$61,700	LIFE	* *	5	$7,200	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Rear Covered Walkways								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	25%			2053	* *	5-10	$5,300	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)

Asset # : 14858

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$33,200	
Ceramic Tile	7%			2042	* *	5	$10,600	
Quarry Tile	8%			2046	* *	5	$18,200	
Sheet Vinyl/Rubber	3%			2038	* *	5	$6,800	
Vinyl Tile	66%	Now	$56,700	2038	* *	3	$37,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Basement Corridor								
Wood	6%	Now	$278,400	2061	* *	5	$8,500	
Deflection Evident, Extent : Severe, Area Affected : 35%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium								
Uneven Surface, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$22,500	
Concrete Masonry Unit	35%			LIFE	* *	5	$31,500	
Gypsum Board	10%			LIFE	* *	5	$13,500	
SGFT/Glazed Masonry	45%	Now	$186,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Exit 1								
Ceilings								
AcousTileConcealSpLn	25%	Now	$12,300	2046	* *	5	$23,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 209								
AcousTileSusp.Lay-In	45%			2046	* *	5	$67,100	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Library								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Exposed Struc: Steel	10%	0-2	$73,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Basement Room 1c21								
Gypsum Board	15%			LIFE	* *	5	$28,000	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	20%	Now	$10,400	2068	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Avenue X								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Avenue X								
Masonry: Brick	5%	Now	$3,200	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Avenue X								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Avenue X								
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout								
Explanation : Efflorescence								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$23,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Avenue X								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	90%	2-4	$1,700	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot And Rear Driveway Alley								
Cast in Place Concrete	10%			2046	* *			
Activity Yard								
Rubber Matting	100%	2-4	$80,800	2038	* *			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Track								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)

Asset # : 14858

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
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,000 Kilovolt Amperes, One 300 Kilovolt Amperes, One 150 Kilovolt Amperes, 480 Volts Primary, 277 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$2,700	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	95%			2041	* *	5	$2,500	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	5%			2038	* *	5		
Motor Control Center	95%			2038	* *	5	$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$31,200	
Generators								
Diesel	100%			2036	$142,000	1	$39,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 275 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$22,600	
Fuel Storage								
Day Tank	10%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	90%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 550 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

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
Lighting								
Interior Lighting								
Fluorescent	18%			2033	$278,900	10	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classroom, Offices								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$31,000	10	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$32,000	1		
Exit, Service	50%			2033	$22,400	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$195,100	1	$37,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$268,100	1-3	$64,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets, Basement, Gymnasium, Auditorium								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$100,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units With 2 Steam Converters								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)

Asset # : 14858

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
Heating								
Distribution								
Hot Wtr Piping/Pump	90%			2049	* *	4	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Hot Water For Heating								
Steam Piping/Pump	10%	0-2	$16,600	2053	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
Terminal Devices								
Air Handler	50%			2033	$978,100	1	$31,400	
Convector/Radiator	10%			2038	* *	1	$3,300	
Fan Coil Unit/Heat	40%	Now	$51,500	2033	$1,030,900	1	$11,800	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Controls								
Pneumatic	100%			2034	$2,009,000			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2036	$1,483,600	1	$76,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Centrifugal, Elec Chiller	25%			2046	* *	1	$27,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Split Unit	5%	0-2	$12,300	2033	$123,400			
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Elevator Room								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2053	* *	4	$4,800	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	$1,008,500	1	$31,400	
Fan Coil - 2 Pipe	50%			2033	$1,585,600	1	$16,400	
Heat Rejection								
Evaporative Condenser	5%			2033	$27,300	2	$3,500	
Dry Cooler	95%			2033	$453,200	2	$67,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,600	
Exhaust Fans								
Interior	100%			2038	* *	2	$3,100	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)

Asset # : 14858

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	40%			2031	$28,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One 100 Gallon Unit								
Gas Fired	60%			2027	$42,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One 200 Gallon Unit								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$10,000	
Sanitary Piping								
Cast Iron	100%	Now	$65,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Underground At Exit 9.								
Storm Drain Piping								
Cast Iron	10%	0-2	$1,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Explanation : The Leaders Fell Down								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,000	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One 100 Gallon Unit								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Elevator From 1st To Penthouse. One Elevator From Basement To 3rd Floor.								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$51,200	
Sprinkler								
Generic	100%			2043	* *	1-2	$28,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)

Asset # : 14858

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
Fire Suppression								
Fire Pump								
Generic	100%			2042	* *	1	$19,000	
Chemical System								
Wet	100%			2031	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Kitchens								
Explanation : 4 Sets Cover 150 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL**
Address : **155 TOMPKINS AVENUE @ VANDERBILT AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R722**
Program / Asset # : **BOE0955.000 / 1205**
Yr Built/Renovated : **1978 / 1993**
Area Sq Ft : **57,700**
Project Type : **EDUCATION**
Date of Survey : **30-Jul-2019**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **534** **Lot** : **75** **BIN** : **5013955**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$622,000	$89,300
Interior Architecture	$110,100	$2,677,200
Electrical	$1,028,200	$1,541,700
Mechanical	$3,201,100	$241,600
Total	**$4,961,300**	**$4,549,800**
Importance Code A	$930,900	$89,300
Importance Code B	$4,030,400	$4,409,900
Importance Code C		$50,600
Total	**$4,961,300**	**$4,549,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,600			
Interior Architecture	$76,600	$8,800		$9,700
Electrical	$25,100	$33,200	$21,000	$31,800
Mechanical	$122,000	$14,100	$42,300	$115,700
Site Enclosure	$4,500			
Site Pavements	$13,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$277,500**	**$77,700**	**$84,900**	**$178,900**
Importance Code A	$14,600	$5,700	$5,700	$31,800
Importance Code B	$245,300	$63,200	$79,100	$147,100
Importance Code C	$17,600	$8,800		
Total	**$277,500**	**$77,700**	**$84,900**	**$178,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	0-2	$159,300	LIFE	* *	5	$89,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair 3 And 4								
Window Wall	5%	4+	$14,600	2050	* *	5	$8,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st, 2nd And 3rd Floor								
Windows								
Aluminum	100%	Now	$71,400	2046	* *	5	$7,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Hardware Missing, Extent : Severe, Area Affected : 5%								
Location : Classrooms								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$17,100	
Pre-Cast Concrete	10%			LIFE	* *	5	$11,900	
Roof								
IRMA/Protected Membrane	98%	Now	$391,200	2040	* *			
Insul Deter/Miss, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Corridor, 3rd Floor Corridor								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : Roof Insulation								
Metal Panel	2%			2043	* *	10	$1,500	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$7,700	LIFE	* *	5	$9,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Uneven Surface, Extent : Severe, Area Affected : 5%								
Location : Basement Multi-Purpose Room								
Mosaic Tile	5%	4+	$42,500	2035	$424,900	5	$5,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Toilets								
Terrazzo	2%			LIFE	* *	5	$1,400	
Vinyl Tile	88%	4+	$110,100	2035	$2,201,700	3	$29,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Patching Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Interior								
Interior Walls								
Concrete Masonry Unit	54%			LIFE	* *	5	$50,600	
Folding Partition	3%			2038	* *	5	$17,600	
Gypsum Board	2%			LIFE	* *	5	$2,800	
Marble Panels	1%			LIFE	* *			
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$24,900	2043	* *	5	$36,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	4+	$1,500	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Room 106								
Site Enclosure								
Fence/Gates								
Chain Link	55%	4+	$3,300	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Play Yard Area								
Iron Picket	45%	Now	$1,200	2065	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Gate To Parking Area								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Parking Lot Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	100%	0-2	$13,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Area								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Parking Area								
Activity Yard								
Cast in Place Concrete	100%			2043	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2030	$10,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	60%			2030	$15,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$199,700	5	$200	
Raceway								
Conduit	100%			2030	$148,100	1		
Panelboards								
Fused Disc Sw	10%			2029	$14,300	5	$100	
Molded Case Bkrs	90%			2029	$128,700	5	$1,400	
Wiring								
Thermoplastic	100%			2030	$204,400	1		
Motor Controllers								
Locally Mounted	95%			2028	$69,700	5	$400	
Locally Mounted	5%	Now	$2,200	2050	* *	5		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Room 321								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 321								
Explanation : For Exhaust Fan								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	$27,400	1	$17,800	
Generators								
Diesel	100%			2027	$142,000	1	$22,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 205 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$12,900	
Fuel Storage								
Main Tank	100%			2033	$78,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallon Tank								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Lighting								
Interior Lighting								
Fluorescent	10%			2035	$88,100	10	$5,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Staircases								
Fluorescent	3%			2027	$26,400	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Machine Room 3rd Floor								
Fluorescent	3%			2027	$26,400	10	$1,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
LED	84%			2035	$1,374,900			
Egress Lighting								
Emergency, Service	55%			2035	$20,000	1		
Exit, Service	25%			2035	$6,400	1		
Exit, Service	20%			2027	$5,100	1		
Exterior Lighting								
HID	30%			2027	$82,700	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	$33,300	1	$6,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	$45,700	1-3	$10,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	* *	5	$17,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 7,500 Gallon Tanks.								
Conversion Equipment								
Steam Boiler	100%	0-2	$309,000	2050	* *	1	$51,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler								
Explanation : Two Abandoned Steam Boilers. One Temporary Boiler Is Being Used In Parking Lot								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Heating								
Distribution								
Hot Wtr Piping/Pump	90%	0-2	$23,300	2038	* *	4	$2,600	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Steam Piping/Pump	10%			2030	$47,300			
Terminal Devices								
Air Handler	20%	0-2	$11,100	2027	$222,400	1	$6,400	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Fan Room								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Fan Room								
Convector/Radiator	5%	0-2	$1,200	2035	$24,200	1	$800	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Convector/Radiator	45%			2035	$217,400	1	$8,400	
Fan Coil Unit/Heat	30%	0-2	$22,000	2027	$439,500	1	$5,000	
Broken, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	$156,900	2040	* *	1	$7,200	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parking Lot								
Explanation : One Temporary Unit Is Being Used								
Split Unit	10%			2030	$140,300			
Split Unit	10%	0-2	$28,100	2030	$140,300			
Damaged, Extent : Moderate, Area Affected : 60%								
Location : 3 Units. Roof								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	50%			2027	$111,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2030	$28,700	4	$900	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	$343,900	1	$10,700	
Fan Coil - 2 Pipe	20%			2030	$360,500	1	$3,700	
No Component	50%							

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%	0-2	$30,800	2040	* *	2	$9,600	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Air Cooled Condenser Unit	20%			2030	$34,200	2	$8,000	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,200	
Exhaust Fans								
Interior	30%			2030	$78,600	2	$500	
Roof	70%			2030	$80,200	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	* *	1		
Galvanized Steel	60%			2028	$452,600	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
HW Heat Exchanger								
Steam Fired	100%	0-2	$85,700	2060	* *	4	$5,700	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	0-2	$500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Lobby								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$11,800	4	$1,200	
Sewage Ejector(s)								
Electric	10%	0-2	$200	2035	$3,100	4	$200	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Connecting Pipe, Basement								
Electric	90%			2035	$27,800	4	$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 3 Passenger Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL

Asset # : 1205

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
Fire Suppression								
Standpipe								
No Component	40%							
Generic	60%			2040	* *	1-5	$17,400	
Sprinkler								
No Component	70%							
Generic	30%			2030	$245,100	1-2	$4,800	
Chemical System								
No Component	99%							
Generic	1%			2027	$600	1-10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms 321, 323								
Explanation : 2 Sets								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 73 - BX**		
Address	: **1020 ANDERSON AVENUE @ E.165 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X073**
Program / Asset #	: **BOE0214.000 / 474**	**Yr Built/Renovated**	: **1926 / 2001**
Area Sq Ft	: **77,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5**		
Block	: **2504** **Lot** : **82**	**BIN**	: **2003051**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$176,700	$620,100
Interior Architecture	$5,575,000	$2,708,900
Electrical	$1,585,700	$343,200
Mechanical	$2,283,400	$1,018,800
Site Enclosure	$182,200	
Site Pavements	$230,900	$550,500
Total	**$10,033,900**	**$5,241,500**
Importance Code A	$176,700	$620,100
Importance Code B	$8,215,500	$3,647,300
Importance Code C	$1,641,600	$974,200
Total	**$10,033,900**	**$5,241,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,400			$25,500
Interior Architecture	$45,000			$10,700
Electrical	$14,300	$16,900	$7,200	$8,700
Mechanical	$177,600	$39,900	$17,800	$10,500
Site Enclosure	$16,500			
Site Pavements	$43,800			
Total	**$365,500**	**$56,800**	**$25,000**	**$55,400**
Importance Code A	$76,100	$7,800	$7,600	$33,100
Importance Code B	$265,700	$49,000	$17,400	$22,300
Importance Code C	$23,800			
Total	**$365,500**	**$56,800**	**$25,000**	**$55,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	$26,700	LIFE	* *	5	$40,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	85%			LIFE	* *	5	$89,100	
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Rear Facade								
Masonry: Granite	5%	2-4	$21,100	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Marble	2%	0-2	$10,000	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%			LIFE	* *	5	$10,200	
Windows								
Aluminum	100%	0-2	$176,700	2041	* *	5	$18,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,500	
Masonry: Brick	70%			LIFE	* *	5	$8,100	
Metal Rail	20%			2050	* *	5-10	$42,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,700	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Coping								
Roof								
Built-Up (BUR)	100%	4+	$10,600	2033	$531,000			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Roof								
Explanation : Skylight Glazing Cracked								
Soffits								
Masonry: Marble	100%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$10,000	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 8%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Throughout								
Ceramic Tile	5%	2-4	$66,200	2036	$330,800	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Toilet Rooms								
Marble Panels	5%	2-4	$128,700	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	5%	Now	$56,000	2033	$280,000	5	$3,600	
Wrinkling, Extent : Severe, Area Affected : 30%								
Location : Bulkhead Stairs								
Vinyl Tile	50%	2-4	$324,100	2033	$1,620,700	3	$21,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	2-4	$469,200	2028	$2,346,000	3	$10,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	2-4	$35,000	2048	* *	5	$5,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : 3rd And 5th Floor Gymnasiums								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$58,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceramic Tile	5%			2036	$423,700	5	$7,500	
Masonry: Brick	10%	Now	$146,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	0-2	$135,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	75%	Now	$1,124,300	LIFE	* *	5	$33,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	25%	0-2	$219,800	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement Store Room								
Plaster	70%	Now	$499,600	LIFE	* *	5	$50,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Plaster	5%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Premium Material Noted								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Site Enclosure								
Fence/Gates								
Chain Link	80%	2-4	$121,200	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Iron Picket	20%	2-4	$16,500	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$61,000	2068	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Off The Side Of Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$36,500	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Anderson Avenue								
On-Site Walkways								
Asphalt	10%			2036	$10,200			
Cast in Place Concrete	90%	0-2	$7,300	2038	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Front Steps								
Explanation : Missing Mortar Joints								
Parking/Driveway								
Asphalt	100%	2-4	$55,000	2036	$550,500			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	98%	2-4	$175,900	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Play Yard								
Rubber Matting	2%			2033	$14,100			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Ampere Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	85%			2033	$125,900	1		
Conduit	10%			2043	* *	1		
Conduit	5%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 4th And 5th Floor AC Panelboards								
Panelboards								
Fused Disc Sw	10%			2032	$18,400	5	$200	
Molded Case Bkrs	65%			2032	$119,600	5	$1,300	
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	5%			2055	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 4th And 5th Floor AC Panelboards								
Wiring								
Braided Cloth	85%	0-2	$173,700	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	5%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 4th And 5th Floor AC Panelboards								
Motor Controllers								
Locally Mounted	80%			2031	$97,800	5	$400	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,100	
Corroded, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Lighting								
Interior Lighting								
Fluorescent	97%			2028	$1,140,100	10	$68,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, 2nd And 5th Floor Gymnasium								
Explanation : LED Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$9,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$28,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria And Front Of The Building								
Explanation : CCTV Surveillance Cameras And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$203,400	2043	* *	1-3	$43,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Obsolete Equipment, Alarm Bells And Manual Pull Stations Only								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2053	* *	5	$23,900	
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$76,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$126,300	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate Return Leak In Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Heating								
Terminal Devices								
Air Handler	15%			2033	$222,600	1	$7,100	
Convector/Radiator	60%			2031	$386,800	1	$14,900	
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Classrooms								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	25%			2028	$488,700	1	$6,200	
Controls								
Pneumatic	100%	Now	$76,200	2027	$1,523,800			
Broken, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 2 Air Compressors In The Basement								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	25%	Now	$37,300	2028	$74,700	1		
Broken, Extent : Severe, Area Affected : 60%								
Location : Various Classrooms								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Window/Wall Unit	20%			2031	$59,700	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	100%	Now	$69,900	2033	$349,700	2	$1,900	
Broken, Extent : Severe, Area Affected : 30%								
Location : 3rd And 4th Floor Gymnasium								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 85 Gallons.								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$11,400	
Sanitary Piping								
Cast Iron	100%	Now	$49,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Backstage Of Auditorium								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2033	$15,800	4	$1,600	
Backflow Preventer								
No Component	90%							
Generic	10%			2038	* *	1	$500	
	Other Observation, Extent : N/A, Area Affected : 10%							
	Location : Boiler Only, Basement							
	Explanation : Boiler Only							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2033	$21,800	1-2	$400	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 73 - BX MINISCHOOL**				
Address	: **1020 ANDERSON AVENUE @ W.164 ST**				
Borough	: **BRONX**			**Agency's Number**	: **X073**
Program / Asset #	: **BOE0214.010 / 4378**			**Yr Built/Renovated**	: **1969 /**
Area Sq Ft	: **6,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **02-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2504**	**Lot**	: **82**	**BIN**	: **2003051**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$670,800	
Interior Architecture	$195,300	$328,100
Electrical		$91,600
Mechanical		$100,100
Total	**$866,200**	**$519,800**
Importance Code A	$670,800	
Importance Code B		$519,800
Importance Code C	$195,300	
Total	**$866,200**	**$519,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,400			$600
Interior Architecture	$44,700			$1,500
Electrical	$16,100	$600	$600	$700
Mechanical	$13,600	$58,400	$600	
Total	**$83,800**	**$58,900**	**$1,100**	**$2,800**
Importance Code A	$9,400			$600
Importance Code B	$74,400	$58,900	$1,100	$2,100
Importance Code C				
Total	**$83,800**	**$58,900**	**$1,100**	**$2,800**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	$9,400	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%	Now	$126,700	LIFE	* *	5	$4,800	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Metal Panel	45%	Now	$470,400	2063	* *	5	$13,000	1
Deformed/Dented, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%			2055	* *	5	$1,300	
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : South Facade								
Roof								
Metal Panel	100%	Now	$73,700	2038	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Mosaic Tile	5%	Now	$23,500	2038	* *	5	$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Entrances And Boys Toilet								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Boys Toilet Room								
Vinyl Tile	95%			2033	$328,100	3	$5,800	
Interior Walls								
Concrete Masonry Unit	50%	2-4	$93,000	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	50%	Now	$102,300	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P. S. 73 - BX MINISCHOOL
Asset # : 4378

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$10,400	2053	* *	5	$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Mechanical Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Mechanical Room								
AcousTileSusp.Lay-In	90%	0-2	$9,400	2038	* *	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	5%			LIFE	* *	5	$400	

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
Under 600 Volts								
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	20%			2032	$6,100	5		
Molded Case Bkrs	80%			2032	$24,500	5	$100	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$91,600	10	$5,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$5,200	10	$700	
Exit, Service	50%			2033	$1,300	1		
Alarm								
Security System								
Generic	100%			2038	* *	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Front, Back And Side Of The Building								
Explanation : CCTV Surveillance Cameras, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$15,800	2043	* *	1-3	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Equipment; Manual Pull Stations And Alarm Bells Only								

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

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Controls								
Electrical	100%			2028	$34,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	$100,100	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room On The First Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room On The First Floor								
Explanation : 1 Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$13,500	LIFE	* *	2-5	$3,300	
Damaged, Extent : Severe, Area Affected : 50%								
Location : Dampers - Various Areas								
Exhaust Fans								
Interior	70%			2033	$19,100	2	$100	
Roof	30%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet								
Explanation : 30 Gallons. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.**		
Address	: **211 DANIEL LOW TERRACE BTWN BENZIGER AVE - CORSON AVE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R831**
Program / Asset #	: **BOE0957.000 / 1181**	**Yr Built/Renovated**	: **1920 / 2008**
Area Sq Ft	: **31,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **19-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **18** **Lot** : **6**	**BIN**	: **5000290**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$299,900
Mechanical	$247,700	$933,900
Total	**$247,700**	**$1,233,900**
Importance Code A	$69,200	
Importance Code B	$178,500	$1,233,900
Total	**$247,700**	**$1,233,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$113,700	$3,000	$3,500	
Interior Architecture	$119,500		$6,400	
Electrical	$5,300	$2,900	$3,000	$3,500
Mechanical	$13,200	$4,400	$6,700	$4,400
Site Enclosure	$2,200	$1,600		
Site Pavements	$37,700			
Total	**$291,700**	**$11,800**	**$19,500**	**$7,900**
Importance Code A	$115,200	$6,100	$6,500	$3,100
Importance Code B	$58,900	$4,200	$13,000	$4,800
Importance Code C	$117,600	$1,600		
Total	**$291,700**	**$11,800**	**$19,500**	**$7,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$75,200	
Masonry: Brick	85%			LIFE	* *	5	$81,800	
Sidewalk Shed in Use, Extent : Light, Area Affected : 100% *Location : Exterior Walls*								
Stucco Cement	5%			2053	* *	5	$6,000	
Windows								
Aluminum	100%			2061	* *	5	$6,400	
Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Windows Throughout*								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$13,600	
Masonry: Brick	90%			LIFE	* *	5-10	$29,500	
Roof								
Metal Panel	5%			2049	* *	10	$3,500	
Modified Bitumen	95%			2046	* *	10	$36,000	
Recent Construction, Extent : N/A, Area Affected : 100% *Location : Roof*								
Reflective Surface, Extent : Light, Area Affected : 100% *Location : Roof*								
Interior								
Floors								
Mosaic Tile	5%	Now	$11,300	2041	* *	5	$2,900	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5% *Location : Bathroom Various Locations*								
Quarry Tile	5%			2041	* *	5	$3,500	
Vinyl Tile	90%			2041	* *	3	$15,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$12,400	
Ceramic Tile	5%	Now	$14,000	2045	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Bathrooms*								
Gypsum Board	15%			LIFE	* *	5-10	$25,300	
Plaster	75%	Now	$37,100	LIFE	* *	5	$22,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Bulkheads And Corridors*								
Ceilings								
AcousTileSusp.Lay-In	5%			2049	* *	5	$2,200	
Embossed Metal	5%			LIFE	* *	5	$2,000	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$8,100	
Plaster	75%	Now	$20,300	LIFE	* *	5	$20,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5% *Location : Bulkheads And Corridors*								
Site Enclosure								

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

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Asset # : 1181

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
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2053	* *	5-10	$4,000	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Upper Roof								
Explanation : Guard Rail On Roof								
Chain Link	80%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Iron Picket	10%			2071	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fencing								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	80%			2071	* *			
Masonry: Fieldstone	20%	0-2	$2,200	2056	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sidewalk								
Explanation : Sidewalk Shed Installed								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	90%	Now	$37,700	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Parking Lot								
Cast in Place Concrete	10%			2049	* *			
Activity Yard								
Asphalt	65%			2049	* *			
Not Accessible	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Construction Staging Area								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Asset # : 1181

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$100	
Raceway								
Conduit	95%			2036	$59,600	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$10,200	5	$100	
Molded Case Bkrs	90%			2052	* *	5	$700	
Wiring								
Braided Cloth	70%			2035	$55,300	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2036	$15,800	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$26,600	10	$3,700	
Exit, Battery	50%			2031	$22,500	10	$1,000	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2044	* *	1	$5,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : 23 CCTV Surveillance Cameras								
Generic	50%			2031	$29,800	1	$5,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inside The Building								
Explanation : Intrusion System								

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DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Asset # : 1181

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$81,900	1-3	$19,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 5,000 Gallon Tank Number 2 Oil								
Conversion Equipment								
Steam Boiler	50%			2041	* *	1	$15,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Steam Boiler	50%	2-4	$69,200	2041	* *	1	$13,800	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Corroded Boiler Plate								
Cracked, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Number 1 Boiler Cracked								
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. Boiler Number 1 Leaking Tubes								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$178,500	2056	* *	4	$1,500	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement. Leaking At Various Location								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement. Bolier Feed Tank Too Small								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Boiler Room								
Explanation : Undersize Feed Water Tank. No Control Between Condensate Pumps And Feed Water Tank. Air Compressor Is Malfunctioning.								
Terminal Devices								
Convector/Radiator	95%			2041	* *	1	$9,500	
Unit Heater - Steam	5%			2031	$9,000	4	$200	
Controls								
Pneumatic	100%			2034	$613,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2036	$37,700			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Roof								
Explanation : 1 Unit. R-410a For Intermediate Distribution Frame Room Only								
Window/Wall Unit	60%			2031	$72,200	1		
No Component	35%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	$31,500	1	$500	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2036	$5,400	2	$1,100	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$27,400	
Exhaust Fans								
Interior	90%			2031	$126,700	2	$900	
Obsolete Equipment, Extent : Severe, Area Affected : 90%								
Location : Penthouse								
Roof	10%			2036	$6,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	$121,600	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit 74 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2031	$6,400	4	$1,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Asset # : 1181

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$21,900	1-2	$400	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 75 - BX**		
Address	: **984 FAILE STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X075**
Program / Asset #	: **BOE0216.000 / 462**	**Yr Built/Renovated**	: **1958 / 2010**
Area Sq Ft	: **109,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2747** **Lot** : **1**	**BIN**	: **2006079**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,723,600	$967,000
Interior Architecture	$1,032,100	$96,800
Electrical	$262,500	$2,531,100
Mechanical	$1,183,200	$375,700
Site Enclosure	$104,400	
Site Pavements		$1,244,100
Total	**$4,305,900**	**$5,214,800**
Importance Code A	$1,723,600	$1,019,600
Importance Code B	$2,477,800	$3,472,600
Importance Code C	$104,400	$722,500
Total	**$4,305,900**	**$5,214,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,000		
Interior Architecture	$14,900			$18,900
Electrical	$23,600	$10,600	$12,400	$10,200
Mechanical	$129,200	$15,700	$18,800	$15,700
Site Pavements	$38,500			
Total	**$206,200**	**$33,400**	**$31,100**	**$44,800**
Importance Code A	$48,600	$18,100	$10,800	$10,800
Importance Code B	$151,800	$15,300	$20,300	$34,000
Importance Code C	$5,700			
Total	**$206,200**	**$33,400**	**$31,100**	**$44,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$38,200	
Masonry: Brick	90%	Now	$1,237,100	LIFE	* *	5	$146,700	
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Above 1st Floor Only								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall Into Basement Electrical Room And Boiler Room								
Masonry: Granite	2%			LIFE	* *	5	$2,400	
Masonry: Limestone	5%			LIFE	* *	5	$6,100	
Windows								
Aluminum	100%	2-4	$486,600	2049	* *	5	$24,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 20%								
Location : Classrooms								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$17,100	
Masonry: Brick	88%			LIFE	* *	5	$19,400	
Metal Rail	2%			2046	* *	5-10	$8,000	
Roof								
Built-Up (BUR)	90%			2033	$756,900	10	$63,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridors And Classrooms								
Modified Bitumen	10%			2038	* *	10	$7,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$44,100	
Ceramic Tile	5%			2042	* *	5	$10,100	
Marble Panels	3%			LIFE	* *	5	$4,500	
Terrazzo	7%			LIFE	* *	5	$11,000	
Vinyl Tile	73%	2-4	$416,100	2038	* *	3	$55,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Multipurpose Room								
Vinyl Tile 9" X 9"	2%	Now	$66,000	2028	$330,000	3	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Room 402								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$11,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$48,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

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
Interior								
Ceilings								
Exposed Struc: Concrete	20%	Now	$123,500	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sump Pump Room In Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Sump Pump Room In Basement								
Metal Panel	3%	Now	$4,100	LIFE	* *	5	$7,500	
Bent/Warped Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Plaster	77%	Now	$96,500	LIFE	* *	5	$96,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout 5th Floor, Room 456								
Site Enclosure								
Fence/Gates								
Chain Link	75%	0-2	$104,400	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Bottom Railing								
Iron Picket	25%			2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	70%			2036	$110,000			
Cast in Place Concrete	30%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036	$612,500			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Activity Yard								
Asphalt	80%			2036	$521,600			
Cast in Place Concrete	15%			2038	* *			
Rubber Matting	5%	Now	$38,500	2043	* *			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%								
Location : Play Yard Area								
Worn/Erode, Extent : Severe, Area Affected : 80%								
Location : Play Yard Area								

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$26,300	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2033	$26,300	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Disconnect Switch For Emergency With No Name Plate								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$266,300	5	$500	
Raceway								
Conduit	100%			2033	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$300	
Fused Knife Sw	5%	2-4	$12,300	2058	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 5%								
Location : Fan Room. Basement								
Molded Case Bkrs	10%			2049	* *	5	$300	
Molded Case Bkrs	55%			2032	$134,900	5	$1,600	
Molded Case Bkrs	20%			2032	$49,000	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Wiring								
Braided Cloth	75%	2-4	$262,500	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$500	
Locally Mounted	10%			2031	$18,600	5	$100	
Variable Frequency Drive	20%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	88%			2033	$1,464,100	10	$88,000	
Fluorescent	2%			2033	$33,300	10	$2,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallway 2nd Floor								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$93,700	10	$13,200	
Exit, Battery	50%			2033	$79,100	10	$3,700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

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
Lighting								
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$700	
Alarm								
Security System								
Generic	100%			2041	* *	1	$40,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$67,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$48,600	2038	* *	1	$97,200	
Corroded, Extent : Severe, Area Affected : 50%								
Location : 1 Boiler								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : 1 Boiler								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$89,400	2043	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement. Two Condensate Pumps Bearing Noisy								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Office								
Terminal Devices								
Air Handler	40%			2028	$840,100	1	$27,000	
Convector/Radiator	50%			2038	* *	1	$17,600	
Fan Coil Unit/Heat	10%			2033	$276,700	1	$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

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
Air Conditioning								
Conversion Equipment								
Split Unit	30%			2041	* *			
Window/Wall Unit	60%	Now	$12,700	2028	$253,700	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$12,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2033	$99,000	2	$700	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	0-2	$14,200	2038	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Water Main And Basement								
Water Heater With Tanks								
Electric	100%	0-2	$48,400	2033	$48,400	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement. Temporary Electric Water Heaters Being Used								
Explanation : Two Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$22,300	4	$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 752 - (OLD J. H. S. 142) Q**		
Address	: **142-10 LINDEN BLVD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q142**
Program / Asset #	: **BOE0789.000 / 2630**	**Yr Built/Renovated**	: **1930 / 2002**
Area Sq Ft	: **125,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **11972** **Lot** : **70**	**BIN**	: **4259200**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$92,000
Interior Architecture	$912,000	$2,096,100
Electrical	$355,900	$415,500
Mechanical	$2,584,200	$4,220,700
Site Pavements	$300,700	
Total	**$4,152,800**	**$6,824,300**
Importance Code A		$92,000
Importance Code B	$3,852,100	$6,732,300
Importance Code C	$300,700	
Total	**$4,152,800**	**$6,824,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$19,500	$14,900		$16,700
Interior Architecture	$84,200	$1,900		$16,000
Electrical	$27,300	$40,400	$20,400	$24,200
Mechanical	$50,700	$29,800	$38,900	$81,700
Site Enclosure	$51,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$240,100**	**$94,200**	**$66,500**	**$145,800**
Importance Code A	$31,900	$27,300	$12,400	$29,300
Importance Code B	$125,700	$65,000	$54,100	$116,500
Importance Code C	$82,600	$1,900		
Total	**$240,100**	**$94,200**	**$66,500**	**$145,800**

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DEPARTMENT OF EDUCATION - 040
P. S. 752 - (OLD J. H. S. 142) Q
Asset # : 2630

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$45,500	
Copper/Terne	2%			2070	* *	10	$5,500	
Glass Block	1%			LIFE	* *	5	$700	
Masonry: Brick	79%			LIFE	* *	5	$92,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Exterior Walls								
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Masonry: Brick Cavity	5%			LIFE	* *	5	$5,800	
Masonry: Granite	5%			LIFE	* *	5	$4,400	
Masonry: Limestone	2%	4+	$3,800	LIFE	* *	5	$1,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Limestone Sills								
Metal Sect. OHD	1%			2040	* *	5	$3,600	
Windows								
Aluminum	93%	Now	$15,700	2051	* *	5	$8,100	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Classroom								
Hardware Missing, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 15%								
Location : Basement And First Floor Windows								
Explanation : Metal Security Grills								
Metal Louvers	7%			2038	* *	10	$7,600	
Parapets								
Cast Stone/Terra Cotta	9%			LIFE	* *	5	$10,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Copper/Terne	4%			2055	* *	5	$2,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Brick	80%			LIFE	* *	5	$11,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Masonry: Granite	2%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Explanation : Repairs In Progress								
Metal Rail	5%			2040	* *	5-10	$13,200	
Roof								
Metal Panel	3%			2048	* *	10	$7,300	
Under Construction	97%							
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,400	
Mosaic Tile	3%			2040	* *	5	$12,100	
Terrazzo	8%	4+	$24,800	LIFE	* *	5	$10,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor								
Vinyl Tile	44%	Now	$100,800	2035	$2,015,100	3	$26,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Third Floor								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Around Various Classroom Radiators								
Explanation : Rotting Sub-floor								
Vinyl Tile 9" X 9"	5%			2030	$662,900	3	$4,000	
Wood	30%	Now	$148,300	2050	* *	5	$45,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Dry Rot/Decay, Extent : Severe, Area Affected : 2%								
Location : Around Gymnasium Radiators								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$3,900	
Masonry: Brick	10%			LIFE	* *			
Metal Coiling Doors	1%			2051	* *	5	$6,500	
Metal: Cage/Fence	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal Panel Stair Separation								
Marble Panels	5%	2-4	$23,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor Corridor								
Plaster	54%	Now	$34,900	LIFE	* *	5	$21,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell G And Bulkheads								
SGFT/Glazed Masonry	24%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,500	
Gypsum Board	5%			LIFE	* *	5	$10,100	
Metal Panel	5%			LIFE	* *	5	$10,100	
Plaster	80%			LIFE	* *	5	$81,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Room 404 And Stair Bulkheads								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Fourth Floor And Stair Bulkheads								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 752 - (OLD J. H. S. 142) Q
Asset # : 2630

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
Site Enclosure								
Fence/Gates								
Chain Link	55%	2-4	$17,800	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Rear Parking								
Iron Picket	45%	2-4	$6,400	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Construction Netting Installed								
Retaining Walls								
Cast in Place Concrete	90%	4+	$27,000	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 143rd Street, Loading Ramp, And Rear Basement Entry								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 142nd Street								
Explanation : Granite Side Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$300,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Parking								
Ponding, Extent : Light, Area Affected : 2%								
Location : Rear Parking								
Potholes, Extent : Severe, Area Affected : 20%								
Location : Rear Parking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking And Driveway								
Explanation : Construction Staging Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								

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DEPARTMENT OF EDUCATION - 040
P. S. 752 - (OLD J. H. S. 142) Q
Asset # : 2630

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$500	
Raceway								
Conduit	70%			2045	* *	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$300	
Molded Case Bkrs	60%			2043	* *	5	$2,000	
Molded Case Bkrs	30%			2051	* *	5	$1,000	
Wiring								
Braided Cloth	30%	2-4	$105,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2045	* *	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2040	* *	5	$600	
Locally Mounted	30%			2033	$55,700	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	50%			2040	* *	1	$19,200	
Automatic	50%	Now	$13,700	2055	* *	1	$17,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not Functional								
Generators								
Diesel	100%	Now	$142,000	2050	* *	1	$43,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Not Functional								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$27,900	
Fuel Storage								
Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 752 - (OLD J. H. S. 142) Q
Asset # : 2630

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
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$108,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	40%			2035	$31,500	1		
Emergency, Battery	10%			2040	* *	10	$3,000	
Exit, Service	25%			2035	$13,800	1		
Exit, Service	25%			2040	* *	1		
Exterior Lighting								
HID	20%			2035	$119,400	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	$240,300	1	$46,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$77,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$123,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	10%	0-2	$5,100	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Steam Piping Leaking At Various Locations								
Steam Piping/Pump	90%			2035	$922,500			

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DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

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
Heating								
Terminal Devices								
Air Handler	25%			2030	$602,200	1	$19,300	
Convector/Radiator	50%			2033	$523,300	1	$20,200	
Fan Coil Unit/Heat	25%			2030	$793,400	1	$10,100	
Controls								
Pneumatic	100%			2036	$2,473,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$14,500	2030	$290,900	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Various Locations.								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$69,700	
Exhaust Fans								
Interior	85%	0-2	$96,500	2030	$482,500	2	$2,600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : 1 House Exhaust And Two Kitchen Exhausts Are Not Working								
Roof	15%			2030	$37,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033		2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 75 Gallons								
Sanitary Piping								
Cast Iron	100%	0-2	$80,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanic Shop. Oil Sillage Into Sewage Line								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,000	
Sewage Ejector(s)								
Electric	100%			2035	$67,000	4	$7,500	
Backflow Preventer								
Generic	100%			2035	$57,200	1	$7,700	
Fixtures								
Generic	100%							
Vertical Transport								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$177,000	1-2	$3,500	
Chemical System								
Generic	100%			2030	$238,100	1-10	$116,000	
Other Observation, Extent : Light, Area Affected : 40%								
Location : 1st Floor And 2nd Floor Kitchen								
Explanation : 4 Sets Of Kitchen Fire Suppression System. 3 Kitchens On The 2nd Floor; 5Ft x 10Ft (50 Sqft), 5Ft x 15Ft (75 Sqft), 5Ft x 12Ft (60 Sqft) And One On 1st Floor; 6Ft x 20Ft (120 Sqft)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 76 - BX**		
Address	: **900 ADEE AVENUE @BRONXWOOD AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X076**
Program / Asset #	: **BOE0217.000 / 143**	**Yr Built/Renovated**	: **1932 / 2012**
Area Sq Ft	: **66,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Mar-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4552** **Lot** : **10**	**BIN**	: **2054933**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$173,400	$71,100
Interior Architecture	$559,000	$53,000
Electrical		$1,043,800
Mechanical	$704,300	$3,985,600
Total	**$1,436,700**	**$5,153,500**
Importance Code A	$173,400	$159,000
Importance Code B	$1,067,900	$4,994,400
Importance Code C	$195,400	
Total	**$1,436,700**	**$5,153,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$48,200			
Interior Architecture	$61,400		$6,000	$5,500
Electrical	$36,900	$6,200	$6,300	$8,100
Mechanical	$59,400	$9,600	$15,200	$9,600
Site Enclosure	$10,000			
Site Pavements	$12,000			
Total	**$227,900**	**$15,800**	**$27,500**	**$23,200**
Importance Code A	$54,400	$6,500	$6,200	$6,500
Importance Code B	$147,300	$9,300	$21,300	$16,700
Importance Code C	$26,200			
Total	**$227,900**	**$15,800**	**$27,500**	**$23,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2056	* *	10	$10,400	
Masonry: Brick	80%	0-2	$119,900	LIFE	* *	5	$71,100	
Efflorescence, Extent : Light, Area Affected : 2%								
Location : North Front Facade								
Recent Repair Evident, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Repointing Failure, Extent : Light, Area Affected : 20%								
Location : All Facades								
Masonry: Granite	5%			LIFE	* *	5	$6,700	
Masonry: Limestone	10%			LIFE	* *	5	$13,300	
Windows								
Aluminum	80%	Now	$16,900	2052	* *	5	$8,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Aluminum w/ Guards	20%			2052	* *	5	$4,300	
Parapets								
Masonry: Brick Cavity	90%	Now	$17,600	LIFE	* *	5	$8,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : All Parapets								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Pre-Cast Concrete	10%	Now	$1,600	LIFE	* *	5	$6,000	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Various Locations At Coping Joints								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : All Throughout								
Explanation : Underside Of Coping Sealant Deteriorated								
Roof								
Copper/Terne	5%			2071	* *	10	$6,300	
Modified Bitumen	95%	2-4	$53,500	2044	* *			
Alligatoring, Extent : Light, Area Affected : 2%								
Location : Mid Area Of Roof								
Blisters, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Near Drain At Roof								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Roof								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : All Roof								
Explanation : Recent Replacement Of Roof But Not Good Works, Leaks Below.								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Exterior								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Water Penetration, Extent : Light, Area Affected : 2%								
Location : West Facade								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$17,400	LIFE	* *	5	$21,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement Flooring								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Basement Flooring Various Locations								
Explanation : Ground Water Penetration								
Ceramic Tile	5%			2045	* *	5	$5,000	
Sheet Vinyl/Rubber	2%	Now	$133,600	2046	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Under Construction Repair Works								
Terrazzo	1%	0-2	$4,800	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor Hallway								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : First Floor Hallway								
Vinyl Tile	48%			2041	* *	3	$17,900	
Vinyl Tile 9" X 9"	24%	0-2	$98,000	2044	* *	3	$9,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs And Corridors								
Explanation : Aluminum Composite Material								
Wood	10%			2051	* *	5	$18,700	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Auditorium								
Explanation : Stage Under Construction Repair Works								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$90,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Basement								
Explanation : Ground Water Penetration								
Ceramic Tile	5%	0-2	$6,600	2039	* *	5	$2,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Restrooms, Rooms 260, 356								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations In Restrooms								
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Various Locations In Restrooms								
Marble Panels	3%	2-4	$12,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby								
Plaster	72%	Now	$104,600	LIFE	* *	5	$25,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead, Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair Bulkhead, Corridor, Basement								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$5,800	
Ceilings								
AcousTile,Adhered	5%	0-2	$3,300	2041	* *	5	$2,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Patching Evident, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$12,500	
Plaster	85%	Now	$132,000	LIFE	* *	5	$53,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Corridors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria Exit 4, Third Floor Classrooms, Window Heads Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Iron Picket	30%			2071	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$10,000	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Radcliff Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$8,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North, West, East Sidewalk								
On-Site Walkways								
Cast in Place Concrete	60%	Now	$300	2049	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : At Entry Stairs And Stairs Throughout								
Explanation : Deteriorated Caulking.								
Masonry: Granite	40%	0-2	$800	LIFE	* *			
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Front Steps								
Activity Yard								
Asphalt	15%	2-4	$1,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Activity Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side								
Explanation : Play Equipments								
Pavers/Stone	2%			2045	* *			
Rubber Matting	3%	Now	$500	2041	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : South East Side								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South East Side								
Explanation : Green Turf Area								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Under 600 Volts								
Raceway								
Conduit	95%			2036	$140,700	1		
Conduit	5%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$18,400	5	$200	
Fused Knife Sw	5%			2035	$9,200	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Molded Case Bkrs	15%			2052	* *	5	$300	
Molded Case Bkrs	70%			2035	$128,700	5	$1,200	
Wiring								
Braided Cloth	90%			2035	$184,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	30%			2049	* *	5	$100	
Locally Mounted	50%			2034	$61,100	5	$200	
Variable Frequency Drive	20%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	25%			2036	$28,400	10	$4,000	
Emergency, Battery	25%	Now	$28,400	2046	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Hallways								
Exit, Service	50%			2036	$14,600	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$126,900	1	$24,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Offices								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$174,300	1-3	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Alarm Bell And Manual Pull Stations								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Radiant Heater	5%			2036	$87,900	2	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%			2041	* *	1	$62,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$10,800	2036	$541,200			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Area								
Terminal Devices								
Air Handler	20%	Now	$12,700	2031	$254,400	1	$7,300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Area								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	60%			2034	$331,600	1	$12,800	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$335,100	1	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Digital	50%			2034	$970,500			
Pneumatic	50%			2030	$653,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

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
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%	Now	$51,200	2036	$51,200	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	60%			2031	$153,600	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Auditorium, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,300	
Exhaust Fans								
Interior	100%			2031	$299,700	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$694,400	1		
Galvanized Steel	20%			2034	$172,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Corroded, Extent : Light, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$13,500	4	$2,100	
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	$2,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 400mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One 200 Gallon Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$4,700	2036	$93,500	1-2	$1,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler Room								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 76 - BX
Asset # : 143

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 78 - BX**		
Address	: **1400 NEEDHAM AVENUE @FISH AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X078**
Program / Asset #	: **BOE0219.000 / 144**	**Yr Built/Renovated**	: **1924 / 2009**
Area Sq Ft	: **91,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **4719** **Lot** : **1**	**BIN**	: **2060191**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,028,100	$303,400
Interior Architecture	$1,043,000	$4,118,300
Electrical	$51,600	$1,443,600
Mechanical	$193,800	$3,873,300
Site Enclosure	$125,600	
Site Pavements	$114,000	$254,000
Total	**$3,556,200**	**$9,992,500**
Importance Code A	$2,028,100	$1,115,500
Importance Code B	$1,186,100	$8,876,900
Importance Code C	$342,000	
Total	**$3,556,200**	**$9,992,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,200			
Interior Architecture	$87,300			$7,600
Electrical	$20,500	$8,500	$8,900	$11,200
Mechanical	$103,400	$15,100	$23,500	$15,100
Site Enclosure	$21,100			
Site Pavements	$16,600			
Total	**$323,100**	**$23,600**	**$32,400**	**$33,900**
Importance Code A	$83,200	$9,000	$9,000	$9,000
Importance Code B	$206,400	$14,600	$23,400	$24,900
Importance Code C	$33,500			
Total	**$323,100**	**$23,600**	**$32,400**	**$33,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$59,600	
Masonry: Brick	90%			LIFE	* *	5	$343,400	
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : Penthouse								
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Throughout All Facades								
Masonry: Granite	3%			LIFE	* *	5	$8,600	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Masonry: Limestone	5%			LIFE	* *	5	$14,300	
Windows								
Aluminum	80%	Now	$1,303,200	2052	* *	5	$22,300	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Room 405								
Aluminum w/ Guards	20%	Now	$438,300	2052	* *	5	$5,600	
Air Infiltration, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$29,600	
Masonry: Brick	85%	Now	$114,900	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Masonry: Limestone	5%			LIFE	* *	5-10	$12,700	
Metal Rail	5%			2041	* *	5-10	$18,800	
Roof								
Built-Up (BUR)	5%			2036	$50,800	10	$4,300	
Modified Bitumen	95%			2044	* *	10	$80,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Large Roofs								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Interior								
Floors								
Cast in Place Concrete	10%	Now	$277,900	LIFE	* *	5	$34,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 85%								
Location : Throughout Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Boiler Room And Fan Room								
Ceramic Tile	5%	0-2	$9,200	2039	* *	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Girls Toilet Room								
Marble Panels	5%			LIFE	* *	5	$12,000	
Sheet Vinyl/Rubber	2%	Now	$10,700	2036	$213,700	5	$2,400	
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Terrazzo	5%	0-2	$15,300	LIFE	* *	5	$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors								
Vinyl Tile	13%	Now	$117,300	2036	$586,600	3	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors Throughout, Cafeteria, And Room 310								
Vinyl Tile 9" X 9"	25%			2031	$3,265,600	3	$19,900	
Wood	35%	0-2	$68,200	2051	* *	5	$52,300	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Room 405								
Interior Walls								
Cast in Place Concrete	10%	Now	$132,900	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Fan Roon								
Ceramic Tile	4%	0-2	$9,600	2039	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria And 3rd Floor Girls Toilet Room								
Glass: Single Pane	8%			LIFE	* *	5	$10,200	
Masonry: Brick	8%	Now	$66,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 1%								
Location : Gymnasium								
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Marble Panels	3%			LIFE	* *	10	$1,000	
Plaster	67%	Now	$142,500	LIFE	* *	5	$17,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Storage Room Behind Auditorium Stage, 4th Floor Corridor, And Stairwell F								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairwell F								

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Interior								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$24,800	
Paint Peeling, Extent : Moderate, Area Affected : 60%								
Location : Basement Boiler Room								
Metal Panel	3%			LIFE	* *	5	$7,400	
Bent/Warped Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	77%	Now	$237,600	LIFE	* *	5	$47,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Girls Toilet Room, And Stairwell F								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Various Classrooms, And Stairwell F								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 307, Room 477, And Stairwell F								
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$17,300	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Needham Avenue								
Explanation : Spalling Concrete At Fencing Base								
Iron Picket	10%			2080	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Needham Avenue								
Explanation : Recent Installation Evident								
Retaining Walls								
Cast in Place Concrete	20%	Now	$3,800	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Above Stone Wall								
Masonry: Fieldstone	80%	Now	$125,600	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Fish Avenue, Hicks Street And Activity Yard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$114,000	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Site Pavements								
On-Site Walkways								
Asphalt	95%	4+	$400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	5%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Steps								
Explanation : Recent Installation Evident								
Parking/Driveway								
Asphalt	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Yard								
Explanation : Recent Installation Evident								
Activity Yard								
Asphalt	60%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : South Play Yard								
Explanation : Recent Installation Evident								
Pavers/Stone	15%	0-2	$16,200	2039	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : West Play Yard								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : West Play Yard								
Rubber Matting	25%			2036	$254,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Raceway								
Conduit	95%			2036	$196,300	1		
Conduit	5%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2044	* *	5		
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Toggle Switch	5%			2035	$12,300	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	75%			2035	$183,900	5	$1,800	
Molded Case Bkrs	10%			2044	* *	5	$200	
Wiring								
Braided Cloth	80%			2035	$239,000	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$110,100	5	$600	
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Lighting								
Interior Lighting								
LED	100%	Now	$51,600	2041	* *			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Multipurpose Room, Gymnasium, Cafeteria								
Egress Lighting								
Emergency, Service	20%			2036	$11,500	1		
Emergency, Battery	25%	Now	$7,800	2036	$39,100			
Not Functioning, Extent : Moderate, Area Affected : 30%								
Location : 1st And 2nd Floors								
Emergency, Battery	5%			2044	* *	10	$1,100	
Exit, Battery	50%			2031	$66,000	10	$3,100	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Alarm								
Security System								
Generic	100%	Now	$3,500	2031	$174,900	1	$30,600	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Custodians Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Offices								
Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$4,800	2036	$240,400	1-3	$51,000	
Devices Missing, Extent : Light, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Pull Box Station, Alarm Bell, Horns, And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	* *	5	$28,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks 7,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2034	$812,200	1	$90,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Both Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$37,300	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Basement Vacuum Pumps								
Terminal Devices								
Air Handler	20%	Now	$140,300	2036	$350,700	1	$10,100	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Basement. 2 Of 3 Blowers Are Not Working.								
Convector/Radiator	70%			2041	* *	1	$20,600	
Fan Coil Unit/Heat	10%			2036	$231,000	1	$2,900	
Controls								
Pneumatic	100%			2034	$1,800,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	2%			2041	* *			
Window/Wall Unit	70%			2031	$247,100	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$80,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

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
Ventilation								
Exhaust Fans								
Interior	90%	Now	$18,600	2036	$371,900	2	$2,000	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Three Exhaust Fans Are Not Working.								
Roof	10%			2036	$18,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2056	* *	1		
Galvanized Steel	90%	0-2	$53,500	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Heater With Tanks								
Gas Fired	100%			2034	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 175 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2046	* *	1-2	$500	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 78 - Q / ECC ANNEX**				
Address	: **48-09 CENTER BLVD**				
Borough	: **QUEENS**			**Agency's Number**	: **LEASE-Q868**
Program / Asset #	: **BOE1064.000 / 14392**			**Yr Built/Renovated**	: **1997 /**
Area Sq Ft	: **25,850**			**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,2,5**				
Block	: **18**	**Lot**	: **1**	**BIN**	: **4000019**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	$394,600	$141,700
Mechanical	$206,700	$1,260,400
Total	**$601,200**	**$1,402,100**
Importance Code B	$601,200	$1,402,100
Total	**$601,200**	**$1,402,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$69,800	$1,000		$4,400
Electrical	$7,600	$4,700	$94,400	$4,200
Mechanical	$10,600	$11,000	$47,800	$10,400
Site Pavements	$6,300			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$101,500**	**$23,900**	**$149,400**	**$26,100**
Importance Code A			$100	
Importance Code B	$88,900	$23,900	$149,300	$26,100
Importance Code C	$12,600			
Total	**$101,500**	**$23,900**	**$149,400**	**$26,100**

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DEPARTMENT OF EDUCATION - 040
P. S. 78 - Q / ECC ANNEX
Asset # : 14392

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$4,200	
Ceramic Tile	5%			2043	* *	5	$1,900	
Vinyl Tile	90%	4+	$19,700	2039	* *	3	$13,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Room 115								
Interior Walls								
Ceramic Tile	5%	2-4	$4,700	2043	* *	5	$2,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Staff Toilet Room 212								
Concrete Masonry Unit	5%	4+	$8,000	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations In Mechanical Rooms								
Gypsum Board	90%			LIFE	* *	5	$44,700	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	$31,300	2047	* *	5	$18,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiber Board	5%	4+	$6,200	2039	* *			
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Site Pavements								
Activity Yard								
Rubber Matting	100%	2-4	$6,300	2039	* *			
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Mound At North Side								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : At Perimeter Near Trees								
Explanation : Sinking Substrate								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Building Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$600	

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DEPARTMENT OF EDUCATION - 040
P. S. 78 - Q / ECC ANNEX
Asset # : 14392

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Leased Space								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$8,000	
Generators								
Diesel	100%			2037	* *	1	$10,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor Parking Garage								
Explanation : Emergency Generator Rated At 175 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,000	
Fuel Storage								
Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor Parking Garage								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor Parking Garage								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	99%			2029	$390,600	10	$23,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2029	$3,900	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Egress Lighting								
Emergency, Service	50%			2029	$8,200	1		
Exit, Service	40%			2029	$4,600	1		
Exit, Battery	10%			2029	$3,800	10	$200	
Alarm								
Security System								
Generic	100%			2029	$49,700	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040
P. S. 78 - Q / ECC ANNEX
Asset # : 14392

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$68,300	1-3	$15,900	

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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$5,800	2042	* *	4	$1,300	
Broken, Extent : Severe, Area Affected : 10%								
Location : Mechanical Room Hot Water Pumps								
Terminal Devices								
Convector/Radiator	10%			2039	* *	1	$800	
Fan Coil Unit/Heat	85%			2034	$557,800	1	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Hot Water Coil In Packaged Water Cooled Air Conditioning Units								
Unit Heater - Hot Water	5%			2034	$7,800			
Controls								
Electrical	100%			2029	$147,200			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2039	* *			
Water Cooled interior Pkg Unit	95%			2032	$451,500	2		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$1,900	
Heat Rejection								
Water Cooling Tower	100%			2032	$133,700	2	$26,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,400	
Exhaust Fans								
Interior	100%			2034	$117,400	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	

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DEPARTMENT OF EDUCATION - 040
P. S. 78 - Q / ECC ANNEX
Asset # : 14392

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor And 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$13,000	
Sprinkler								
Generic	100%			2044	* *	1-2	$7,200	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 80 Square Foot Hood								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 79 - BX**
Address : **125 EAST 181 STREET BTWN: CRESTON AVE - MORRIS AVE**
Borough : **BRONX**
Agency's Number : **X079**
Program / Asset # : **BOE0220.000 / 449**
Yr Built/Renovated : **1925 / 2010**
Area Sq Ft : **191,360**
Project Type : **EDUCATION**
Date of Survey : **28-Dec-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3170** **Lot** : **1** **BIN** : **2013849**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$391,100
Interior Architecture	$1,132,700	$307,000
Electrical	$391,800	$2,817,900
Mechanical	$3,210,500	$7,072,100
Total	**$4,735,000**	**$10,588,000**
Importance Code A		$391,100
Importance Code B	$3,975,900	$10,025,700
Importance Code C	$759,100	$171,200
Total	**$4,735,000**	**$10,588,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,800	$29,300		$113,200
Interior Architecture	$70,800	$89,100	$20,400	$22,900
Electrical	$23,800	$35,500	$38,600	$46,100
Mechanical	$191,500	$35,000	$92,100	$38,900
Site Enclosure		$33,600		
Site Pavements	$25,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$358,000**	**$237,400**	**$166,000**	**$235,900**
Importance Code A	$47,900	$45,400	$16,100	$129,700
Importance Code B	$297,200	$158,300	$129,500	$106,200
Importance Code C	$12,900	$33,600	$20,400	
Total	**$358,000**	**$237,400**	**$166,000**	**$235,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$57,100	
Masonry: Brick	36%			LIFE	* *	5	$87,700	
Masonry: Brick Cavity	30%			LIFE	* *	5	$73,100	
Masonry: Limestone	1%			LIFE	* *	5	$1,800	
Metal/Glass Curt Wall	12%			LIFE	* *	5	$54,800	
Metal Panel	1%			2055	* *	5-10	$16,700	
Pre-Cast Concrete	7%			LIFE	* *	5	$55,400	
Window Wall	10%			2055	* *	5	$91,400	
Windows								
Aluminum	70%			2057	* *	5	$53,500	
Aluminum	20%			2051	* *	5	$15,300	
Metal Louvers	5%			2048	* *	10	$23,900	
Metal Louvers	5%			2044	* *	10	$23,900	
Parapets								
Concrete Masonry Unit	28%			LIFE	* *	5	$7,800	
Masonry: Brick	50%			LIFE	* *	5	$12,400	
Masonry: Brick Cavity	10%			LIFE	* *	5	$2,500	
Masonry: Limestone	5%			LIFE	* *	5	$1,600	
Metal Rail	2%			2048	* *	5-10	$8,900	
Metal Rail	2%			2052	* *	5-10	$8,900	
Pre-Cast Concrete	3%			LIFE	* *	5	$4,700	
Roof								
IRMA/Protected Membrane	30%			2040	* *	10	$37,800	
Paver Block Ballast, Extent : Moderate, Area Affected : 10%								
Location : 2010 Main Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Main Building And Small Lower Roofs								
Modified Bitumen	50%			2043	* *	10	$63,000	
Play Surface	20%			2040	* *	10	$25,200	
Soffits								
Cement - Fiber Panel	100%	Now	$1,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Interior								
Floors								
Carpet	1%	Now	$2,600	2034	$51,900	3	$4,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Library								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1925 Building								
Explanation : Library								
Cast in Place Concrete	10%	Now	$49,900	LIFE	* *	5	$62,700	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Fan Room In Basement Of 1925 Building								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Explanation : Ground Water Penetration								
Ceramic Tile	5%	4+	$16,500	2044	* *	5	$7,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 3%								
Location : Pre-kindergarten And Two Bathrooms In 1925 Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1925 Building								
Explanation : Three Bathrooms Are Old And In Bad Condition								
Marble Panels	1%			LIFE	* *	5	$2,100	
Quarry Tile	4%			2048	* *	5	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Addition								
Explanation : Kitchen								
Terrazzo	5%			LIFE	* *	5	$11,200	
Vinyl Tile	60%	Now	$97,200	2040	* *	3	$64,400	
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Fifth Floor 1925 Building Corridor								
Worn/Erode, Extent : Severe, Area Affected : 10%								
Location : Classrooms And Offices Throughout 1925 Building								
Wood	14%			2063	* *	5	$75,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	$680,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement At 1925 Building								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Basement In 1925 Building								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Basement In 1925 Building								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement At 1925 Building								
Ceramic Tile	7%			2044	* *	5	$40,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$11,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1925 And 2010 Building								
Explanation : In Basement And Stairwellsx								
Gypsum Board	30%			LIFE	* *	5	$104,800	
Masonry: Brick	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1925 Building								
Explanation : First Floor And Basement								
Metal: Cage/Fence	1%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1925 Building								
Explanation : Metal Cage And Some Painted Glass Panels In Stairwells								
Marble Panels	1%	4+	$78,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1925 Building								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : 1925 Building First And Second Floor								
Plaster	38%			LIFE	* *	5	$66,400	
Wood	1%			LIFE	* *	5	$23,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Interior								
Ceilings								
AcousTileConcealSpLn	3%	Now	$77,100	2052	* *	5	$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Bathrooms In 1925 Building								
Patching Evident, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms In 1925 Building								
Worn/Erode, Extent : Severe, Area Affected : 75%								
Location : Bathrooms In 1925 Building								
AcousTileSusp.Lay-In	33%			2048	* *	5	$85,700	
Exposed Struc: Concrete	10%	Now	$199,300	LIFE	* *	5	$4,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
Location : At Basement Perimeter								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Basement In 1925 Building Mechanical Rooms								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$9,700	
Metal Panel	1%	4+	$1,800	LIFE	* *	5	$3,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 3%								
Location : Kitchen								
Plaster	45%			LIFE	* *	5	$73,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2048	* *	5-10	$55,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2010 Buildings								
Explanation : Railings At Roofs								
Retaining Walls								
Cast in Place Concrete	85%			2070	* *			
Masonry: Brick	15%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,400	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Creston Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 3%								
Location : Creston Avenue								

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$2,600	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East 181st. Street Steps								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : East 181st. Street Steps								
Explanation : Water Penetration At Stair Joints Joints Mortar Missing								
Pavers/Stone	5%	Now	$1,100	2038	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Creston Avenue Exits								
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Creston Avenue Exits								
Parking/Driveway								
Asphalt	100%	Now	$9,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Creston Avenue Driveway								
Activity Yard								
Cast in Place Concrete	90%			2048	* *			
Rubber Matting	10%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Transformers								
Dry Type	100%			2048	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 30 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	$166,500	5	$400	
Fused Disc Sw	40%			2055	* *	5	$300	
Molded Case Bkrs	10%			2055	* *	5	$500	
Raceway								
Conduit	55%			2035	$189,900	1		
Conduit	45%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	$17,400	5	$200	
Fused Disc Sw	5%			2051	* *	5	$200	
Molded Case Bkrs	50%			2034	$173,700	5	$2,500	
Molded Case Bkrs	40%			2051	* *	5	$2,000	
Wiring								
Braided Cloth	40%	2-4	$184,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Thermoplastic	10%			2035	$46,000	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	40%			2033	$74,300	5	$500	
Locally Mounted	30%			2048	* *	5	$400	
Variable Frequency Drive	30%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$58,900	
Generators								
Diesel	100%	Now	$142,000	2050	* *	1	$66,700	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$7,100	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	70%			2035	$2,044,700	10	$122,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Explanation : T-8 Lamps								
LED	30%			2043	* *			
Egress Lighting								
Emergency, Service	20%			2040	* *	1		
Emergency, Battery	20%			2030	$65,800	10	$9,200	
Emergency, Battery	10%			2040	* *	10	$4,600	
Exit, Service	15%			2040	* *	1		
Exit, Service	35%			2040	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Lighting								
Exterior Lighting								
LED	30%			2043	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$71,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$117,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Tanks Of 7,500 Gallons								
Conversion Equipment								
Hot Water Boiler	30%			2048	* *	1	$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units Used To Provide Hydronic Loop. Gasoline Fired Only.								
Steam Boiler	70%			2040	* *	1	$132,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. Oil Fired Only.								
Distribution								
Hot Wtr Piping/Pump	30%			2051	* *	4	$4,200	
Steam Piping/Pump	70%	0-2	$109,800	2045	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Chemical Feed Pump Is Not Working								

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Heating								
Terminal Devices								
Air Handler	14%			2030	$516,200	1	$16,600	
Convector/Radiator	50%	0-2	$40,100	2033	$801,100	1	$27,800	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Stair Case D Leaking Radiator								
Fan Coil Unit/Heat	6%			2030	$291,500	1	$3,700	
No Component	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Covered Under Air Conditioning System								
Controls								
Electrical	50%			2033	$544,700			
Pneumatic	50%	0-2	$946,700	2033	$1,893,500			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Malfunctioning Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%	Now	$131,700	2040	* *	2	$3,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Unit No. 3. Two Broken Compressors								
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Units Operating In Manual Mode Throughout								
Damaged, Extent : Light, Area Affected : 20%								
Location : No. 1 Rooftop Unit Coil Damaged								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Units With Gasoline Furnace. Refrigerant 410-a								
Split Unit	5%	0-2	$46,500	2035	$232,700			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Auditorium. 1 Unit Is Not Working								
Window/Wall Unit	50%	0-2	$18,600	2030	$371,200	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations. 4 Units Are Not Working								
No Component	5%							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	$99,600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	$1,083,600	1	$35,500	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	$269,500	2040	* *	2	$106,600	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Roof. Bad Condensers								
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$64,000	
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Covered Under Air Conditioning Units								
Exhaust Fans								
Interior	60%			2030	$521,400	2	$3,500	
Roof	10%			2043	* *	2	$600	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$2,516,600	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : With 250 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	70%	4+	$34,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Near Running Trap In Basement								
Cast Iron	30%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%	2-4	$20,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Roof Drain At Playground Area Not Connected To The Main Drain Piping								
Sump Pump(s)								
Non-Submersible	100%			2035	$39,200	4	$6,100	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$11,400	
Backflow Preventer								
Generic	100%			2040	* *	1	$11,700	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055	* *	1-5	$28,900	
Sprinkler								
No Component	65%							
Generic	35%			2055	* *	1-2	$18,800	
Fire Pump								
No Component	70%							
Generic	30%			2044	* *	1	$10,700	
Chemical System								
No Component	98%							
Generic	2%			2030	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Kitchen Hood 4 Feet X 20 Feet Which Equals 80 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 806 - BK PUPIL PERSONNEL AND SERVICES**			
Address	:	**362 SCHERMERHORN ST. @ 3RD AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K806**
Program / Asset #	:	**BOE0664.000 / 311**	**Yr Built/Renovated**	:	**1850 / 2014**
Area Sq Ft	:	**46,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**08-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Floors 1,2,3**			
Block	:	**173** **Lot** : **23**	**BIN**	:	**3000575**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$984,700	$58,400
Interior Architecture	$856,000	$1,228,000
Electrical	$65,900	$1,165,500
Mechanical	$116,800	$948,900
Total	**$2,023,400**	**$3,400,800**
Importance Code A	$984,700	$58,400
Importance Code B	$642,900	$2,353,000
Importance Code C	$395,800	$989,400
Total	**$2,023,400**	**$3,400,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,200	$5,000		
Interior Architecture	$58,400	$2,700		$10,200
Electrical	$5,200	$4,700	$4,300	$5,200
Mechanical	$7,200	$6,500	$7,700	$6,500
Site Enclosure	$7,000			
Site Pavements	$16,300			
Total	**$134,300**	**$18,800**	**$12,000**	**$21,900**
Importance Code A	$44,700	$9,600	$4,600	$4,600
Importance Code B	$44,700	$9,200	$7,400	$17,400
Importance Code C	$44,800			
Total	**$134,300**	**$18,800**	**$12,000**	**$21,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$26,800	
Masonry: Brick	85%	2-4	$984,700	LIFE	* *	5	$58,400	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brownstone	10%			LIFE	* *	5	$5,200	
Windows								
Aluminum	100%	Now	$40,200	2041	* *	5	$8,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Parapets								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Sloped Roof, Inaccessible								
Roof								
Modified Bitumen	10%			2038	* *	10	$5,000	
Not Accessible	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Upper Roof								
Explanation : Asphalt Shingle Sloped Roof Inaccessible								
Interior								
Floors								
Asphalt Poured	5%	Now	$67,500	2038	* *	5	$900	
Split/Cracked, Extent : Light, Area Affected : 10%								
Location : Stairs B, C, And D								
Worn/Erode, Extent : Light, Area Affected : 50%								
Location : Stair Landings								
Cast in Place Concrete	10%	Now	$12,400	LIFE	* *	5	$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Steps								
Ceramic Tile	5%			2042	* *	5	$3,600	
Sheet Vinyl/Rubber	5%			2033	$238,600	5	$5,300	
Vinyl Tile	75%	2-4	$75,600	2038	* *	3	$20,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

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
Interior								
Interior Walls								
Ceramic Tile	15%	Now	$98,900	2036	$989,400	5	$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Stairs C, D And Toilets								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,300	
Gypsum Board	24%			LIFE	* *	5	$16,900	
Masonry: Brick	13%	Now	$296,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Masonry: Fieldstone	3%	Now	$33,100	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Joint Erosion								
Plaster	40%			LIFE	* *	5	$14,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2050	* *	5	$7,100	
Embossed Metal	60%	Now	$263,600	LIFE	* *	5	$19,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	* *	5	$1,100	
Masonry: Infill Arch	10%	Now	$53,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	10%	Now	$11,100	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%	Now	$7,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Gate At State Street								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$11,700	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 3rd Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : 3rd Avenue								
On-Site Walkways								
Cast in Place Concrete	40%			2046	* *			
Pavers/Stone	60%	2-4	$4,700	2042	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout								
Activity Yard								
Traffic Topping	50%			2038	* *			
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Construction Of New Replacement School								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,400	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5	$100	
Fused Disc Sw	50%			2033	$99,900	5	$100	
Raceway								
Conduit	50%			2033	$52,000	1		
Conduit	50%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$200	
Locally Mounted	20%			2031	$9,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

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
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$803,700	10	$42,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$39,500	10	$5,600	
Exit, Service	50%			2033	$10,200	1		
Exterior Lighting								
HID	30%			2028	$65,900	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$21,800	5	$500	
Alarm								
Security System								
Generic	100%			2033	$88,400	1	$17,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$121,500	1-3	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$45,600	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Convector/Radiator	90%			2031	$346,700	1	$13,400	
Fan Coil Unit/Heat	10%			2028	$116,800	1	$1,500	
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.*

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

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
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	10%			2033	$111,900			
Window/Wall Unit	70%			2031	$124,900	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2033	$115,000	1	$1,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	$10,900	2	$3,200	
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	60%			2038	* *	2	$800	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$120,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$9,400	4	$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2033	$130,300	1-2	$2,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 81 - BX**				
Address	: **5550 RIVERDALE AVENUE @W. 256 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X081**
Program / Asset #	: **BOE0222.000 / 451**			**Yr Built/Renovated**	: **1926 / 2008**
Area Sq Ft	: **62,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **20-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**				
Block	: **5850**	**Lot**	: **1550**	**BIN**	: **2084806**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,484,700	$141,400
Interior Architecture	$7,667,700	$64,600
Electrical		$1,839,300
Mechanical	$1,227,000	$1,582,700
Site Pavements	$379,600	
Total	**$10,758,900**	**$3,628,100**
Importance Code A	$1,484,700	$141,400
Importance Code B	$9,110,300	$3,486,600
Importance Code C	$163,900	
Total	**$10,758,900**	**$3,628,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$69,700		$30,400	
Interior Architecture	$107,900		$1,800	$9,200
Electrical	$21,500	$5,800	$6,000	$7,600
Mechanical	$65,400	$10,700	$14,100	$10,700
Site Enclosure	$8,500			
Site Pavements	$17,500			
Total	**$290,500**	**$16,500**	**$52,400**	**$27,500**
Importance Code A	$75,800	$6,100	$36,600	$6,100
Importance Code B	$152,300	$10,300	$15,800	$21,300
Importance Code C	$62,300			
Total	**$290,500**	**$16,500**	**$52,400**	**$27,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$258,700	LIFE	* *	5	$61,400	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Along Riverdale Avenue And Various Locations Throughout								
Masonry: Fieldstone	15%	Now	$68,800	LIFE	* *	5	$9,900	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement, Riverdale Avenue Side, Near Electrical Panel								
Masonry: Fieldstone	10%			LIFE	* *	5	$13,200	
Masonry: Marble	5%	Now	$21,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Main Entrance Riverdale Avenue And Throughout								
Windows								
Aluminum	85%	Now	$808,100	2058	* *	5	$13,800	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : All Throughout								
Glazing Clouded, Extent : Severe, Area Affected : 60%								
Location : All Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 90%								
Location : All Throughout								
Steel	15%			2044	* *	5	$60,900	
Parapets								
Cast Stone/Terra Cotta	65%			LIFE	* *	5-10	$293,500	
Masonry: Limestone	35%			LIFE	* *	5-10	$67,900	
Roof								
Asphalt Shingle	55%	Now	$42,200	2039	* *			1
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Roof Above Auditorium								
Copper/Terne	40%	Now	$74,600	2051	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Roof Above Gymnasium, Facing Yard								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Roof Above Auditorium								
Modified Bitumen	5%			2036	$38,800	10	$3,500	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Interior								
Floors								
Cast in Place Concrete	20%	Now	$514,100	LIFE	* *	5	$64,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 45%								
Location : Basement Various Locations								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement And Sub-basement								
Explanation : Ground Water Penetration At Basement And Sub-basement, Repair On Going								
Ceramic Tile	5%	Now	$127,800	2045	* *	5	$3,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Toilets Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Toilets Throughout								
Marble Panels	5%			LIFE	* *	5	$11,100	
Terrazzo	3%			LIFE	* *	5	$6,900	
Vinyl Tile	10%			2041	* *	3	$5,500	
Vinyl Tile 9" X 9"	50%	Now	$6,042,600	2046	* *	3	$27,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 70%								
Location : All Throughout Especially Classrooms								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Worn/ Eroded								
Wood	7%	Now	$378,500	2076	* *	5	$9,700	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Gymnasium, Auditorium Stage								
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Uneven Surface, Extent : Moderate, Area Affected : 50%								
Location : Throughout Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Interior								
Interior Walls								
Concrete Masonry Unit	5%	Now	$21,400	LIFE	* *	5	$1,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Horizontal Cracks, Extent : Moderate, Area Affected : 3%								
Location : Basement								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Masonry: Brick	10%			LIFE	* *	10	$2,700	
Marble Panels	5%			LIFE	* *	10	$1,800	
Plaster	50%	Now	$22,200	LIFE	* *	5	$13,400	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Classrooms Throughout								
Plaster	10%			LIFE	* *	5-10	$7,600	
SGFT/Glazed Masonry	20%	Now	$163,900	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Gymnasium								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Gymnasium								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium, Along Wall Column								
Explanation : Verticle Cracks								
Ceilings								
AcousTile,Adhered	9%			2041	* *	5	$13,300	
Exposed Struc: Concrete	31%	0-2	$140,400	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Beams								
Metal Panel	10%	Now	$300,300	LIFE	* *	5	$18,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout Corridors, Kitchen								
Plaster	50%	Now	$46,000	LIFE	* *	5	$46,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Room 125, Various Classrooms								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$8,500	2056	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Activity Yard Near Rubber Matting								
Iron Picket	50%			2056	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$11,100	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Riverdale Avenue, Beneath Traffic Pole								
On-Site Walkways								
Asphalt	15%			2045	* *			
Cast in Place Concrete	67%			2049	* *			
Masonry: Brick	2%	0-2	$200	2056	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance At Riverdale Avenue								
Masonry: Granite	15%			LIFE	* *			
Masonry: Marble	1%	Now	$700	LIFE	* *	5		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Main Entrance Stairs								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Main Entrance At Riverdale Avenue								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
Location : Main Entrance At Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Stairs								
Activity Yard								
Asphalt	98%	Now	$379,600	2051	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Yard								
Rubber Matting	2%	0-2	$5,500	2041	* *			
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	$32,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2056	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 400 Ampere Main Disconnect Switches								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	$139,800	5	$200	
Fused Disc Sw	30%			2056	* *	5	$100	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$9,200	5	$100	
Fused Disc Sw	5%			2052	* *	5	$100	
Fused Toggle Switch	35%			2035	$64,400	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st And 2nd Floor								
Molded Case Bkrs	40%			2035	$73,600	5	$700	
Molded Case Bkrs	15%			2052	* *	5	$200	
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$40,900	1		
Thermoplastic	10%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2034	$85,600	5	$300	
Locally Mounted	30%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	$927,400	10	$55,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2041	* *	10	$3,700	
Emergency, Battery	25%			2031	$26,600	10	$3,700	
Exit, Service	25%			2041	* *	1		
Exit, Service	25%			2031	$6,800	1		
Exterior Lighting								
HID	10%			2031	$29,600	10		
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Alarm								
Security System								
Generic	100%			2044	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$163,800	1-3	$39,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Smoke Detectors, Manual Pull Stations, Strobe Lights, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$61,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	Now	$10,200	2056	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Sub-basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Terminal Devices								
Air Handler	20%	Now	$4,800	2031	$238,900	1	$6,900	
Corroded, Extent : Severe, Area Affected : 30%								
Location : The Frame								
Convector/Radiator	50%			2034	$259,600	1	$10,000	
Fan Coil Unit/Heat	15%	0-2	$4,700	2036	$236,100	1	$2,700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 4 Motors, Various Locations								
Fan Coil Unit/Heat	15%			2036	$236,100	1	$3,000	
Controls								
Pneumatic	100%			2030	$1,227,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Air Conditioning								
Conversion Equipment								
Split Unit	20%	Now	$6,000	2044	* *			
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Cafeteria								
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : Gymnasium And Cafeteria								
Window/Wall Unit	70%	Now	$8,400	2031	$168,400	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various. 10 Window Units Are Not Working								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2044	* *	1	$4,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2044	* *	2	$8,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : For The Gymnasium And Cafeteria Only								
Explanation : For The Gymnasium And Cafeteria								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,700	
Exhaust Fans								
Interior	100%			2031	$281,600	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$162,100	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 130 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$1,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Fan Room								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$1,300	2036	$12,700	4	$1,300	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : 1 Unit In Fan Room								
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

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
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2036	$17,600	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 811 - Q MINISCHOOL (OLD 136 MINI)**				
Address	: **114-36 202ND STREET ST. ALBANS**				
Borough	: **QUEENS**		**Agency's Number**	: **Q822**	
Program / Asset #	: **BOE0784.010 / 32**		**Yr Built/Renovated**	: **1974 /**	
Area Sq Ft	: **9,120**		**Project Type**	: **EDUCATION**	
Date of Survey	: **25-Jan-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **11018**	**Lot** : **21**	**BIN**	: **4236757**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$268,600	
Interior Architecture		$359,500
Electrical		$140,000
Mechanical	$147,700	
Total	**$416,300**	**$499,500**
Importance Code A	$268,600	
Importance Code B	$147,700	$499,500
Total	**$416,300**	**$499,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$2,200			$1,600
Electrical	$1,000	$27,900	$1,000	$900
Mechanical	$600	$71,000	$1,300	$600
Total	**$3,800**	**$98,900**	**$2,400**	**$3,000**
Importance Code A	$500	$29,500	$500	$500
Importance Code B	$2,700	$69,400	$1,900	$2,600
Importance Code C	$600			
Total	**$3,800**	**$98,900**	**$2,400**	**$3,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q MINISCHOOL (OLD 136 MINI)
Asset # : 32

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
Exterior								
Exterior Walls								
Metal Panel	100%	Now	$217,100	2043	* *	5	$30,000	1
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%			2041	* *	5	$1,700	
Roof								
Metal Panel	100%			2038	* *	10	$51,400	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$600	
Mosaic Tile	5%			2046	* *	5	$1,700	
Vinyl Tile	93%			2033	$359,500	3	$6,400	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,100	
Concrete Masonry Unit	50%			LIFE	* *	5	$4,500	
Metal Panel	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%			2046	* *	5	$13,200	

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$66,600	5		
Raceway								
Conduit	100%			2033	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2032	$1,500	5		
Molded Case Bkrs	95%			2032	$29,100	5	$200	
Wiring								
Thermoplastic	100%			2033	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q MINISCHOOL (OLD 136 MINI)
Asset # : 32

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,100	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	$17,500	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways. Electrical And Mechanical Room								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2028	$29,100	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : 2 Gasoline Fired Units. Units Are Beyond Their Useful Life Cycle Rating.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	$147,700	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Units Are Beyond Their Useful Life Cycle Rating. Mechanical Room								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q MINISCHOOL (OLD 136 MINI)
Asset # : 32

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,100	
Exhaust Fans								
Interior	100%			2028	$41,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2043	* *	1		
Galvanized Steel	90%			2038	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	$6,500	1-2	$100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 811 - Q (OL 187-CMHC)**		
Address	: **61-25 MARATHON PKWY**		
Borough	: **QUEENS**	**Agency's Number**	: **Q811**
Program / Asset #	: **BOE0896.000 / 1462**	**Yr Built/Renovated**	: **1953 / 2007**
Area Sq Ft	: **59,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **8361** **Lot** : **1**	**BIN**	: **4173060**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$444,700	$939,900
Interior Architecture		$79,600
Electrical		$1,075,900
Mechanical		$1,192,700
Site Pavements		$76,600
Total	**$444,700**	**$3,364,800**
Importance Code A	$444,700	$939,900
Importance Code B		$2,424,900
Total	**$444,700**	**$3,364,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,300			
Interior Architecture	$150,300		$15,900	$1,700
Electrical	$6,400	$5,500	$6,700	$6,300
Mechanical	$24,700	$3,900	$10,100	$3,600
Site Enclosure	$14,700			
Site Pavements	$9,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$227,500**	**$16,600**	**$39,900**	**$18,800**
Importance Code A	$14,300			
Importance Code B	$131,500	$16,600	$39,900	$17,100
Importance Code C	$81,700			$1,700
Total	**$227,500**	**$16,600**	**$39,900**	**$18,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

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
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	$95,000	LIFE	* *	5	$56,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Above Metal Overhead Door								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair Bulkheads								
Masonry: Limestone	5%			LIFE	* *	5	$4,900	
Metal Panel	5%			2056	* *	5-10	$22,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$12,600	
Windows								
Aluminum	98%	Now	$208,000	2052	* *	5	$7,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Womens Bathroom								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Classrooms								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Stair Bulkhead								
Metal Louvers	2%	Now	$800	2045	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Gymnasium And Audtiorium Louvers								
Explanation : Louvers Inoperable								
Parapets								
Masonry: Brick	95%	Now	$53,400	LIFE	* *	5	$8,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof And Room 253								
Masonry: Limestone	5%			LIFE	* *	5-10	$5,300	
Roof								
Built-Up (BUR)	95%	Now	$88,400	2031	$883,600			
Ponding, Extent : Light, Area Affected : 30%								
Location : Various Locations Throughout Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Corridors And Bathrooms								
Copper/Terne	5%			2064	* *	10	$9,700	
Interior								
Floors								
Mosaic Tile	3%			2041	* *	5	$7,500	
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	87%			2041	* *	3	$32,600	
Wood	5%			2051	* *	5	$9,400	
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,100	
Glazed Ceramic Panel	5%			LIFE	* *	10	$5,100	
Masonry: Brick	5%			LIFE	* *	10	$1,700	
Plaster	52%			LIFE	* *	5-10	$50,100	
SGFT/Glazed Masonry	25%			LIFE	* *	10	$14,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

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
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	$9,900	2041	* *	5	$7,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
AcousTileSusp.Lay-In	10%			2049	* *	5	$10,000	
Exposed Struc: Concrete	10%	Now	$30,600	LIFE	* *	5	$1,600	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead West Wing Side								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead West Wing Side								
Exposed Struc: Steel	2%			LIFE	* *	10	$4,000	
Fiber Board	5%	4+	$8,000	2036	$79,600			
Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
Location : Gymnasium And Cafeteria								
Plaster	58%	Now	$36,000	LIFE	* *	5	$36,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairs								
Site Enclosure								
Fence/Gates								
Aluminum Picket	25%			2056	* *			
Chain Link	75%	0-2	$12,000	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side Of Property								
Free Standing Walls								
Cast in Place Concrete	85%	Now	$1,900	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair Entry Platform In Rear Yard								
Masonry: Brick	15%			2046	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	$800	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Yard. Stair Entry To Basement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Masonry: Granite	5%	Now	$200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Stair Landing In Rear Yard								
Parking/Driveway								
Asphalt	100%	Now	$9,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								

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DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

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
Site Pavements								
Activity Yard								
Rubber Matting	10%			2036	$76,600			
Traffic Topping	90%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$199,700	5	$300	
Raceway								
Conduit	100%			2036	$148,100	1		
Panelboards								
Fused Disc Sw	30%			2035	$42,900	5	$400	
Molded Case Bkrs	70%			2035	$100,100	5	$1,100	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2036	$102,200	1		
Motor Controllers								
Locally Mounted	20%			2034	$14,700	5	$100	
Locally Mounted	70%			2041	* *	5	$300	
Locally Mounted	10%			2049	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Lighting								
Interior Lighting								
Fluorescent	30%			2036	$270,200	10	$16,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room , Offices								
Explanation : T-8 Lamps								
LED	70%			2044	* *			
Egress Lighting								
Emergency, Battery	25%			2036	$25,400	10	$3,600	
Emergency, Battery	25%			2041	* *	10	$3,600	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	10%			2031	$28,200	10		
No Component	90%							

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DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

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
Alarm								
Security System								
Generic	100%			2031	$113,400	1	$22,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$36,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detetors And Horns								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Back Yard								
Explanation : Boiler Room Is Under Construction. One Temporary Steam Boiler Is Being Used.								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Back Yard								
Explanation : Boiler Room Is Under Construction. One Temporary Steam Boiler Is Being Used.								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	20%			2031	$227,400	1	$7,300	
Convector/Radiator	80%			2034	$395,200	1	$15,200	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2031	$178,300	1	$5,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two 30 Ton Units In Penthouse								
Window/Wall Unit	60%			2031	$137,300	1		
No Component	20%							

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DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2036	$15,600	4	$900	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2041	* *	1	$7,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2031	$44,400	2	$8,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,100	
Exhaust Fans								
Interior	95%			2031	$254,500	2	$1,700	
Roof	5%			2036	$5,900	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Boiler Room Is Under Construction. One Brand New 120 Gallon Temporary Electrical Hot Water Heater Is Being Used.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Nonsubmersible Unit In Place But Not Complete Yet Due To Boiler Room Is Under Construction.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2036	$25,100	1-2	$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

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
Fire Suppression								
Chemical System								
Under Construction	100%							

Other Observation, Extent : N/A, Area Affected : 0%
Location :
Explanation : Kitchen Is Under Construction.

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 83 - BX**
Address : **950 RHINELANDER AVENUE @BOGART AVE.**
Borough : **BRONX** | **Agency's Number** : **X083**
Program / Asset # : **BOE0224.000 / 443** | **Yr Built/Renovated** : **1925 / 2012**
Area Sq Ft : **80,000** | **Project Type** : **EDUCATION**
Date of Survey : **23-Feb-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4,5**
Block : **4125** **Lot** : **1** **BIN** : **2045344**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$141,400	$588,300
Interior Architecture	$1,106,600	$3,243,800
Electrical	$224,900	$801,300
Mechanical	$2,393,300	$3,536,800
Site Pavements	$58,300	$443,500
Total	**$3,924,400**	**$8,613,800**
Importance Code A	$141,400	$1,302,300
Importance Code B	$3,494,500	$7,311,500
Importance Code C	$288,600	
Total	**$3,924,400**	**$8,613,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$139,800			
Interior Architecture	$19,000	$11,700	$62,300	$12,500
Electrical	$10,900	$30,500	$9,000	$7,500
Mechanical	$61,700	$23,100	$17,700	$10,700
Site Enclosure	$42,200			
Site Pavements	$69,200			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$350,100**	**$72,800**	**$96,400**	**$38,100**
Importance Code A	$147,700	$8,100	$7,900	$7,900
Importance Code B	$119,100	$64,700	$88,500	$30,200
Importance Code C	$83,400			
Total	**$350,100**	**$72,800**	**$96,400**	**$38,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$40,900	
Masonry: Brick	80%	0-2	$141,400	LIFE	* *	5	$83,800	
Painted Surfaces, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Southwest Facade								
Masonry: Limestone	5%	Now	$8,500	LIFE	* *	5	$3,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : North And South Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : North Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : North Facade								
Masonry: Marble	5%	0-2	$37,600	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entry Columns								
Stucco Cement	5%	0-2	$6,100	2038	* *	5	$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Facade								
Windows								
Aluminum	100%	4+	$35,300	2041	* *	5	$18,100	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : First Level Throughout								
Explanation : Rusted Security Gates								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$9,000	
Masonry: Brick	90%	Now	$27,100	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Wall Main Roof								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : South Wall Main Roof								
Roof								
Built-Up (BUR)	95%	Now	$25,200	2033	$504,500			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Modified Bitumen	5%			2033	$24,900	10	$2,200	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Interior								
Floors								
Carpet	3%	0-2	$1,200	2029	$62,300	3	$5,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$12,500	
Ceramic Tile	3%			2036	$198,500	5	$3,400	
Marble Panels	2%			LIFE	* *	5	$1,700	
Quarry Tile	2%			2038	* *	5	$3,400	
Traffic Topping	5%	Now	$56,000	2028	$280,000	5	$3,600	
Wrinkling, Extent : Severe, Area Affected : 30%								
Location : Throughout Upper Level Stairs								
Vinyl Tile	65%	Now	$421,400	2033	$2,107,000	3	$27,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2033	$938,400	3	$5,700	
Wood	5%			2048	* *	5	$10,700	
Interior Walls								
Ceramic Tile	8%			2046	* *	5	$12,000	
Glass: Single Pane	2%			LIFE	* *	5	$2,300	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	3%	2-4	$16,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Plaster	77%	Now	$288,600	LIFE	* *	5	$34,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stair E And B Bulkhead								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Stair E								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair B Bulkhead								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%			2038	* *	5	$9,200	
Exposed Struc: Concrete	70%			LIFE	* *	5	$12,500	
Metal Panel	2%			LIFE	* *	5	$2,900	
Plaster	17%	Now	$60,700	LIFE	* *	5	$12,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Stair E Bulkhead And Rooms 508 And 512								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Auditorium And Room 512								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair E Bulkhead And Rooms 508 And 512								
Plaster	3%			LIFE	* *	5	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Premium Finish								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2043	* *			
Exposed Struc: Steel	70%	4+	$42,200	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$58,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	55%			2038	* *			
Masonry: Marble	45%	4+	$24,900	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Stairs								
Activity Yard								
Asphalt	100%	2-4	$44,400	2036	$443,500			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes								

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DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	1%			2032	$1,800	5		
Fused Toggle Switch	1%			2032	$1,800	5		
Molded Case Bkrs	88%			2032	$161,900	5	$1,900	
Molded Case Bkrs	10%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2033	$204,400	1		
Motor Controllers								
Locally Mounted	100%	Now	$2,400	2031	$122,300	5	$300	
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2038	* *	10	$71,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2028	$22,700	2		
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	40%			2033	$55,000	10	$7,700	
Exit, Battery	50%			2033	$58,000	10	$2,700	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$49,300	

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	$190,500	5	$24,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks 7,500 Gallons Each								
Conversion Equipment								
Steam Boiler	100%			2031	$714,000	1	$79,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. Installed In 1968								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$2,200	
Steam Piping/Pump	95%	Now	$31,200	2033	$623,200			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leak In Riser From 3rd To 4th Floor At Bathrooms								
Terminal Devices								
Air Handler	5%			2028	$77,100	1	$2,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Supply Fan With Heating Coil In Ductwork.								
Convector/Radiator	95%			2031	$636,400	1	$24,600	
Controls								
Pneumatic	100%			2027	$1,583,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Elevator Machine Room, Intermediate Distribution Frame Room 558 And Main Distribution Frame Room 358								
Explanation : 3 Units. Outdoor Units On The Roof.								
Window/Wall Unit	80%			2028	$248,300	1		
No Component	17%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

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
Ventilation								
Exhaust Fans								
Interior	90%	Now	$16,300	2033	$327,000	2	$1,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement Units Starters								
Interior	10%			2028	$36,300	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$52,300	2031	$1,045,800	1		
Antiquated, Extent : Severe, Area Affected : 10%								
Location : Water Main Valves No Longer Hold								
HW Heat Exchanger								
Steam Fired	100%	0-2	$396,100	2063	* *	4	$7,900	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,500	4	$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 83 - BX ANNEX**		
Address	: **1840 BOGART AVENUE @ RHINELANDER AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X981**
Program / Asset #	: **BOE0224.010 / 13417**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **52,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4125** **Lot** : **1**	**BIN**	: **2045344**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$161,400	$180,000
Electrical		$192,200
Mechanical		$87,400
Total	**$161,400**	**$459,600**
Importance Code A	$161,400	$180,000
Importance Code B		$279,600
Total	**$161,400**	**$459,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,100	$900		
Interior Architecture	$1,800	$3,000		$14,600
Electrical	$62,000	$5,200	$4,900	$5,600
Mechanical	$27,900	$5,500	$12,400	$10,000
Site Pavements	$35,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$146,500**	**$29,100**	**$31,700**	**$44,600**
Importance Code A	$9,600	$900	$4,400	
Importance Code B	$136,900	$28,200	$27,400	$44,600
Importance Code C				
Total	**$146,500**	**$29,100**	**$31,700**	**$44,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	4+	$53,400	LIFE	* *	5	$29,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Exit 4 Door								
Masonry: Limestone	7%			LIFE	* *	5	$1,800	
Metal Panel	5%			2052	* *	5-10	$11,700	
Windows								
Aluminum	100%			2048	* *	5	$1,800	
Parapets								
Pre-Cast Concrete	100%	4+	$2,000	LIFE	* *	5	$7,400	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Under Coping Stones								
Explanation : Loose Metal Flashing								
Roof								
Metal Panel	5%			2045	* *	10	$2,600	
Roll Roofing	95%	Now	$108,000	2034	$180,000	5	$22,600	
Blisters, Extent : Severe, Area Affected : 60%								
Location : Main Roof								
Patching Evident, Extent : Severe, Area Affected : 10%								
Location : Throughout Roof								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,300	
Ceramic Tile	5%	4+	$1,800	2041	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lobby Area 1st Floor								
Quarry Tile	5%			2045	* *	5	$2,300	
Terrazzo	5%			LIFE	* *	5	$1,200	
Vinyl Tile	80%			2037	* *	3	$9,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	10%			2041	* *	5	$7,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,000	
Gypsum Board	70%			LIFE	* *	5	$31,500	
Ceilings								
AcousTileConcealSpLn	3%			2045	* *	5	$1,100	
AcousTileSusp.Lay-In	85%			2045	* *	5	$25,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	7%			LIFE	* *	5	$2,700	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2052	* *			
Iron Picket	40%			2076	* *			
Retaining Walls								
Cast in Place Concrete	100%			2076	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$5,600	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Radcliff Avenue								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Radcliff Avenue								
Activity Yard								
Asphalt	95%	Now	$29,800	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Play Yard								
Rubber Matting	5%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2042	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2000 And One 1200 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	80%			2042	* *	5	$200	
Molded Case Bkrs	20%			2042	* *	5	$300	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	10%			2040	* *	5	$100	
Molded Case Bkrs	90%			2040	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$16,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

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
Stand-by Power								
Generators								
Diesel	100%			2035	$142,000	1	$20,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 230 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$11,700	
Fuel Storage								
Day Tank	25%			2040	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 50 Gallons								
Main Tank	75%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 285 Gallons								
Lighting								
Interior Lighting								
Fluorescent	97%			2037	* *	10	$46,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2037	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement And Lobby								
Egress Lighting								
Emergency, Service	55%			2037	* *	1		
Exit, Service	45%			2037	* *	1		
Exterior Lighting								
HID	20%			2032	$50,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$9,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Alarm Bells, Horns, Pull Box Stations, Smoke Detectors And Fire Alarm Panel								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

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
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Radiant Heater	90%			2037	* *	2	$21,900	
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : 9 Furnaces Are Part Of The Air Conditioning System								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2037	* *	2	$3,100	
R-22 Refrigerant, Extent : Light, Area Affected : 1%								
Location : Air Conditioning Units On Roof								
Split Unit	5%			2037	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : R-410a								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,300	
Exhaust Fans								
Roof	100%			2037	* *	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2052	* *	1		
Galvanized Steel	20%			2037	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 1 Unit In The Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$10,800	4	$1,700	
Backflow Preventer								
Generic	100%			2040	* *	1	$3,200	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd, Basement To 3rd								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$26,500	
Sprinkler								
Generic	100%			2052	* *	1-2	$14,700	
Chemical System								
Wet	10%			2030	$5,600	1-10	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Ansul-102								
No Component	70%							
Generic	20%			2027	$11,900	1-10	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Extinguishers								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 847 - M P.S. 178 MINISCHOOL**				
Address	: **93 NAGLE AVE. @ ELLWOOD ST**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M847**
Program / Asset #	: **BOE0092.010 / 1710**			**Yr Built/Renovated**	: **1985 /**
Area Sq Ft	: **11,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **18-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **2173**	**Lot**	: **1**	**BIN**	: **1064149**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$170,800
Mechanical		$181,200
Total		**$352,000**
Importance Code B		$352,000
Total		**$352,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Electrical	$100	$30,600	$100	$100
Mechanical	$59,100	$18,100	$2,600	$600
Total	**$59,200**	**$48,700**	**$2,700**	**$700**
Importance Code A	$17,800	$600	$600	$600
Importance Code B	$41,400	$48,200	$2,100	$100
Total	**$59,200**	**$48,700**	**$2,700**	**$700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 847 - M P.S. 178 MINISCHOOL
Asset # : 1710

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
Exterior								
Exterior Walls								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mini School								
Explanation : Whole Building Demolition In Process								

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
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$170,800	10	$10,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2033	$9,600	10	$1,400	
Exit, Battery	50%			2033	$8,100	10	$400	
Exterior Lighting								
HID	50%			2028	$26,300	10		
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028	$4,200	1	$800	

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
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : This Building Is Sealed Off Due To Construction								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 847 - M P.S. 178 MINISCHOOL
Asset # : 1710

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
Heating								
Conversion Equipment								
Furnace	100%	Now	$17,800	2033	$35,600	1	$5,000	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Building Is Abandoned								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	Now	$18,100	2031	$181,200	2	$500	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Building Is Abandoned								
Exhaust Fans								
Interior	50%	Now	$2,500	2033	$25,400	2	$100	
Abandoned in Place, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor								
Roof	50%	Now	$5,600	2033	$11,100	2	$100	
Abandoned in Place, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Building Is Abandoned								
Water Heater With Tanks								
Gas Fired	100%	Now	$8,700	2028	$17,500	2		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Water Turned Off To Mechanical Room								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 847 - M P.S. 178 MINISCHOOL
Asset # : 1710

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%	Now	$6,300	2043	* *	1-2	$500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Building Is Abandoned Water Turned Off								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 85 - BX**				
Address	: **2400 MARION AVENUE @E. 187 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X085**
Program / Asset #	: **BOE0226.000 / 445**			**Yr Built/Renovated**	: **1933 / 2011**
Area Sq Ft	: **99,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-May-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,4**				
Block	: **3024**	**Lot**	: **21**	**BIN**	: **2011054**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$231,600	$69,600
Interior Architecture	$150,000	$633,700
Electrical		$908,500
Mechanical	$1,959,200	$4,370,900
Total	**$2,340,700**	**$5,982,700**
Importance Code A	$231,600	$69,600
Importance Code B	$2,109,100	$5,913,100
Total	**$2,340,700**	**$5,982,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,700			
Interior Architecture	$145,800	$7,000	$10,000	$4,900
Electrical	$11,900	$9,400	$11,300	$10,200
Mechanical	$121,100	$14,800	$22,800	$14,800
Site Enclosure	$14,900			
Site Pavements	$22,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$396,400**	**$38,500**	**$51,200**	**$37,100**
Importance Code A	$115,800	$9,800	$9,800	$9,800
Importance Code B	$193,000	$28,700	$41,400	$27,300
Importance Code C	$87,500			
Total	**$396,400**	**$38,500**	**$51,200**	**$37,100**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	$97,800	LIFE	* *	5	$11,600	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Throughout Including Bulkheads Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Foundation Wall								
Masonry: Brick	50%			LIFE	* *	5	$116,000	
Masonry: Fieldstone	25%			LIFE	* *	5	$43,500	
Masonry: Limestone	15%			LIFE	* *	5	$26,100	
Windows								
Aluminum	40%			2052	* *	5	$10,200	
Aluminum w/ Guards	60%			2052	* *	5	$15,400	
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$88,800	
Masonry: Limestone	15%			LIFE	* *	5-10	$27,900	
Roof								
Copper/Terne	5%			2071	* *	10	$6,900	
Modified Bitumen	70%			2044	* *	10	$38,900	
Modified Bitumen	25%			2041	* *	10	$13,900	
Interior								
Floors								
Cast in Place Concrete	5%	Now	$12,200	LIFE	* *	5	$15,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Auditorium And Basement								
Ceramic Tile	2%			2045	* *	5	$2,800	
Mosaic Tile	1%	Now	$2,700	2041	* *	5	$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement Toilet Room								
Quarry Tile	2%			2049	* *	5	$4,200	
Terrazzo	5%			LIFE	* *	5	$10,900	
Vinyl Tile	45%			2041	* *	3	$23,600	
Vinyl Tile	15%	Now	$89,000	2041	* *	3	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Both Cafeterias Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Both Cafeterias Throughout								
Vinyl Tile 9" X 9"	5%			2031	$572,500	3	$3,500	
Wood	20%	Now	$34,200	2051	* *	5	$26,200	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Classrooms Throughout, Auditorium Stage								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$4,600	2039	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria Exit Vestibule								
Masonry: Brick	10%			LIFE	* *	10	$4,100	
Marble Panels	5%			LIFE	* *	10	$2,700	
Plaster	55%	Now	$37,500	LIFE	* *	5	$22,600	
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Basement Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Throughout								
SGFT/Glazed Masonry	27%			LIFE	* *	10	$18,500	
Ceilings								
AcousTile,Adhered	5%			2056	* *	5	$7,000	
AcousTileSusp.Lay-In	10%			2053	* *	5	$14,000	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$26,200	
Plaster	70%	2-4	$61,000	LIFE	* *	5	$61,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Near Elevator								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%	Now	$4,700	2071	* *			
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Marion Avenue Near Entrance								
Free Standing Walls								
Concrete Masonry Unit	100%	Now	$10,200	2056	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Curbs								
Explanation : Concrete Curb Has Cracks Throughout And Deteriorated Joints								
Retaining Walls								
Cast in Place Concrete	70%			2071	* *			
Masonry: Fieldstone	30%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$17,700	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 187th Street And Webster Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Sidewalk On Marion Avenue, Just South Of The Building Corner								
On-Site Walkways								
Asphalt	50%			2039	* *			
Cast in Place Concrete	48%	Now	$5,200	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Building								
Masonry: Granite	2%			LIFE	* *			

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

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Site Pavements								
Activity Yard								
Asphalt	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Disconnect Switch Rated At 2,000 Amperes With A 1,600 Ampere Fuse Rating								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$233,000	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 3 Sections								
Raceway								
Conduit	65%			2036	$134,300	1		
Conduit	25%			2056	* *	1		
Conduit	10%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2058	* *	5	$100	
Fused Disc Sw	8%			2035	$19,600	5	$200	
Fused Toggle Switch	2%			2035	$4,900	5		
Molded Case Bkrs	10%			2052	* *	5	$300	
Molded Case Bkrs	65%			2035	$159,400	5	$1,700	
Molded Case Bkrs	10%			2058	* *	5	$300	
Wiring								
Braided Cloth	60%			2035	$179,200	1		
Thermoplastic	30%			2056	* *	1		
Thermoplastic	10%			2062	* *	1		
Motor Controllers								
Locally Mounted	10%			2034	$12,200	5	$100	
Locally Mounted	40%			2056	* *	5	$300	
Locally Mounted	50%			2049	* *	5	$300	
Ground								

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

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Generic	50%			LIFE	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Stand-by Power								
Fuel Storage								
Main Tank	100%			2071	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
LED	10%			2041	* *			
LED	90%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2041	* *	1		
Emergency, Battery	40%			2044	* *	10	$9,600	
Exit, Battery	50%			2041	* *	10	$3,300	
Exterior Lighting								
LED	10%	Now	$1,100	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Play Yard								
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$190,300	1	$37,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$61,000	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Oil Tank Room								
Explanation : One 10,000 Gallons Tank								
Conversion Equipment								
Steam Boiler	20%	Now	$35,300	2041	* *	1	$17,600	
Controller Not Working, Extent : Moderate, Area Affected : 33%								
Location : Sub-basement Boiler Room, Boiler No.2								
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Sub-basement Boiler Room. Boiler Make-up Water Tank								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Boiler Room, Boiler No.3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	80%			2041	* *	1	$78,400	
Distribution								
Steam Piping/Pump	100%	Now	$16,200	2036	$811,800			
Insul. Deteriorating, Extent : Light, Area Affected : 5%								
Location : Sub-basement Mechanical Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Sub-basement Boiler Room, Sub-basement Toilet Room								
Terminal Devices								
Air Handler	30%			2031	$572,300	1	$18,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Convector/Radiator	50%			2034	$414,500	1	$16,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$502,700	1	$6,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%			2030	$1,959,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Room								
Window/Wall Unit	65%			2031	$249,600	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Multipurpose Room, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,400	
Exhaust Fans								
Interior	100%			2031	$449,600	2	$3,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$1,041,600	1		
Galvanized Steel	20%			2034	$258,800	1		
Sanitary Piping								
Cast Iron	25%	Now	$16,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Cast Iron	75%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,200	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Sump Pump(s)								
Non-Submersible	100%			2031	$20,300	4	$3,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 650mbh								
Hot Water Storage Tank								
Generic	100%			2031	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 400 Gallons								
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$70,100	1-2	$1,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 85 - BX MINISCHOOL**				
Address	: **2400 MARION AVENUE @E. 187 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X885**
Program / Asset #	: **BOE0226.010 / 446**			**Yr Built/Renovated**	: **1982 / 2008**
Area Sq Ft	: **10,620**			**Project Type**	: **EDUCATION**
Date of Survey	: **30-Oct-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3024**	**Lot**	: **21**	**BIN**	: **2011054**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,308,800
Interior Architecture	$157,800	$436,600
Electrical	$73,400	$162,100
Mechanical	$177,200	
Total	**$408,300**	**$1,907,500**
Importance Code A		$1,308,800
Importance Code B	$408,300	$598,700
Total	**$408,300**	**$1,907,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,800			$900
Interior Architecture	$2,800		$1,900	
Electrical	$14,500	$300	$300	$300
Mechanical	$104,300	$500	$1,500	$500
Total	**$174,300**	**$800**	**$3,800**	**$1,800**
Importance Code A	$87,200	$500	$500	$1,500
Importance Code B	$87,200	$300	$3,300	$300
Importance Code C				
Total	**$174,300**	**$800**	**$3,800**	**$1,800**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 85 - BX MINISCHOOL
Asset # : 446

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
Exterior								
Exterior Walls								
Metal Panel	22%	Now	$13,500	2032	$270,700	5	$7,500	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	78%			2032	$959,900	5-10	$97,200	
Windows								
Aluminum	100%			2040	* *	5	$1,900	
Roof								
Metal Panel	100%	Now	$9,800	2037	* *			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is Covered With Tar								
Soffits								
Metal Panel	100%			2042	* *	5-10	$10,900	
Interior								
Floors								
Ceramic Tile	3%	Now	$2,800	2041	* *	5	$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Toilet Rooms And West Entry Vestibule								
Vinyl Tile	97%			2032	$436,600	3	$5,800	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$5,200	
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$157,800	2052	* *	5	$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX MINISCHOOL

Asset # : 446

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$15,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2032	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2031	$2,000	5		
Molded Case Bkrs	95%			2031	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2032	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2030	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$162,100	10	$9,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2032	$9,100	10	$1,300	
Exit, Service	50%			2032	$2,300	1		
Exterior Lighting								
HID	20%			2027	$10,100	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$4,100	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$8,400	1-3	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Alarm Bell, Horns, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX MINISCHOOL

Asset # : 446

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
Heating								
Energy Source								
Natural Gas	100%			2032	$2,800	1		
Conversion Equipment								
Furnace	100%			2027	$33,800	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Level								
Explanation : 2 Internal Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2031	$29,900	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2027	$177,200	2	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,900	
Exhaust Fans								
Interior	90%			2027	$43,400	2	$300	
Roof	10%			2027	$2,100	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 86 - BX**		
Address	: **2756 RESERVOIR AVENUE @W. 195 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X086**
Program / Asset #	: **BOE0227.000 / 1093**	**Yr Built/Renovated**	: **1928 / 2021**
Area Sq Ft	: **111,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **15-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5**		
Block	: **3247** **Lot** : **70**	**BIN**	: **2100971**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,233,100
Interior Architecture	$5,428,700	$902,400
Electrical	$106,700	$2,517,000
Mechanical	$2,028,300	$4,085,400
Total	**$7,563,700**	**$8,738,000**
Importance Code A		$1,233,100
Importance Code B	$7,563,700	$7,504,800
Total	**$7,563,700**	**$8,738,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,800	$26,400		
Interior Architecture	$104,200	$3,700		$14,100
Electrical	$49,500	$10,700	$12,500	$10,800
Mechanical	$16,700	$15,900	$29,600	$33,400
Site Pavements	$46,200			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$273,800**	**$64,200**	**$49,500**	**$65,800**
Importance Code A	$60,800	$37,400	$11,000	$11,200
Importance Code B	$139,200	$25,500	$38,500	$54,500
Importance Code C	$73,800	$1,300		
Total	**$273,800**	**$64,200**	**$49,500**	**$65,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$47,700	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Masonry: Brick	85%			LIFE	* *	5	$162,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	$7,200	
Windows								
Aluminum	95%			2043	* *	5	$52,800	
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Current Replacement Underway								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Copings								
Masonry: Brick	95%			LIFE	* *	5	$19,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Built-Up (BUR)	98%	Now	$49,800	2035	$996,400			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various 5th Floor Locations								
Roll Roofing	2%			2031	$11,300	5	$2,800	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Interior								
Floors								
Asphalt Poured	5%	0-2	$30,200	2040	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 1st Floor Play Areas And Stair Landings								
Cast in Place Concrete	5%			LIFE	* *	5	$17,400	
Ceramic Tile	3%			2038	* *	5	$4,800	
Cork Tile	1%	0-2	$65,900	2065	* *	5	$700	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Library								
Marble Panels	2%			LIFE	* *	5	$2,400	
Terrazzo	4%			LIFE	* *	5	$5,000	
Vinyl Tile	20%	0-2	$90,200	2035	$902,400	3	$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout Various Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Various Classrooms And Corridors								
Vinyl Tile 9" X 9"	35%	Now	$457,200	2030	$4,571,900	3	$20,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Classrooms And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Classrooms And Corridors								
Wood	25%	0-2	$243,500	2050	* *	5	$37,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms								
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Reported On 3rd And 5th Floor Gymnasiums								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%			2038	* *	5	$2,600	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	65%	0-2	$27,700	LIFE	* *	5	$16,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Classrooms And Corridors Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2040	* *	5	$6,200	
Exposed Struc: Concrete	20%			LIFE	* *	5	$3,100	
Plaster	75%	Now	$46,300	LIFE	* *	5	$46,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various 5th Floor Offices And Classrooms								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Site Enclosure								
Fence/Gates								
Iron Picket	25%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Play Yard								
Explanation : Location Noted								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Inaccessible Due To Construction								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Masonry: Granite	50%	Now	$39,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Exit Stairs Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Exit Stairs Throughout								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : North Facade								
Explanation : Inaccessible Due To Construction								
Parking/Driveway								
Asphalt	30%	0-2	$7,100	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Parking Area								
Not Accessible	70%							
Activity Yard								
Asphalt	30%			2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Play Yard								
Rubber Matting	10%			2043	* *			
Not Accessible	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Inaccessible Due To Construction								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Fused Disc Sw	5%			2034	$12,300	5	$100	
Molded Case Bkrs	90%			2051	* *	5	$2,600	
Wiring								
Braided Cloth	50%			2034	$175,000	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2055	* *	1		
Thermoplastic	20%			2035	$70,000	1		
Motor Controllers								
Locally Mounted	70%			2033	$130,100	5	$500	
Locally Mounted	30%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Lighting								
Interior Lighting								
Fluorescent	93%	2-4	$31,500	2035	$1,575,700			
Malfunctioning, Extent : Light, Area Affected : 40%								
Location : Gymnasium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$33,900	10	$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	5%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Service	20%			2035	$14,000	1		
Emergency, Battery	40%	0-2	$7,600	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : Major Spaces, Staircases								
Exit, Battery	40%			2035	$64,400	10	$3,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Lighting								
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Scaffolding								
Alarm								
Security System								
Generic	50%			2030	$106,700	1	$20,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm And Motion Sensors								
Generic	50%			2043	* *	1	$20,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$293,200	1-3	$68,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement And Outside								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Fuel One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$109,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%			2035	$910,200			
Terminal Devices								
Air Handler	20%			2030	$427,800	1	$13,700	
Convector/Radiator	50%			2033	$464,700	1	$17,900	
Fan Coil Unit/Heat	30%			2030	$845,400	1	$10,800	
Controls								
Pneumatic	100%			2033	$2,196,700			

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

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

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
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2040	* *			
Window/Wall Unit	70%			2030	$301,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$61,900	
Exhaust Fans								
Interior	90%			2030	$453,700	2	$3,100	
Roof	10%			2035	$22,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2045	* *	1		
Galvanized Steel	30%			2033	$435,300	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 100 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$11,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$22,800	4	$3,500	
Fixtures								
Generic	100%							
Low Consumption Fixtures, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Through Five								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$78,600	1-2	$1,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 86 - BX MINISCHOOL**				
Address	: **2756 RESERVOIR AVENUE @W. 195 STREET**				
Borough	: **BRONX**			**Agency's Number**	: **X868**
Program / Asset #	: **BOE0227.010 / 2691**			**Yr Built/Renovated**	: **1988 /**
Area Sq Ft	: **11,000**			**Project Type**	: **EDUCATION**
Date of Survey	: **15-May-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **3247**	**Lot**	: **70**	**BIN**	: **2100971**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$97,600	$91,300
Interior Architecture	$143,600	$382,600
Mechanical		$183,500
Total	**$241,200**	**$657,400**
Importance Code A	$97,600	$91,300
Importance Code B	$143,600	$566,100
Total	**$241,200**	**$657,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,000			
Interior Architecture	$38,500	$1,600		$1,700
Electrical	$6,300	$1,200	$1,200	$11,200
Mechanical	$1,000	$34,200	$1,800	$16,800
Site Enclosure	$3,300			
Site Pavements	$18,500			
Total	**$119,500**	**$37,000**	**$3,100**	**$29,700**
Importance Code A	$52,600	$500	$600	$500
Importance Code B	$7,700	$36,500	$2,500	$29,200
Importance Code C	$59,200			
Total	**$119,500**	**$37,000**	**$3,100**	**$29,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BX MINISCHOOL
Asset # : 2691

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
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$24,600	2045	* *	5	$34,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Trim At Roof Above West Entrance								
Windows								
Aluminum	100%	Now	$27,400	2034	$91,300	5	$900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Cafeteria And Kitchen								
Roof								
Metal Panel	100%	Now	$97,600	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Mosaic Tile	5%			2048	* *	5	$2,000	
Quarry Tile	5%			2048	* *	5	$1,200	
Vinyl Tile	85%	Now	$76,500	2035	$382,600	3	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor And Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Gypsum Board	100%	Now	$37,400	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor, Various Classrooms, Cafeteria And Kitchen								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms, Cafeteria And Kitchen								
Ceilings								
AcousTileSusp.Lay-In	85%	Now	$67,100	2040	* *	5	$6,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%	4+	$1,000	LIFE	* *	5	$1,900	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BX MINISCHOOL
Asset # : 2691

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
Site Enclosure								
Fence/Gates								
Chain Link	30%			2045	* *			
Iron Picket	68%	2-4	$3,300	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	2%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	40%	4+	$2,900	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Exit Ramp								
Panel/Paver: Cer/Brk	60%	0-2	$15,600	2051	* *	5	$9,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5		
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5		
Molded Case Bkrs	90%			2043	* *	5	$300	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$10,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	$9,500	10	$1,300	
Exit, Service	50%			2035	$2,400	1		

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BX MINISCHOOL
Asset # : 2691

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
Lighting								
Exterior Lighting								
HID	10%	Now	$5,300	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$21,100	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$29,100	1-3	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Horn, Pull Box Stations, Strobe Lights And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2045	* *	1		
Natural Gas	95%			2045	* *	1		
Conversion Equipment								
Furnace	95%			2035	$33,300	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ceiling Duct Mounted								
Explanation : 3 Units								
Radiant Heater	5%			2035	$14,700	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway								
Explanation : 4 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2033	$183,500	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX MINISCHOOL

Asset # : 2691

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,100	
Exhaust Fans								
Roof	20%			2035	$4,400	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 120 Gallons								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 87 - BX**
Address : **1935 BUSSING AVENUE @ EDSON AVE.**
Borough : **BRONX** | **Agency's Number** : **X087**
Program / Asset # : **BOE0228.000 / 434** | **Yr Built/Renovated** : **1931 / 2006**
Area Sq Ft : **43,000** | **Project Type** : **EDUCATION**
Date of Survey : **29-Jun-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5018** **Lot** : **1** | **BIN** : **2069061**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$54,100	$884,200
Interior Architecture		$2,764,400
Electrical	$438,300	$726,600
Mechanical	$513,400	$366,200
Site Pavements		$1,023,500
Total	**$1,005,800**	**$5,764,800**
Importance Code A	$54,100	$884,200
Importance Code B	$951,700	$4,880,600
Total	**$1,005,800**	**$5,764,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,000	$1,100		$2,000
Interior Architecture	$24,800	$28,700		$3,600
Electrical	$1,600	$4,100	$4,200	$4,800
Mechanical	$8,000	$6,500	$7,500	$6,500
Site Pavements	$5,400			
Total	**$48,900**	**$40,300**	**$11,800**	**$16,900**
Importance Code A	$13,300	$5,400	$4,300	$6,200
Importance Code B	$30,200	$34,900	$7,500	$10,600
Importance Code C	$5,400			
Total	**$48,900**	**$40,300**	**$11,800**	**$16,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$14,700	
Masonry: Brick	85%	4+	$54,100	LIFE	* *	5	$32,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall								
Masonry: Granite	3%			LIFE	* *	5	$800	
Masonry: Limestone	7%			LIFE	* *	5	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Facade								
Explanation : Painted Surfaces								
Windows								
Aluminum	70%	Now	$9,000	2049	* *	5	$4,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Aluminum	30%			2055	* *	5	$4,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$6,200	
Masonry: Brick Cavity	80%			LIFE	* *	5	$6,400	
Masonry: Limestone	3%			LIFE	* *	5	$300	
Metal Panel	7%			2053	* *	5	$2,200	
Roof								
Built-Up (BUR)	100%			2033	$815,900	10	$68,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$15,100	
Ceramic Tile	5%			2042	* *	5	$3,500	
Terrazzo	3%			LIFE	* *	5	$1,600	
Traffic Topping	10%			2033	$337,400	5	$8,600	
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : Stairs And Corridors								
Vinyl Tile 9" X 9"	42%			2033	$2,374,700	3	$14,500	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	30%			2048	* *	5	$38,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,800	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$17,100	
SGFT/Glazed Masonry	15%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

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
Interior								
Ceilings								
AcousTile,Adhered	15%			2038	* *	5	$9,800	
Exposed Struc: Concrete	35%			LIFE	* *	5	$3,600	
Fiber Board	5%	4+	$1,000	2033	$52,400			
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Plaster	45%	Now	$18,400	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room 207, 209 And Stair Cd								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 207, 209								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	40%			2036	$24,500			
Cast in Place Concrete	40%	Now	$1,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Exterior Stairs At Exits 2 And 3 In Rear Yard								
Masonry: Granite	20%	4+	$3,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Steps At Front Entry								
Activity Yard								
Asphalt	85%			2036	$1,023,500			
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	5%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes. Obsolete Equipment, On Extended Life								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$166,500	2063	* *	5	$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical And Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : Obsolete Equipment								
Raceway								
Conduit	80%			2033	$66,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	30%			2049	* *	5	$300	
Molded Case Bkrs	65%			2041	* *	5	$700	
Wiring								
Braided Cloth	70%	2-4	$75,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	$36,700	5	$100	
Locally Mounted	50%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Connected To Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$623,500	10	$37,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
LED	5%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting Observed In The Gymnasium								
Egress Lighting								
Emergency, Battery	50%			2033	$37,000	10	$5,200	
Exit, Battery	50%			2033	$31,200	10	$1,500	
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

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
Alarm								
Security System								
Generic	100%			2028	$82,700	1	$16,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Security Lock								
Fire/Smoke Detection								
Generic, Analog	100%	4+	$113,600	2043	* *	1-3	$24,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	$42,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	20%			2028	$165,700	1	$5,300	
Convector/Radiator	60%			2031	$216,000	1	$8,300	
Fan Coil Unit/Heat	20%			2028	$218,300	1	$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2031	$150,100	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$9,600	
No Component	60%							
Exhaust Fans								
Interior	40%			2028	$78,100	2	$500	
Roof	60%			2028	$51,300	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$35,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,400	4	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two New Motors Recently Installed								
Backflow Preventer								
Generic	100%			2038	* *	1	$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 88 - BX**			
Address	:	**1340 SHERIDAN AVENUE BTWN: MARCY PL., EAST 170 ST.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X088**
Program / Asset #	:	**BOE0229.000 / 2689**	**Yr Built/Renovated**	:	**1924 / 2002**
Area Sq Ft	:	**23,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**04-May-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,Mez**			
Block	:	**2830** **Lot** : **17**	**BIN**	:	**2094535**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,771,600	$282,100
Interior Architecture	$163,600	$127,300
Electrical	$351,100	$133,300
Mechanical	$52,200	$309,700
Total	**$2,338,600**	**$852,500**
Importance Code A	$1,771,600	$487,300
Importance Code B	$494,400	$365,100
Importance Code C	$72,600	
Total	**$2,338,600**	**$852,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,700	$3,600	$6,800	
Interior Architecture	$53,900			$4,000
Electrical	$39,200	$39,000	$2,800	$2,100
Mechanical	$4,300	$15,600	$5,300	$3,100
Site Pavements				
Total	**$99,000**	**$58,300**	**$14,900**	**$9,300**
Importance Code A	$3,900	$6,000	$9,000	$2,300
Importance Code B	$95,100	$52,300	$5,800	$7,000
Importance Code C				
Total	**$99,000**	**$58,300**	**$14,900**	**$9,300**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$1,771,600	LIFE	* *	5	$52,500	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 60%								
Location : All Facades								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : East Facade And 3rd Floor								
Masonry: Limestone	5%			LIFE	* *	5	$2,200	
Stucco Cement	5%			2038	* *	5	$7,300	
Windows								
Aluminum	100%			2049	* *	5	$13,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$5,600	
Masonry: Limestone	10%	Now	$1,700	LIFE	* *	5	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : West Side Of Main Roof								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Rail	5%			2046	* *	5-10	$5,900	
Roof								
Built-Up (BUR)	95%			2033	$229,500	10	$19,200	
Copper/Terne	5%			2061	* *	10	$2,500	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$4,800	
Ceramic Tile	5%			2036	$127,300	5	$2,200	
Quarry Tile	2%			2046	* *	5	$1,300	
Vinyl Tile	73%	Now	$91,100	2038	* *	3	$12,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout, Staircases, Corridors								
Wood	15%	4+	$40,400	2048	* *	5	$6,200	
Deteriorated Finish, Extent : Light, Area Affected : 30%								
Location : Cafeteria, Mezzanine								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,700	
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	2%			LIFE	* *			
Metal Panel	8%			LIFE	* *			
Plaster	70%	Now	$72,600	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout, Room B17								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
SGFT/Glazed Masonry	5%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%	4+	$13,500	LIFE	* *	5	$700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Plaster	90%			LIFE	* *	5	$24,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Rubber Matting	100%			2033	$39,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 800 Amperes								
Fused Disc Sw	50%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Service Switch Rated At 200 Amperes For Emergency Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	
Raceway								
Conduit	75%	2-4	$23,500	2053	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Conduit	25%			2053	* *	1		
Panelboards								
Fused Toggle Switch	5%	2-4	$5,100	2058	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Molded Case Bkrs	75%			2049	* *	5	$500	
Molded Case Bkrs	20%			2032	$20,400	5	$100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

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
Under 600 Volts								
Wiring								
Thermoplastic	50%			2033	$39,500	1		
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$351,100	10	$21,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	25%			2028	$3,600	1		
Emergency, Battery	25%			2028	$9,900	10	$1,400	
Exit, Battery	50%			2038	* *	10	$800	
Exterior Lighting								
HID	6%	Now	$3,300	2041	* *			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Controlled Via Timer								
Incandescent	4%	Now	$5,000	2043	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement Terrace								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$44,200	1	$8,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$14,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One 6,300 Gallons Tank								
Conversion Equipment								
Steam Boiler	100%			2031	$205,300	1	$22,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	10%			2033	$44,300	1	$1,400	
Convector/Radiator	90%			2038	* *	1	$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$28,000			
Window/Wall Unit	10%			2028	$8,900	1		
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : Basement								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,800	
Exhaust Fans								
Interior	100%	Now	$52,200	2033	$104,500	2	$600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Defective Fan Motor. Kitchen								
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2043	* *	1		
Galvanized Steel	98%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$3,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$4,700	4	$500	
Fixtures								
Generic	100%							
Fire Suppression								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL**		
Address	: **265 WARWICK STREET @ ATLANTIC AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K814**
Program / Asset #	: **BOE1105.000 / 14561**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **52,080**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3952** **Lot** : **47**	**BIN**	: **3087940**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$477,000
Mechanical		$443,400
Total		**$920,400**
Importance Code B		$920,400
Total		**$920,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$29,100
Interior Architecture		$20,800	$10,100	$1,100
Electrical	$71,000	$7,000	$4,900	$5,200
Mechanical	$8,900	$9,600	$12,700	$8,600
Site Enclosure	$200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$101,800**	**$59,100**	**$49,300**	**$65,500**
Importance Code A	$2,600	$2,600	$2,600	$31,700
Importance Code B	$98,900	$56,500	$37,300	$33,800
Importance Code C	$200		$9,400	
Total	**$101,800**	**$59,100**	**$49,300**	**$65,500**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	91%			LIFE	* *	5	$31,000	
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Metal Panel	2%			2055	* *	5-10	$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Elevation							
	Explanation : This Is The Front Canopy Entry.							
Window Wall	2%			2055	* *	5	$2,600	
Windows								
Aluminum	100%			2051	* *	5	$1,800	
Parapets								
Masonry: Limestone	10%			LIFE	* *	5	$100	
Pre-Cast Concrete	90%			LIFE	* *	5	$6,600	
Roof								
IRMA/Protected Membrane	90%			2040	* *	10	$25,700	
Modified Bitumen	3%			2040	* *	10	$900	
Panel/Paver: Cer/Brk	2%			2055	* *	10	$800	
Sloped Glazing	5%			LIFE	* *	5	$19,000	
Soffits								
Metal Panel	100%			2055	* *	5-10		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Entry							
	Explanation : Canopy							
Interior								
Floors								
Carpet	5%			2034	$27,500	3	$2,300	
Cast in Place Concrete	5%			LIFE	* *	5	$3,300	
Ceramic Tile	5%			2044	* *	5	$1,500	
Quarry Tile	5%			2048	* *	5	$2,300	
Sheet Vinyl/Rubber	5%			2040	* *	5	$2,300	
Vinyl Tile	65%			2040	* *	3	$7,400	
Wood	10%			2063	* *	5	$5,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2044	* *	5	$18,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,000	
Folding Partition	5%			2051	* *	5	$9,400	
Gypsum Board	55%			LIFE	* *	5	$24,800	
Ceilings								
AcousTileSusp.Lay-In	90%			2048	* *	5	$27,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$1,900	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

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
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2070	* *			
Masonry: Brick	20%	2-4	$200	2055	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Columns At Front Fence								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Pavers/Stone	100%			2044	* *			
Activity Yard								
Asphalt	50%			2044	* *			
Rubber Matting	50%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$200	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	30%			2040	* *	5	$100	
Motor Control Center	50%			2048	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Custodian Office								
Explanation : All Controllers Is Monitored By Building Management System.								
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

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
Lighting								
Interior Lighting								
Fluorescent	60%			2035	$477,000	10	$28,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2043	* *			
Egress Lighting								
Emergency, Battery	25%			2035	$22,400	10	$3,100	
Emergency, Battery	25%	4+	$22,400	2045	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	25%			2035	$18,900	10	$900	
Exit, Battery	25%	4+	$18,900	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	10%			2040	* *	10		
HID	10%	2-4	$24,900	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$300	
Alarm								
Security System								
Generic	50%			2040	* *	1	$9,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2040	* *	1	$9,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Indoor And Outdoor								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$32,100	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

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
Heating								
Conversion Equipment								
Furnace	80%			2040	* *	1	$20,600	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	20%			2048	* *	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2051	* *	4	$800	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2048	* *	1	$3,400	
No Component	80%							
Controls								
Electrical	100%			2033	$296,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Controls Via Building Management System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2040	* *	2	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Remote Terminal Units								
Split Unit	10%			2040	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,000	
Exhaust Fans								
Roof	100%			2040	* *	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$87,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$3,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

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
Plumbing								
Backflow Preventer								
Generic	100%			2040	* *	1	$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2055	* *	1-2	$14,600	
Fire Pump								
Generic	100%			2044	* *	1	$9,700	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Hood 5 Feet X 20 Feet Which Equals 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 89 - BX**
Address : **980 MACE AVENUE @ WILLIAMSBRIDGE RD.**
Borough : **BRONX**
Agency's Number : **X089**
Program / Asset # : **BOE0230.000 / 420**
Yr Built/Renovated : **1927 / 2022**
Area Sq Ft : **98,000**
Project Type : **EDUCATION**
Date of Survey : **23-Aug-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1**
Block : **4444** **Lot** : **16** **BIN** : **2051571**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$223,400
Interior Architecture	$531,400	$1,280,500
Electrical	$406,000	$2,116,000
Mechanical	$1,264,700	$3,359,700
Site Pavements	$59,900	
Total	**$2,262,000**	**$6,979,500**
Importance Code A		$223,400
Importance Code B	$2,104,400	$6,756,200
Importance Code C	$157,600	
Total	**$2,262,000**	**$6,979,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,500			$22,500
Interior Architecture	$68,700			$9,100
Electrical	$59,400	$11,300	$10,100	$30,600
Mechanical	$42,300	$14,300	$22,900	$14,300
Site Enclosure	$15,000			
Site Pavements	$5,300			
Total	**$220,100**	**$25,700**	**$33,000**	**$76,500**
Importance Code A	$39,200	$9,700	$9,700	$32,400
Importance Code B	$136,100	$15,900	$23,300	$44,100
Importance Code C	$44,800			
Total	**$220,100**	**$25,700**	**$33,000**	**$76,500**

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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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%	4+	$22,000	LIFE	* *	5	$84,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Base Of Wall								
Masonry: Brick	90%			LIFE	* *	5	$139,000	
Masonry: Granite	3%	4+	$7,500	LIFE	* *	5	$3,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Decorative Panels Above 2nd Floor								
Windows								
Aluminum	80%			2060	* *	5	$35,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2060	* *	5	$9,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Explanation : Rusted Window Guards								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$16,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Not Accessible	85%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : No Access- Upper Floors Being Painted								
Roof								
Copper/Terne	5%			2063	* *	10	$7,700	
Not Accessible	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : No Access- Upper Floors Being Painted								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$88,100	
Mosaic Tile	5%	0-2	$15,500	2040	* *	5	$10,100	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Floors 2, 3 And 4								
Explanation : Partial Access - Upper Floors Being Painted								
Quarry Tile	3%			2040	* *	5	$7,300	
Terrazzo	5%	4+	$15,400	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridor								
Vinyl Tile	25%	Now	$57,000	2035	$1,139,500	3	$15,100	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Classrooms 407 And 413								
Explanation : Damaged Substrate								
Vinyl Tile 9" X 9"	2%	Now	$13,200	2030	$263,900	3	$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Rooms								
Wood	35%			2050	* *	5	$105,700	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Floors 2, 3 And 4								
Explanation : Partial Access - Upper Floors Being Painted								
Interior Walls								
Ceramic Tile	5%	Now	$24,600	2038	* *	5	$4,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Kitchen Area And Toilet Rooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Floors 2, 3 And 4								
Explanation : Partial Access - Upper Floors Being Painted								
Glass: Single Pane	5%			LIFE	* *	5	$6,500	
Gypsum Board	10%			LIFE	* *	5	$10,500	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%	Now	$157,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Corridor And Stair Wells								
Plaster	45%			LIFE	* *	5	$23,600	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Floors 2, 3 And 4								
Explanation : Partial Access - Upper Floors Being Painted								
SGFT/Glazed Masonry	15%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,500	
Not Accessible	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Floors 2, 3 And 4								
Explanation : No Access - Wet Paint								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2055	* *			
Iron Picket	75%	0-2	$15,000	2070	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Several Locations At Mace Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$59,900	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2048	* *			
Panel/Paver: Bluestone	10%	Now	$5,300	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Various Exit Stairs								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Exit Stair At West Facade								
Explanation : Deteriorated Substrate								
Activity Yard								
Asphalt	97%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : New Asphalt Recently Installed								
Rubber Matting	3%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : New Matting Currently Being Installed								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2055	* *	5	$200	
Fused Knife Sw	50%	2-4	$116,500	2065	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2035	$185,900	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$200	
Fused Knife Sw	5%	2-4	$12,300	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Molded Case Bkrs	75%			2034	$183,900	5	$1,900	
Molded Case Bkrs	5%			2043	* *	5	$100	
Molded Case Bkrs	5%			2051	* *	5	$100	
Wiring								
Braided Cloth	80%	2-4	$239,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%	4+	$24,500	2055	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,466,000	10	$88,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	1%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lights Installed In 2015 Approximately								
LED	1%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Lights Installed In 2019 Approximately								
Egress Lighting								
Emergency, Service	20%			2043	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Gymnasium, Auditorium								
Emergency, Battery	30%			2030	$50,500	10	$7,100	
Emergency, Battery	20%			2043	* *	10	$4,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	30%			2035	$42,700	10	$2,000	
Exterior Lighting								
HID	3%			2030	$14,000	10		
HID	7%			2035	$32,800	10		
No Component	90%							
Alarm								
Security System								
Generic	50%			2035	$94,200	1	$18,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exterior Walls - Building Perimeter								
Explanation : CCTV Surveillance Camera System								
Generic	50%	4+	$4,700	2040	* *	1	$16,500	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Custodian Office - Room 101								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$60,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns.								

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : No.2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$97,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	80%	Now	$64,300	2035	$642,900			
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Vacuum Pump Return Line								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Steam Piping/Pump	20%			2055	* *			
Terminal Devices								
Air Handler	40%			2030	$755,400	1	$24,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Convector/Radiator	60%			2033	$492,300	1	$19,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2033	$1,939,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	25%			2040	* *			
Window/Wall Unit	75%			2033	$285,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$54,600	
Exhaust Fans								
Interior	100%	Now	$8,900	2030	$445,100	2	$2,400	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Fan And 4th Floor Fan								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2045	* *	1		
Galvanized Steel	70%			2040	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$17,700	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement In Heavy Rain From Roof Drains								
Sump Pump(s)								
Non-Submersible	100%			2035	$20,100	4	$3,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Electric 80 Gallon Hot Water Heater For Emergency Use Only								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$800	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 892 - Q**		
Address	: **199-10 112TH AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q892**
Program / Asset #	: **BOE1184.000 / 14930**	**Yr Built/Renovated**	: **1957 / 2013**
Area Sq Ft	: **59,746**	**Project Type**	: **EDUCATION**
Date of Survey	: **13-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **10975** **Lot** : **1**	**BIN**	: **4235252**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$60,900
Electrical	$52,100	
Mechanical		$198,600
Total	**$52,100**	**$259,500**
Importance Code A		$60,900
Importance Code B	$52,100	$198,600
Total	**$52,100**	**$259,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$48,100	$8,900	
Interior Architecture	$42,500		$5,600	
Electrical	$5,600	$14,100	$7,500	$5,600
Mechanical	$47,700	$8,400	$13,800	$8,400
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$103,000**	**$77,900**	**$42,900**	**$21,200**
Importance Code A	$4,700	$53,000	$13,600	$4,700
Importance Code B	$79,800	$24,900	$29,300	$16,500
Importance Code C	$18,400			
Total	**$103,000**	**$77,900**	**$42,900**	**$21,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

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
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	$60,900	
Masonry: Limestone	8%			LIFE	* *	5	$4,000	
Windows								
Aluminum	100%			2049	* *	5	$17,700	
Parapets								
Masonry: Brick	88%			LIFE	* *	5	$8,800	
Masonry: Limestone	10%			LIFE	* *	5	$1,300	
Metal Rail	2%			2046	* *	5-10	$3,600	
Roof								
Modified Bitumen	100%			2038	* *	10	$48,100	
Interior								
Floors								
Carpet	3%			2032	$48,600	3	$4,000	
Cast in Place Concrete	2%			LIFE	* *	5	$3,900	
Ceramic Tile	5%			2042	* *	5	$4,500	
Quarry Tile	2%			2046	* *	5	$2,700	
Terrazzo	45%			LIFE	* *	5	$31,400	
Vinyl Tile	38%			2038	* *	3	$12,700	
Wood	5%			2061	* *	5	$8,400	
Interior Walls								
Ceramic Tile	25%			2042	* *	5	$36,900	
Concrete Masonry Unit	3%			LIFE	* *	5	$1,800	
Gypsum Board	25%			LIFE	* *	5	$22,100	
Granite Panels	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$4,400	
SGFT/Glazed Masonry	32%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	85%	4+	$21,800	2046	* *	5	$32,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Girls Toilet Room 202								
Gypsum Board	15%			LIFE	* *	5	$14,100	
Site Enclosure								
Fence/Gates								
Chain Link	8%			2053	* *			
Iron Picket	92%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 112th Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	95%			2038	* *			
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere And 1,200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	90%			2049	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$300	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$52,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2041	* *	10	$1,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$7,200	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	20%			2038	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Perimeter Of The Building								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Of The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Exit Doors And Basement								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Multipurpose Room And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	40%			2041	* *	1	$11,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Steam Boiler	60%			2050	* *	1	$35,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	60%			2059	* *			
No Component	40%							
Terminal Devices								
Convector/Radiator	60%			2050	* *	1	$11,600	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2041	* *	2	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units. R-410a Refrigerant								
Window/Wall Unit	60%			2032	$139,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,300	
Exhaust Fans								
Interior	20%			2041	* *	2	$400	
Roof	80%			2041	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Sanitary Piping								
Cast Iron	100%	0-2	$38,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Waste Line From 3rd Floor Bathroom To Second Floor Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2053	* *	1-2	$800	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 70 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 90 - BX**				
Address	: **1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S**				
Borough	: **BRONX**		**Agency's Number**	: **X090**	
Program / Asset #	: **BOE0231.000 / 421**		**Yr Built/Renovated**	: **1928 / 2000**	
Area Sq Ft	: **92,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **24-Feb-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**				
Block	: **2456**	**Lot** : **100**	**BIN**	: **2002745**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$976,600	$139,000
Interior Architecture	$4,517,300	$1,104,800
Electrical	$340,300	$462,400
Mechanical	$3,401,700	$1,686,800
Site Pavements		$422,000
Total	**$9,235,800**	**$3,814,800**
Importance Code A	$976,600	$139,000
Importance Code B	$7,762,100	$3,184,300
Importance Code C	$497,100	$491,600
Total	**$9,235,800**	**$3,814,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,100			
Interior Architecture	$72,100	$8,100		$6,000
Electrical	$8,800	$40,700	$11,300	$8,600
Mechanical	$27,200	$28,200	$22,100	$14,000
Site Enclosure	$58,800			
Site Pavements	$40,800			
Total	**$221,800**	**$77,000**	**$33,400**	**$28,600**
Importance Code A	$30,500	$9,300	$9,100	$9,100
Importance Code B	$114,800	$67,700	$24,300	$19,500
Importance Code C	$76,500			
Total	**$221,800**	**$77,000**	**$33,400**	**$28,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	2-4	$84,700	LIFE	* *	5	$4,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room Basement And Stair Areaways								
Masonry: Brick	90%	4+	$234,300	LIFE	* *	5	$139,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Masonry: Limestone	5%			LIFE	* *	5	$5,800	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$657,600	2049	* *	5	$22,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$19,600	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Sidewalk Shed Below, Extent : Light, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,500	
Repairs in Progress, Extent : N/A, Area Affected : 90%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	2-4	$14,100	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 464 - Water Penetration And Ceiling Damage								
Copper/Terne	5%			2061	* *	10	$7,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,200	
Ceramic Tile	5%	Now	$23,300	2036	$465,100	5	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	2%	Now	$24,300	2038	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%	0-2	$77,100	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	15%	Now	$68,400	2038	* *	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	$197,900	2028	$1,979,300	3	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	48%	2-4	$944,700	2061	* *	5	$72,500	
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	Now	$24,600	2036	$491,600	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilets And Kitchen								
Masonry: Brick	15%	0-2	$255,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	0-2	$78,800	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	75%	Now	$163,100	LIFE	* *	5	$39,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 4th Floor, Classrooms, Stairs And Around Auditorium Windows								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor, Classrooms, Stair Tower								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$16,100	
AcousTileSusp.Lay-In	3%			2046	* *	5	$4,800	
Exposed Struc: Concrete	12%			LIFE	* *	5	$3,000	
Plaster	75%	Now	$752,700	LIFE	* *	5	$75,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 4th Floor, Classrooms, Stairs								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads, Rooms 404, 411, 455								
Site Enclosure								
Fence/Gates								
Chain Link	85%	2-4	$35,800	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : At Vehicle Entry								
Iron Picket	15%	0-2	$13,800	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$9,300	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Retaining Wall								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : West Side								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Top Of Walls Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$23,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	60%			2042	* *			
Cast in Place Concrete	35%			2046	* *			
Pavers/Stone	5%	Now	$2,400	2036	$48,600			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Entry Stairs								
Parking/Driveway								
Asphalt	95%			2036	$45,300			
Cast in Place Concrete	5%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Site Pavements								
Activity Yard								
Asphalt	75%	2-4	$15,100	2036	$302,700			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Rubber Matting	25%			2033	$119,300			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	* *	5	$300	
Molded Case Bkrs	30%			2033	$69,900	5	$700	
Raceway								
Conduit	80%			2033	$165,300	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$24,500	5	$200	
Molded Case Bkrs	10%			2032	$24,500	5	$200	
Molded Case Bkrs	80%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	10%			2033	$29,900	1		
Thermoplastic	90%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$122,300	5	$600	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$700	
Generic	50%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$80,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2038	* *	10	$4,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Five Classrooms								
Egress Lighting								
Emergency, Battery	50%			2028	$79,100	10	$11,100	
Exit, Service	50%			2028	$20,300	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Lighting								
Exterior Lighting								
LED	10%			2033	$50,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter And Roof								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2028	$176,800	1	$34,400	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$56,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby								
Explanation : No Central Station Connection								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2043	* *	5	$28,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 10,000-gallon Tanks								
Conversion Equipment								
Steam Boiler	100%	Now	$16,400	2038	* *	1	$82,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler B-1 Low Water Cut-off. Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Boilers								
Distribution								
Steam Piping/Pump	55%			2043	* *			
Steam Piping/Pump	45%	0-2	$6,800	2033	$339,500			
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Condensate Pump Hose Connection. Basement.								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Steam And Condensate Piping Beyond Boiler Room								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Heating								
Terminal Devices								
Air Handler	20%			2028	$354,600	1	$11,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Fan Room, Blowers Are Beyond Useful Life Cycle Rating								
Convector/Radiator	50%			2031	$385,200	1	$14,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout, Radiators Are Beyond Useful Life Cycle Rating								
Fan Coil Unit/Heat	30%	Now	$700,700	2043	* *	1	$8,000	
Malfunctioning, Extent : Severe, Area Affected : 80%								
Location : Various Classrooms, Multiple Mechanical / Electrical Defects								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Classrooms, Unit Ventilators Are Beyond Useful Life Cycle Rating								
Controls								
Electrical	10%			2027	$52,400			
Pneumatic	90%			2027	$1,638,600			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2028	$321,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,300	
Exhaust Fans								
Interior	80%			2028	$334,200	2	$2,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Roof	20%			2033	$36,600	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2043	* *	1		
Galvanized Steel	80%			2031	$962,100	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Beyond The Boiler Room, Domestic Hot And Cold Water Piping Beyond Useful Life Cycle Rating								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Beyond The Boiler Room, Sanitary Piping Beyond Useful Life Cycle Rating								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Beyond The Boiler Room, Storm Drain Piping Beyond Useful Life Cycle Rating								
Sump Pump(s)								
Non-Submersible	100%			2033	$18,900	4	$1,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

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
Plumbing								
Backflow Preventer								
Generic	100%			2038	* *	1	$5,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 400-gallon Tank								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	$1,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 90 - BX MINISCHOOL**			
Address	:	**1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S**			
Borough	:	**BRONX**	**Agency's Number**	:	**X890**
Program / Asset #	:	**BOE0231.010 / 422**	**Yr Built/Renovated**	:	**1969 / 1997**
Area Sq Ft	:	**12,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**24-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**2456** **Lot** : **100**	**BIN**	:	**2002745**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$233,800	
Interior Architecture	$378,300	$315,000
Electrical		$73,400
Mechanical	$68,300	$200,200
Total	**$680,500**	**$588,600**
Importance Code A	$233,800	
Importance Code B	$446,600	$588,600
Total	**$680,500**	**$588,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$57,900	$3,000		
Interior Architecture	$86,800			$1,900
Electrical	$1,200	$56,200	$1,400	$1,100
Mechanical	$800	$49,000	$1,700	$600
Total	**$146,800**	**$108,200**	**$3,100**	**$3,600**
Importance Code A	$58,500	$3,600	$600	$600
Importance Code B	$63,100	$104,600	$2,500	$3,000
Importance Code C	$25,100			
Total	**$146,800**	**$108,200**	**$3,100**	**$3,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,500	
Metal Panel	95%	Now	$233,800	2053	* *	5	$32,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : All Sides								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%	0-2	$9,100	2041	* *	5	$900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Metal Panel	100%	2-4	$48,800	2038	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Discoloration								
Soffits								
Metal Panel	100%			2043	* *	5-10	$10,900	
Interior								
Floors								
Ceramic Tile	5%	Now	$45,900	2048	* *	5	$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	70%	0-2	$15,800	2033	$315,000	3	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$325,700	2043	* *	3	$1,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	50%	Now	$25,100	LIFE	* *	5	$5,200	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Throughout								
Metal Panel	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$52,600	2038	* *	5	$7,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical/ Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	
Raceway								
Conduit	95%			2033	$25,000	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	$2,000	5		
Molded Case Bkrs	75%			2032	$30,700	5	$200	
Molded Case Bkrs	20%			2049	* *	5	$100	
Wiring								
Thermoplastic	90%			2033	$26,400	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$11,000	
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2028	$10,300	10	$1,400	
Exit, Service	50%			2028	$2,600	1		
Exterior Lighting								
LED	10%			2028	$6,600			
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

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
Alarm								
Security System								
Generic	100%			2028	$23,100	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Cameras On The Exterior Only								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Devices Are Fed From The Main School Building								

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2033	$38,200	1	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 - Duct Mounted Gas Fired Hot Air Furnaces								
Controls								
Electrical	100%			2027	$68,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Air Cooled interior Pkg Unit	100%			2031	$200,200	2	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Exhaust Fans								
Roof	20%			2033	$4,800	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitors Closet. First Floor								
Explanation : 100 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

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
Plumbing								
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 91 - BX**				
Address	: **2170 AQUEDUCT AVENUE @W. 182 STREET**				
Borough	: **BRONX**		**Agency's Number**	: **X091**	
Program / Asset #	: **BOE0232.000 / 198**		**Yr Built/Renovated**	: **1929 / 1999**	
Area Sq Ft	: **66,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **16-Jan-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **3208**	**Lot** : **1**	**BIN**	: **2014505**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$179,700	$651,600
Interior Architecture	$276,500	$383,400
Electrical		$714,600
Mechanical	$1,357,900	$3,163,600
Site Pavements	$132,900	
Total	**$1,947,100**	**$4,913,300**
Importance Code A	$179,700	$651,600
Importance Code B	$1,545,500	$4,261,600
Importance Code C	$221,900	
Total	**$1,947,100**	**$4,913,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$131,900			
Interior Architecture	$67,800		$600	$3,500
Electrical	$11,600	$6,200	$6,400	$7,500
Mechanical	$120,700	$9,800	$15,600	$9,800
Site Enclosure	$14,000			
Site Pavements	$1,300			
Total	**$347,200**	**$16,000**	**$22,500**	**$20,800**
Importance Code A	$161,300	$6,500	$6,500	$6,500
Importance Code B	$178,300	$9,500	$16,000	$14,200
Importance Code C	$7,600			
Total	**$347,200**	**$16,000**	**$22,500**	**$20,800**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$69,400	
Masonry: Brick	80%			LIFE	* *	5	$142,200	
Masonry: Brick	10%	Now	$108,600	LIFE	* *	5	$8,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
Masonry: Granite	5%			LIFE	* *	5	$6,700	
Windows								
Aluminum	100%			2052	* *	5	$21,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$13,500	
Masonry: Brick	45%			LIFE	* *	5-10	$29,200	
Masonry: Brick	45%			LIFE	* *	5-10	$29,200	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,000	
Roof								
Built-Up (BUR)	95%			2036	$571,700	10	$47,800	
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Gymnasium Roof Near Drains								
Copper/Terne	5%	Now	$20,300	2064	* *			
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Roof Mechanical Duct Works								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Roof To Basement								
Explanation : Water Leaks From Roof Duct Works All The Way To Basement								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$87,300	
Ceramic Tile	5%			2045	* *	5	$5,000	
Quarry Tile	2%			2041	* *	5	$3,000	
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	5%			2041	* *	3	$1,900	
Vinyl Tile	8%	4+	$4,500	2036	$225,700	3	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classroom 320 Through 326								
Wood	55%			2051	* *	5	$102,800	
Interior Walls								
Masonry: Brick	15%	Now	$170,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement, Various Locations								
Marble Panels	5%			LIFE	* *	10	$2,300	
Plaster	10%			LIFE	* *	5-10	$9,900	
Plaster	70%			LIFE	* *	5-10	$69,400	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Basement Wall Corner								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

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
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$12,500	
Metal Panel	2%			LIFE	* *	5	$5,000	
Plaster	80%	Now	$49,700	LIFE	* *	5	$49,900	
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : 4th Floor Classrooms, Bulkhead								
Plaster	8%	Now	$5,000	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2056	* *			
Iron Picket	70%	4+	$4,000	2071	* *			
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rolling Gate On Clinton Place								
Retaining Walls								
Cast in Place Concrete	100%	4+	$10,000	2071	* *			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$56,600	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : West 182nd Street And Clinton Place								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Clinton Place								
On-Site Walkways								
Asphalt	90%	4+	$1,300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Near Mini School In Rear Of School								
Cast in Place Concrete	10%			2049	* *			
Activity Yard								
Asphalt	98%	4+	$76,400	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Play Yard								
Rubber Matting	2%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$46,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	$139,800	5	$200	
Fused Disc Sw	30%			2056	* *	5	$100	
Raceway								
Conduit	90%			2036	$133,300	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$14,700	5	$100	
Fused Disc Sw	2%			2052	* *	5		
Molded Case Bkrs	90%			2052	* *	5	$1,600	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$300	
Locally Mounted	20%			2034	$24,500	5	$100	
Variable Frequency Drive	10%	4+	$2,400	2053	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Two Waters Main Pipe Are Grounded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$56,700	10	$8,000	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$63,400	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$174,300	1-3	$41,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bell, Horn, Pull Box Station, Smoke Detector And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	$7,800	2046	* *	5	$10,200	
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Oil Gauges. Basement Corridor Near Oil Tank Room								
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Basement Corridor Near Oil Tank Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : Two 7,500 Gallons Tanks								
Conversion Equipment								
Steam Boiler	100%	Now	$29,500	2041	* *	1	$58,800	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$10,800	2036	$541,200			
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Vacuum Pumps. Basement - Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement - Boiler Room, Basement Mechanical Area								
Terminal Devices								
Air Handler	40%			2031	$508,700	1	$16,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	40%			2034	$221,100	1	$8,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$335,100	1	$4,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Controls								
Pneumatic	100%			2030	$1,306,100			
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.*

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	10%			2036	$160,500			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Camera Room								
Window/Wall Unit	90%			2031	$230,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,300	
Exhaust Fans								
Interior	100%	Now	$30,000	2031	$299,700	2	$1,600	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Auditorium Exhaust Fan, 3rd Floor Exhaust Fan. Basement Mechanical Area								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$694,400	1		
Galvanized Steel	20%	2-4	$51,800	2034	$172,600	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$17,000	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement Storage Area								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$13,500	4	$2,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 650mbh								
Hot Water Storage Tank								
Generic	100%			2036	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units, 200 Gallons Each								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	$46,700	1-2	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 91 - BX MINISCHOOL**		
Address	: **2200 AQUEDUCT AVENUE @ W. 182 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **X891**
Program / Asset #	: **BOE0232.010 / 3027**	**Yr Built/Renovated**	: **1969 / 2000**
Area Sq Ft	: **6,130**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Jan-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3208** **Lot** : **1**	**BIN**	: **2014505**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$83,000	
Interior Architecture		$786,200
Mechanical		$221,600
Total	**$83,000**	**$1,007,800**
Importance Code A	$83,000	
Importance Code B		$1,007,800
Total	**$83,000**	**$1,007,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,600			
Interior Architecture	$32,300			$1,500
Electrical	$6,300	$600	$700	$700
Mechanical	$3,200	$300	$25,900	$300
Total	**$63,300**	**$900**	**$26,500**	**$2,400**
Importance Code A	$21,900	$300	$300	$300
Importance Code B	$22,700	$600	$26,200	$2,100
Importance Code C	$18,700			
Total	**$63,300**	**$900**	**$26,500**	**$2,400**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BX MINISCHOOL
Asset # : 3027

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$9,600	
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Facades								
Metal Panel	50%	2-4	$10,500	2046	* *	5	$14,400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Rear Facade								
Windows								
Aluminum	100%	0-2	$6,300	2044	* *	5	$600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	0-2	$83,000	2041	* *			
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Soffits								
Metal Panel	100%			2046	* *	5-10	$12,100	
Interior								
Floors								
Ceramic Tile	5%	Now	$1,800	2039	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 40%								
Location : Toilet Rooms								
Vinyl Tile	25%			2036	$86,300	3	$1,500	
Vinyl Tile 9" X 9"	70%			2031	$699,900	3	$4,300	
Interior Walls								
Concrete Masonry Unit	35%	0-2	$13,000	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Metal Panel	65%			LIFE	* *	10	$5,700	
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	$10,400	2041	* *	5	$6,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BX MINISCHOOL
Asset # : 3027

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5		
Molded Case Bkrs	95%			2044	* *	5	$200	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gasoline Meter Room 1st Floor								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	50%	2-4	$5,300	2046	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Exit, Battery	50%			2031	$4,400	10	$200	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BX MINISCHOOL
Asset # : 3027

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
Alarm								
Security System								
Generic	50%			2036	$5,900	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2031	$5,900	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$16,200	1-3	$3,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Smoke Detector, Bell, Horn, Pull Box Station Fed From Main Building Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Furnace	95%			2041	* *	1	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Radiant Heater	5%			2031	$8,200	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Electric Baseboard Heater								
Air Conditioning								
Energy Source								
Electricity	100%			2035	$17,200	1		
Conversion Equipment								
Split Unit	100%			2031	$149,100			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$18,200	2	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BX MINISCHOOL
Asset # : 3027

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,400	
Exhaust Fans								
Interior	100%			2031	$27,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$72,600	1		
Galvanized Steel	10%			2034	$8,000	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Janitor Closet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Explanation : One Unit, 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 92 - BX**		
Address	: **700 EAST 179 STREET BTWN: CROTONA AVE - CLINTON AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X092**
Program / Asset #	: **BOE0233.000 / 423**	**Yr Built/Renovated**	: **1930 / 2009**
Area Sq Ft	: **87,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **04-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **3092** **Lot** : **14**	**BIN**	: **2012620**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$287,000	$720,600
Interior Architecture	$593,800	$1,737,900
Electrical	$606,100	$2,162,700
Mechanical	$453,900	$3,613,100
Site Pavements	$162,700	
Total	**$2,103,500**	**$8,234,300**
Importance Code A	$287,000	$720,600
Importance Code B	$1,649,700	$7,513,700
Importance Code C	$166,800	
Total	**$2,103,500**	**$8,234,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$72,000			$9,600
Interior Architecture	$85,200			$10,500
Electrical	$20,400	$8,400	$9,100	$20,600
Mechanical	$39,000	$17,300	$19,200	$49,000
Site Enclosure	$21,700			
Site Pavements	$1,200			
Total	**$239,500**	**$25,700**	**$28,300**	**$89,700**
Importance Code A	$80,600	$8,600	$8,600	$18,400
Importance Code B	$155,300	$17,100	$19,700	$71,300
Importance Code C	$3,600			
Total	**$239,500**	**$25,700**	**$28,300**	**$89,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$9,700	LIFE	* *	5	$37,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Southeast Corner Of Building								
Masonry: Brick	90%	4+	$144,100	LIFE	* *	5	$85,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Southwest Corner Of Interior Play Yard								
Masonry: Granite	5%			LIFE	* *	5	$3,600	
Windows								
Aluminum	100%	0-2	$142,900	2043	* *	5	$14,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	15%	2-4	$30,600	LIFE	* *	5	$20,400	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Throughout								
Copper/Terne	5%			2055	* *	5	$4,200	
Masonry: Brick	80%			LIFE	* *	5	$14,000	
Roof								
Copper/Terne	5%			2050	* *	10	$7,500	
Modified Bitumen	95%	Now	$31,800	2035	$635,100			
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Center Of Main Roof								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$59,300	
Mosaic Tile	3%	Now	$7,800	2048	* *	5	$5,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Toilets								
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : 2nd Floor Toilet								
Quarry Tile	5%	Now	$51,100	2040	* *	5	$5,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$5,300	
Vinyl Tile	42%	0-2	$32,200	2035	$1,610,800	3	$21,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Exit 10								
Wood	25%	Now	$207,000	2050	* *	5	$31,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Classrooms								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$3,600	2038	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
Location : Toilets								
Recent Replace Evident, Extent : N/A, Area Affected : 2%								
Location : 2nd Floor Toilet								
Masonry: Brick	15%	Now	$61,700	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Gymnasium								
Marble Panels	2%			LIFE	* *			
Plaster	80%	Now	$105,100	LIFE	* *	5	$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%			2040	* *	5	$6,800	
Exposed Struc: Concrete	10%	Now	$41,600	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	$8,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Observed								
Plaster	80%	Now	$168,900	LIFE	* *	5	$67,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corona Avenue								
Iron Picket	60%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$21,700	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$62,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East 179th								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Site Pavements								
Activity Yard								
Asphalt	95%	Now	$100,300	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Rubber Matting	5%	Now	$1,200	2035	$12,500			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								
Explanation : Missing Anchors								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2035	$41,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2035	$4,600	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$233,000	5	$400	
Raceway								
Conduit	95%			2035	$196,300	1		
Conduit	5%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2034	$196,200	5	$1,800	
Molded Case Bkrs	10%			2051	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$209,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2055	* *	1		
Thermoplastic	20%			2035	$59,700	1		
Motor Controllers								
Locally Mounted	80%			2033	$97,800	5	$500	
Locally Mounted	20%			2048	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Lighting								
Interior Lighting								
Fluorescent	98%			2035	$1,301,400	10	$78,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$10,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$167,200	1	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$229,800	1-3	$55,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No. 2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$86,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	95%			2045	* *			
Steam Piping/Pump	5%	Now	$700	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Steam Return Piping Are Leaking.								
Terminal Devices								
Air Handler	50%			2035	$838,200	1	$26,900	
Convector/Radiator	50%			2040	* *	1	$14,100	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Heating								
Controls								
Pneumatic	100%	Now	$86,100	2033	$1,721,700			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Air Compressor Motor, 1 Of 2								
Air Conditioning								
Energy Source								
Electricity	90%			2043	* *	1		
No Component	10%							
Conversion Equipment								
Split Unit	10%			2040	* *			
Window/Wall Unit	80%			2030	$270,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%	Now	$97,800	LIFE	* *	2-5	$24,300	
Corroded, Extent : Severe, Area Affected : 5%								
Location : Kitchen Hood Exhaust Duct Has Large Hole Due To Corrosion								
No Component	50%							
Exhaust Fans								
Interior	50%			2035	$197,600	2	$1,300	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2045	* *	1		
Galvanized Steel	70%			2033	$796,100	1		
Sanitary Piping								
Cast Iron	100%	Now	$22,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Below Preschool Bathroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	80%			2040	* *	4	$2,200	
Submersible	20%			2028	$500	4	$600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2045	* *	1-2	$700	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

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
Fire Suppression								
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Hood							
	Explanation : 60 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 93 - BX**		
Address	: **1535 STORY AVENUE @ELDER AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X093**
Program / Asset #	: **BOE0234.000 / 424**	**Yr Built/Renovated**	: **1930 / 2012**
Area Sq Ft	: **78,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **3652** **Lot** : **1**	**BIN**	: **2097341**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$271,100	$206,600
Interior Architecture	$583,100	$1,064,800
Electrical		$2,237,300
Mechanical	$1,675,900	$3,744,400
Total	**$2,530,000**	**$7,253,000**
Importance Code A	$403,300	$310,500
Importance Code B	$1,915,400	$6,827,300
Importance Code C	$211,300	$115,300
Total	**$2,530,000**	**$7,253,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,500			
Interior Architecture	$86,600		$9,900	$11,700
Electrical	$17,900	$7,300	$9,000	$8,300
Mechanical	$92,000	$14,100	$37,400	$13,500
Site Pavements	$30,700			
Total	**$256,700**	**$21,400**	**$56,200**	**$33,500**
Importance Code A	$29,500	$7,700	$7,300	$7,700
Importance Code B	$176,800	$13,700	$40,900	$25,800
Importance Code C	$50,400		$8,000	
Total	**$256,700**	**$21,400**	**$56,200**	**$33,500**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$175,100	
Masonry: Brick	85%			LIFE	* *	5	$238,100	
Masonry: Granite	7%			LIFE	* *	5	$14,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : South, East And West Facade Base								
Windows								
Aluminum	100%			2052	* *	5	$36,600	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : First Floor								
Explanation : Screens On First Floor Windows								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$75,500	
Metal Security Bars	5%			2064	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	$7,700	
Roof								
Copper/Terne	5%			2064	* *	10	$6,000	
Modified Bitumen	95%			2041	* *	10	$45,700	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,300	
Ceramic Tile	3%			2039	* *	5	$3,700	
Quarry Tile	2%			2041	* *	5	$3,700	
Terrazzo	5%			LIFE	* *	5	$9,800	
Vinyl Tile	25%	Now	$17,700	2036	$883,200	3	$11,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lunch Room								
Vinyl Tile 9" X 9"	50%	Now	$255,700	2046	* *	3	$23,400	
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Classrooms And Corridors								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Classrooms And Corridors								
Wood	10%			2051	* *	5	$23,400	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$16,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$21,300	
Glass: Single Pane	1%			LIFE	* *	5	$8,000	
Masonry: Brick	10%			LIFE	* *	10	$16,000	
Metal: Cage/Fence	2%			LIFE	* *	10	$2,100	
Marble Panels	2%			LIFE	* *	10	$4,300	
Plaster	72%			LIFE	* *	5-10	$326,600	
SGFT/Glazed Masonry	5%			LIFE	* *	10	$13,300	
Ceilings								
AcousTile,Adhered	15%			2041	* *	5	$18,700	
Plaster	85%			LIFE	* *	5-10	$182,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	* *			
Iron Picket	40%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$30,700	2049	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Boynton Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Boynton Avenue								
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Asphalt	80%			2045	* *			
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$37,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Fused Disc Sw	20%			2036	$9,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	$139,800	5	$200	
Fused Disc Sw	30%			2036	$59,900	5	$100	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2036	$29,600	1		
Panelboards								
Fused Disc Sw	3%			2035	$5,500	5	$100	
Fused Disc Sw	7%			2035	$12,900	5	$100	
Molded Case Bkrs	75%			2035	$137,900	5	$1,500	
Molded Case Bkrs	15%			2035	$27,600	5	$300	

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

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Under 600 Volts								
Wiring								
Braided Cloth	70%			2035	$143,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Explanation : Insulation Aged								
Thermoplastic	10%			2036	$20,400	1		
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	15%			2034	$18,300	5	$100	
Locally Mounted	80%			2034	$97,800	5	$400	
Variable Frequency Drive	5%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	94%			2036	$1,119,200	10	$67,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	6%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$67,000	10	$9,400	
Exit, Service	50%			2031	$17,200	1		
Exterior Lighting								
HID	5%			2031	$18,600	10		
LED	15%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2031	$149,900	1	$29,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors, Hallway And Some Offices								
Explanation : Intrusion Alarm And Motion Sensor Only								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$48,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : One Tank 7,500 Gallons								
Conversion Equipment								
Radiant Heater	5%			2036	$103,900	2	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Electric Unit Heaters								
Steam Boiler	95%	Now	$132,300	2049	* *	1	$66,000	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement. Boiler Room								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$32,000	2036	$639,600			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement. Boiler Room, Basement Mechanical Area, Basement Storage Area, Cafeteria								
Terminal Devices								
Air Handler	30%			2031	$450,900	1	$14,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	45%			2034	$293,900	1	$11,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	20%			2031	$396,000	1	$5,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Unit Heater - Steam	5%			2031	$22,700	4	$500	
Controls								
Pneumatic	100%			2030	$1,543,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2036	$94,800			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	65%			2031	$196,700	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Auditorium, Gymnasium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,900	
Exhaust Fans								
Interior	90%			2031	$318,800	2	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area, Penthouse Fan Room								
Roof	10%			2031	$15,500	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$820,600	1		
Galvanized Steel	20%			2034	$203,900	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Boiler Room								
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Basement. Boiler Room								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 500mbh 85 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	$20,100	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%			2036	$11,200	4	$1,700	
Submersible	30%			2027	$700	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

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
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%	Now	$3,300	2036	$165,700	1-2	$2,800	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Heads Painted, Extent : Severe, Area Affected : 10%								
Location : Room 101								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : One 25 Square Feet Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 93 - BX MINISCHOOL**		
Address	: **1535 STORY AVENUE @ELDER AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X893**
Program / Asset #	: **BOE0234.010 / 425**	**Yr Built/Renovated**	: **1972 / 2006**
Area Sq Ft	: **12,120**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3652** **Lot** : **1**	**BIN**	: **2097341**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$69,200	
Interior Architecture	$57,800	$495,800
Electrical		$261,500
Mechanical	$69,000	$429,400
Total	**$195,900**	**$1,186,800**
Importance Code A	$69,200	
Importance Code B	$126,800	$1,186,800
Total	**$195,900**	**$1,186,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,200			
Interior Architecture	$15,300		$500	$2,200
Electrical	$3,000	$1,100	$1,200	$1,500
Mechanical	$6,400	$600	$3,400	$600
Total	**$52,000**	**$1,700**	**$5,000**	**$4,300**
Importance Code A	$27,900	$600	$600	$600
Importance Code B	$17,100	$1,100	$4,400	$3,700
Importance Code C	$7,000			
Total	**$52,000**	**$1,700**	**$5,000**	**$4,300**

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BX MINISCHOOL
Asset # : 425

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
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$25,800	2056	* *	5	$35,600	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : South Facade								
Windows								
Aluminum	100%			2052	* *	5	$2,900	
Roof								
Metal Panel	100%			2049	* *	10	$69,200	
Soffits								
Metal Panel	100%			2046	* *	5-10	$23,800	
Interior								
Floors								
Ceramic Tile	5%			2039	* *	5	$900	
Vinyl Tile	95%			2036	$495,800	3	$8,800	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$5,200	
Metal Panel	60%			LIFE	* *	10	$4,400	
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$57,800	2049	* *	5	$8,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	5%	Now	$6,100	LIFE	* *	5	$1,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Bathrooms								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Activity Yard								
Asphalt	100%			2045	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$15,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : Two 200 Ampere Main Disconnect Switch								

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.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BX MINISCHOOL
Asset # : 425

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
Under 600 Volts								
Raceway								
Conduit	100%			2036	$26,400	1		
Panelboards								
Fused Disc Sw	5%			2035	$2,000	5		
Molded Case Bkrs	95%			2035	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2036	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2034	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	$188,200	10	$11,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2031	$10,600	10	$1,500	
Exit, Service	50%			2031	$2,700	1		
Exterior Lighting								
HID	20%			2031	$11,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2031	$23,300	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors And Hallway								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$32,000	1-3	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2036		1		
Natural Gas	95%			2036	$3,100	1		

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

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX MINISCHOOL

Asset # : 425

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
Heating								
Conversion Equipment								
Furnace	95%			2031	$37,300	1	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two Ceiling Duct Mounted Units								
Radiant Heater	5%			2031	$16,400	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Electric Radiant Heater								
Controls								
Electrical	100%			2029	$69,000			
Air Conditioning								
Energy Source								
Electricity	100%			2035	$34,700	1		
Conversion Equipment								
Split Unit	100%			2031	$299,700			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	$36,500	2	$8,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,900	
Exhaust Fans								
Roof	100%			2041	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$129,700	1		
Galvanized Steel	20%			2034	$32,200	1		
Water Heater With Tanks								
Electric	100%			2034	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet								
Explanation : One Unit, 9kwt 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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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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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 94 - BX**				
Address	: **3530 KINGS COLLEGE PLACE @E. 211 STREET**				
Borough	: **BRONX**		**Agency's Number**	: **X094**	
Program / Asset #	: **BOE0235.000 / 426**		**Yr Built/Renovated**	: **1929 / 2013**	
Area Sq Ft	: **69,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **30-Aug-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Floors 1,2,3,4**				
Block	: **3356**	**Lot** : **36**	**BIN**	: **2018628**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$337,100	$80,000
Interior Architecture	$765,700	$1,152,300
Electrical	$275,700	$1,678,200
Mechanical	$1,788,300	$2,613,600
Site Pavements	$66,900	
Total	**$3,233,700**	**$5,524,100**
Importance Code A	$337,100	$695,800
Importance Code B	$2,829,700	$4,631,200
Importance Code C	$66,900	$197,100
Total	**$3,233,700**	**$5,524,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$51,600	$10,300		
Interior Architecture	$221,400			$3,400
Electrical	$15,600	$8,100	$7,100	$9,800
Mechanical	$28,000	$43,600	$15,200	$76,200
Site Enclosure	$5,000			
Site Pavements	$21,600			
Total	**$343,300**	**$62,000**	**$22,300**	**$89,400**
Importance Code A	$58,500	$17,100	$6,800	$7,000
Importance Code B	$253,400	$44,900	$15,500	$82,400
Importance Code C	$31,500			
Total	**$343,300**	**$62,000**	**$22,300**	**$89,400**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$7,200	LIFE	* *	5	$34,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Front Elevation								
Masonry: Brick	25%	Now	$93,600	LIFE	* *	5	$22,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Corner Of Building And Other Areas Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : East Facade And Other Areas Throughout								
Masonry: Brick	65%	Now	$243,500	LIFE	* *	5	$57,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Masonry: Limestone	3%			LIFE	* *	5	$2,000	
Granite Panels	2%			LIFE	* *	5	$1,300	
Windows								
Aluminum	70%			2043	* *	5	$15,100	
Aluminum	25%			2043	* *	5	$5,400	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Lower Floors And Rear Of Building								
Wood	5%	Now	$44,400	2060	* *	5	$5,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement, Stair Bulkhead								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Basement, Stair Bulkhead								
Parapets								
Masonry: Brick	48%			LIFE	* *	5	$4,600	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Of Parapet								
Explanation : Only Inspected From Exterior Due To No Access To Roof								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Stairway To Roof								
Explanation : Not Accessible Due To Storage Of Equipment During Summer Cleaning								
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Stairway To Roof								
Explanation : Access To Roof Was Blocked Due To Stored Material During Summer Cleaning								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Interior								
Floors								
Cast in Place Concrete	18%	Now	$31,300	LIFE	* *	5	$39,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Cork Tile	2%			2055	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Mosaic Tile	5%	Now	$47,900	2033	$479,100	5	$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Restrooms And Kitchen								
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : All Toilet Rooms								
Terrazzo	5%	4+	$23,900	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridor								
Vinyl Tile	15%	Now	$21,200	2035	$423,100	3	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Vinyl Tile 9" X 9"	5%	Now	$20,400	2030	$408,300	3	$1,900	
Worn/Erode, Extent : Severe, Area Affected : 2%								
Location : Rooms 460, 360, 260								
Wood	50%	Now	$304,500	2038	* *	5	$46,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor Corridor, Gymnasium, Room 421								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Fourth Floor Corridor, Gymnasium, Room 421								
Interior Walls								
Ceramic Tile	3%	Now	$9,900	2031	$197,100	5	$1,700	
Worn/Erode, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms								
Masonry: Brick	20%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Old Coal Bunker								
Marble Panels	2%	0-2	$21,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium And First Floor Corridor								
Plaster	75%			LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stairway In Basement								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Interior								
Ceilings								
Exposed Struc: Concrete	15%	Now	$45,900	LIFE	* *	5	$2,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Steel Beam In Boiler Room And Foundation Wall By Window								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	85%	Now	$52,800	LIFE	* *	5	$53,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2045	* *			
Iron Picket	90%			2055	* *			
Retaining Walls								
Cast in Place Concrete	50%	Now	$5,000	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Areaway At Front Elevation								
Masonry: Brick	50%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$21,100	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 211 Street And Kings College Place								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East 211 Street								
On-Site Walkways								
Asphalt	10%	Now	$100	2038	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Adjacent To Stairs Leading To E211th Street								
Cast in Place Concrete	90%	0-2	$500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Building Entrances And Rear Walkways								
Parking/Driveway								
Asphalt	100%	Now	$66,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Area Used As Parking Along South Side Of Building								
Activity Yard								
Asphalt	60%			2038	* *			
Pavers/Stone	40%			2038	* *			

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$199,700	5	$300	
Raceway								
Conduit	90%			2035	$133,300	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	$9,200	5	$100	
Fused Toggle Switch	5%	4+	$9,200	2060	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Rom								
Molded Case Bkrs	20%			2043	* *	5	$400	
Molded Case Bkrs	70%			2034	$128,700	5	$1,300	
Wiring								
Braided Cloth	70%	4+	$143,100	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$122,300	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	$1,011,100	10	$60,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2035	$21,100	10	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
LED	2%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	20%			2035	$8,700	1		
Emergency, Battery	35%			2043	* *	10	$5,800	
Exit, Service	10%			2030	$3,000	1		
Exit, Battery	35%			2043	* *	10	$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Lighting								
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2030	$132,600	1	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$42,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : No.2 Fuel, One Tank, 7500 Gallons								
Conversion Equipment								
Steam Boiler	100%			2033	$615,800	1	$68,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2035	$565,800			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	20%			2030	$265,900	1	$8,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	50%			2033	$288,900	1	$11,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	30%			2030	$525,500	1	$6,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Classrooms								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Heating								
Controls								
Electrical	60%			2033	$235,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : Forced Air Heating								
Pneumatic	40%			2029	$546,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Computer Laboratory								
Explanation : Forced Air Heating								
Air Conditioning								
Energy Source								
Electricity	65%			2043	* *	1		
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	2%			2030	$33,600			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room								
Window/Wall Unit	63%			2030	$168,600	1		
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasium, Auditorium								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,500	
Exhaust Fans								
Interior	90%			2030	$282,000	2	$1,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$18,100	2035	$907,400	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main, Basement								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2030	$14,100	4	$1,500	
Backflow Preventer								
No Component	95%							
Generic	5%			2030	$1,600	1	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : For Boiler Make-up								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2030	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Unit, 200 Gallons								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$29,300	1-2	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S. 94 - BX ANNEX**
Address : **268 EAST 211 STREET**
Borough : **BRONX**
Program / Asset # : **BOE0235.020 / 14575**
Area Sq Ft : **51,000**
Date of Survey : **20-Mar-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3356** **Lot** : **36**

Agency's Number : **X361**
Yr Built/Renovated : **2010 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2115241**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	$435,500	$849,200
Total	**$435,500**	**$849,200**
Importance Code B	$435,500	$849,200
Total	**$435,500**	**$849,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,400			$6,400
Interior Architecture		$16,200	$6,400	$3,400
Electrical	$4,800	$6,000	$4,800	$57,900
Mechanical	$19,400	$15,300	$13,400	$15,300
Site Pavements	$600			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$58,800**	**$59,100**	**$46,100**	**$104,600**
Importance Code A	$24,600	$2,500	$2,500	$9,000
Importance Code B	$33,700	$56,600	$38,000	$95,600
Importance Code C	$500		$5,600	
Total	**$58,800**	**$59,100**	**$46,100**	**$104,600**

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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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%			LIFE	* *	5	$18,700	
Metal Panel	5%			2055	* *	5-10	$11,700	
Pre-Cast Concrete	35%			LIFE	* *	5	$38,700	
Window Wall	5%			2055	* *	5	$6,400	
Windows								
Aluminum	95%			2051	* *	5	$1,700	
Metal Louvers	5%			2044	* *	10	$600	
Parapets								
Masonry: Brick Cavity	50%			LIFE	* *	5	$600	
Pre-Cast Concrete	50%			LIFE	* *	5	$3,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Parapet Wall								
Explanation : Covered With Roofing Membrane								
Roof								
Copper/Terne	10%			2063	* *	10	$7,100	
IRMA/Protected Membrane	90%	Now	$12,400	2040	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor At Elevator Area, Lower Roof At Exit 2 Staircase B								
Soffits								
Alum/Vinyl Siding	100%			2055	* *	10		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$4,600	
Ceramic Tile	5%			2044	* *	5	$1,500	
Quarry Tile	3%			2048	* *	5	$1,400	
Sheet Vinyl/Rubber	15%			2040	* *	5	$6,800	
Vinyl Tile	70%			2040	* *	3	$8,000	
Interior Walls								
Ceramic Tile	15%			2044	* *	5	$11,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,000	
Gypsum Board	70%			LIFE	* *	5	$31,500	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	85%			2048	* *	5	$25,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$3,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2061	* *			
Retaining Walls								
Cast in Place Concrete	80%			2070	* *			
Masonry: Brick	20%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

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
Site Pavements								
On-Site Walkways								
Asphalt	5%			2044	* *			
Cast in Place Concrete	85%			2048	* *			
Pavers/Stone	10%	4+	$500	2044	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kings College Place								
Activity Yard								
Asphalt	98%			2044	* *			
Rubber Matting	2%	2-4	$100	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$200	
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	80%			2048	* *	5	$300	
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

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
Lighting								
Interior Lighting								
Fluorescent	80%			2040	* *	10	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2040	* *	10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	15%			2040	* *	10	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : T-5 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$6,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2035	$24,400	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$300	
Alarm								
Security System								
Generic	100%			2040	* *	1	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$31,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Manual Pull Stations And Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		

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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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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

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
Heating								
Conversion Equipment								
Furnace	70%	Now	$11,400	2040	* *	1	$15,900	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Roof. One Of The Units Stayed Permanently On Heating Mode								
Other Observation, Extent : Light, Area Affected : 70%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	30%			2048	* *	1	$7,600	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2051	* *	4	$1,100	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2048	* *	1	$4,900	
Fan Coil Unit/Heat	10%			2040	* *	1	$1,700	
No Component	60%							
Controls								
Electrical	100%	2-4	$145,200	2030	$290,300			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management Control System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2035	$789,700	2	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units. R-410 Refrigerant								
Split Unit	10%			2040	* *			
Heat Rejection								
Dry Cooler	100%			2040	* *	2	$35,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$28,400	
Exhaust Fans								
Roof	100%			2040	* *	2	$1,600	
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit, 180 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2040	* *	1	$3,100	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : Room 115 Leaking Faucets								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From Cellar To 3rd Floor, 1 Units From Cellar To 1st Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2055	* *	1-2	$14,300	
Fire Pump								
Generic	100%			2044	* *	1	$9,500	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System On Hoods 5 Feet X 10 Feet Which Equals 50 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 96 - BX**				
Address	: **650 WARING AVENUE @BARKER AVE.**				
Borough	: **BRONX**		**Agency's Number**	: **X096**	
Program / Asset #	: **BOE0237.000 / 429**		**Yr Built/Renovated**	: **1930 / 2015**	
Area Sq Ft	: **68,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **21-Feb-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**				
Block	: **4341**	**Lot** : **13**	**BIN**	: **2049999**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$556,500	$122,700
Interior Architecture		$141,000
Electrical		$361,600
Mechanical	$807,400	$2,468,200
Total	**$1,363,900**	**$3,093,600**
Importance Code A	$556,500	$213,300
Importance Code B	$807,400	$2,880,300
Total	**$1,363,900**	**$3,093,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$114,500			
Interior Architecture	$222,900		$15,100	$600
Electrical	$13,900	$11,100	$12,800	$13,900
Mechanical	$156,100	$21,500	$30,600	$19,600
Site Pavements	$200			
Total	**$507,700**	**$32,500**	**$58,500**	**$34,100**
Importance Code A	$124,400	$5,000	$5,400	$5,000
Importance Code B	$311,400	$27,500	$46,100	$29,100
Importance Code C	$71,900		$7,000	
Total	**$507,700**	**$32,500**	**$58,500**	**$34,100**

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	* *	5	$111,100	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$27,800	
Masonry: Brick	60%	0-2	$89,900	LIFE	* *	5	$53,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Foundation Wall Room C17 Gas Meter								
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Olinville Avenue, 2nd Level At Transition With New Wing, Stair A Bulkhead								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Old Wing Facade Facing Courtyard, Near Roof								
Masonry: Brick Cavity	30%			LIFE	* *	5	$53,300	
Windows								
Aluminum	60%	Now	$126,400	2052	* *	5	$6,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Original School Wing, Gymnasium								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 15%								
Location : Original School Wing								
Aluminum	40%			2052	* *	5	$8,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$27,000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$27,000	
Masonry: Brick	50%			LIFE	* *	5-10	$32,500	
Masonry: Brick	30%			LIFE	* *	5-10	$19,500	
Roof								
Built-Up (BUR)	45%	Now	$270,800	2041	* *			
Blisters, Extent : Severe, Area Affected : 40%								
Location : 1930 Section								
Gravel/Slag Surface, Extent : Severe, Area Affected : 100%								
Location : 1930 Section								
Patching Evident, Extent : Severe, Area Affected : 15%								
Location : 1930 Section								
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : 1930 Section								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : 1930 Section								
Copper/Terne	10%			2051	* *	10	$12,600	
Plaza Roof: Stone Panels	45%			2056	* *			
Soffits								
Alum/Vinyl Siding	100%			2056	* *	10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$87,300	
Ceramic Tile	5%			2039	* *	5	$5,000	
Marble Panels	1%			LIFE	* *	5	$1,500	
Quarry Tile	5%			2049	* *	5	$7,500	
Terrazzo	14%			LIFE	* *	5	$21,800	
Vinyl Tile	5%	2-4	$14,100	2036	$141,000	3	$1,900	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Auditorium, 209 Main Office								
Vinyl Tile	15%			2041	* *	3	$5,600	
Wood	35%			2051	* *	5	$65,400	
Interior Walls								
Ceramic Tile	12%			2039	* *	5	$14,000	
Glass: Single Pane	2%			LIFE	* *	5	$3,500	
Gypsum Board	30%			LIFE	* *	5-10	$59,500	
Masonry: Brick	14%			LIFE	* *	10	$4,900	
Marble Panels	2%			LIFE	* *	10	$900	
Plaster	40%			LIFE	* *	5-10	$39,600	
Ceilings								
AcousTileSusp.Lay-In	35%			2041	* *	5	$34,900	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$12,500	
Gypsum Board	10%			LIFE	* *	5-10	$34,300	
Plaster	45%			LIFE	* *	5-10	$77,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2056	* *			
Iron Picket	30%			2071	* *			
Free Standing Walls								
Cast in Place Concrete	50%			2071	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Off Activity Yard. Unit Enclosure								
Explanation : Concrete Structure For Brick Facing								
Masonry: Brick	50%			2056	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Off Activity Yard. Unit Enclosure								
Explanation : Brick Facing On Concrete								
Retaining Walls								
Cast in Place Concrete	70%			2071	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	30%			2056	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Corner Of Waring And Olinville Avenue								
On-Site Walkways								
Cast in Place Concrete	98%	4+	$200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Steps At Exit #4								
Pavers/Stone	2%			2045	* *			
Activity Yard								
Asphalt	95%			2045	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Play Yard								
Rubber Matting	5%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$300	
Raceway								
Conduit	60%			2056	* *	1		
Conduit	40%			2036	$59,200	1		
Panelboards								
Fused Disc Sw	3%			2035	$5,500	5		
Fused Disc Sw	7%			2052	* *	5	$100	
Molded Case Bkrs	30%			2035	$55,200	5	$500	
Molded Case Bkrs	60%			2052	* *	5	$1,100	
Wiring								
Braided Cloth	50%			2035	$102,200	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Sections Of The Building								
Thermoplastic	50%			2036	$102,200	1		
Motor Controllers								
Locally Mounted	35%			2034	$42,800	5	$200	
Locally Mounted	30%			2049	* *	5	$100	
Variable Frequency Drive	35%			2049	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$20,900	
Generators								
Diesel	100%			2045	* *	1	$26,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$2,500	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Service	45%			2041	* *	1		
Emergency, Battery	5%			2041	* *	10	$800	
Exit, Service	20%			2036	$6,000	1		
Exit, Service	30%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$500	
Alarm								
Security System								
Generic	100%			2044	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Natural Gas	40%			2056	* *	1		
Interruptible Gas/Dual Fuel	55%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : One 7,500 Gallons Tank								
Conversion Equipment								
Hot Water Boiler	40%			2049	* *	1	$13,500	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Penthouse. Boiler Room								
Explanation : Two Units								
Radiant Heater	5%	Now	$1,800	2036	$90,600	2	$1,300	
Broken, Extent : Light, Area Affected : 5%								
Location : Exit 7								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance, Basement, Boiler Room, Gasoline Meter Room C17, Water Meter Room C19, Fire Pump Room C21, Mechanical Room C83, Penthouse - Boiler Room, And Other Locations								
Explanation : Electric Unit Heaters								
Steam Boiler	55%	Now	$6,700	2041	* *	1	$33,300	
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$2,000	
Steam Piping/Pump	60%	Now	$33,500	2036	$334,600			
Controller Not Working, Extent : Light, Area Affected : 5%								
Location : Steam Condensate Return Pumping System Controls. Basement - Boiler Room								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Exit 2, Basement Mechanical Area								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Heating								
Terminal Devices								
Air Handler	10%			2031	$131,000	1	$4,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Area								
Convector/Radiator	35%			2034	$199,300	1	$7,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building. Classrooms								
Convector/Radiator	35%			2049	* *	1	$7,700	
Fan Coil Unit/Heat	10%			2031	$172,600	1	$2,200	
Broken, Extent : Light, Area Affected : 5%								
Location : Rooms 311, 317								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Original Building. Classrooms								
Unit Heater - Hot Water	5%			2041	* *			
Unit Heater - Steam	5%			2041	* *	4	$300	
Controls								
Digital	40%			2031	$799,900			
Software Issue Suspected, Extent : Light, Area Affected : 100%								
Location : Building Addition. Throughout								
Pneumatic	60%	Now	$16,100	2030	$807,400			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Basement Mechanical Area								
Air Conditioning								
Energy Source								
Electricity	60%			2044	* *	1		
Electricity	40%			2052	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%	Now	$28,400	2045	* *	1	$26,500	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Building Addition. Roof								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Building Addition. Roof								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Building Addition. Roof								
Split Unit	10%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Kitchen Dry Storage Room, Telecom Rooms, Elevator Machine Room								
Window/Wall Unit	30%			2031	$79,100	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	$2,000	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2041	* *	1	$16,800	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	50%			2041	* *	2	$23,700	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$36,000	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$24,000	
Exhaust Fans								
Interior	50%			2031	$154,400	2	$1,000	
Interior	20%			2041	* *	2	$400	
Roof	30%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2056	* *	1		
Brass/Copper	50%	Now	$8,900	2036	$447,100	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Rooms 213, 215, 217, 219								
Galvanized Steel	10%	Now	$1,800	2041	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Boiler Room								
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	60%	Now	$7,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Basement. Crawlspace Below Auditorium								
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	60%			2041	* *	4	$900	
Non-Submersible	40%	Now	$2,200	2036	$5,600	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement. Boiler Room								
Backflow Preventer								
Generic	100%			2036	$31,100	1	$4,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : One Unit, 500mbh								

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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.*

DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

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
Plumbing								
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units, 200 Gallons Each								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2046	* *	1-5	$13,700	
Sprinkler								
No Component	55%							
Generic	45%			2046	* *	1-2	$8,600	
Fire Pump								
Generic	100%	Now	$6,600	2039	* *	1	$11,400	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Fire Pump Room C21								
Chemical System								
Dry	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 40 Square Foot Hoods								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S. 97 - BX**			
Address	:	**2500 FISH AVENUE BTWN: FISH AVE., SEYMOUR AVE.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X097**
Program / Asset #	:	**BOE0238.000 / 430**	**Yr Built/Renovated**	:	**1931 / 2014**
Area Sq Ft	:	**108,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**24-Feb-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,PH**			
Block	:	**4474** **Lot** : **1**	**BIN**	:	**2052739**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$167,900	$122,800
Interior Architecture	$133,900	$2,816,400
Electrical		$909,900
Mechanical	$735,600	$3,181,200
Site Pavements	$102,500	
Total	**$1,139,900**	**$7,030,400**
Importance Code A	$167,900	$143,900
Importance Code B	$869,400	$6,819,100
Importance Code C	$102,500	$67,400
Total	**$1,139,900**	**$7,030,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,300		$62,200	
Interior Architecture	$57,900	$28,200	$47,200	$12,300
Electrical	$10,100	$10,600	$40,000	$10,100
Mechanical	$84,400	$18,900	$27,900	$18,900
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$181,100**	**$72,100**	**$191,600**	**$55,600**
Importance Code A	$65,200	$8,000	$70,400	$8,000
Importance Code B	$115,900	$40,000	$121,200	$47,600
Importance Code C		$24,100		
Total	**$181,100**	**$72,100**	**$191,600**	**$55,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$45,200	
Masonry: Brick Cavity	50%			LIFE	* *	5	$56,500	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Masonry: Limestone	10%			LIFE	* *	5	$8,500	
Windows								
Aluminum	45%	Now	$167,900	2050	* *	5	$8,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Aluminum	55%			2059	* *	5	$21,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$66,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Explanation : Recent Construction								
Masonry: Brick	40%			LIFE	* *	5	$5,100	
Masonry: Limestone	5%			LIFE	* *	5	$800	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Roof								
Metal Panel	5%	Now	$14,300	2047	* *			
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Bulkhead Stair								
Modified Bitumen	45%			2039	* *	10	$43,300	
Plaza Roof: Stone Panels	50%			2064	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Explanation : Recent Construction								
Soffits								
Stucco Cement	100%			2054	* *	5	$16,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$35,800	
Cast in Place Concrete	10%			LIFE	* *	5	$35,800	
Ceramic Tile	5%			2043	* *	5	$8,200	
Ceramic Tile	10%			2049	* *	5	$16,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Quarry Tile	3%			2051	* *	5	$7,400	
Terrazzo	2%	Now	$15,700	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Lobby								
Vinyl Tile	20%			2042	* *	3	$16,300	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Vinyl Tile	20%			2039	* *	3	$16,300	
Vinyl Tile 9" X 9"	20%	4+	$133,900	2034	$2,677,500	3	$12,300	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Corridors And Classrooms Throughout 2nd And 3rd Floors								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	15%			2043	* *	5	$48,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Gypsum Board	35%			LIFE	* *	5	$67,400	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Masonry: Brick	8%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$28,900	
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	$7,800	
AcousTileSusp.Lay-In	45%			2054	* *	5	$70,200	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : New Addition								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,700	
Plaster	35%	Now	$34,000	LIFE	* *	5	$34,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2060	* *			
Iron Picket	15%			2069	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Fish Avenue And Mace Avenue								
Explanation : Recent Construction								
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Masonry: Granite	50%	0-2	$102,500	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Mace Avenue Steps								
Activity Yard								
Asphalt	95%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard Area								
Explanation : New Construction								
Rubber Matting	5%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard Area								
Explanation : New Installation								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2034	$21,000	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 600 Ampere Main Disconnect Switches								
Fused Disc Sw	60%			2064	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room At New Extension Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room At New Extension Building								
Explanation : Two Main Disconnect Switches; One 2,000 Amperes And One 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	40%			2034	$106,500	5	$200	
Fused Disc Sw	60%			2064	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room At New Extension Building								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Under 600 Volts								
Raceway								
Conduit	40%			2044	* *	1		
Conduit	60%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Extension Building								
Panelboards								
Fused Disc Sw	5%			2033	$12,300	5	$100	
Fused Disc Sw	5%			2059	* *	5	$100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Extension Building								
Molded Case Bkrs	35%			2033	$85,800	5	$1,000	
Molded Case Bkrs	55%			2059	* *	5	$1,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : New Extension Building								
Wiring								
Thermoplastic	40%			2054	* *	1		
Thermoplastic	60%			2064	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
Motor Controllers								
Locally Mounted	30%			2054	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
Locally Mounted	40%			2039	* *	5	$300	
Variable Frequency Drive	30%			2054	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement At New Extension Building								
Explanation : Recently Installed								
Lighting								
Interior Lighting								
Fluorescent	40%			2034	$659,400	10	$39,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	60%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Lighting								
Egress Lighting								
Emergency, Battery	20%			2034	$37,100	10	$5,200	
Emergency, Battery	30%			2044	* *	10	$7,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
Exit, LED	30%			2074	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
Exit, Battery	20%			2034	$31,300	10	$1,500	
Exterior Lighting								
HID	5%			2029	$25,800	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Perimeter								
Explanation : Operated Via Timer								
LED	15%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : At New Extension Building								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2074	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At New Extension Building Roof								
Explanation : Recently Installed								
Alarm								
Security System								
Generic	100%			2044	* *	1	$40,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior Of The New And Old Building								
Explanation : Recently Installed Cameras Security And Intrusion Alarm Systems								
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$66,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2051	* *	1	$26,700	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Penthouse								
Explanation : 2 Units In New Building								
Steam Boiler	50%	0-2	$48,200	2047	* *	1	$48,100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room. Broken Water Feed Valve Of No. 2 Boiler								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	100%	0-2	$88,600	2044	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : New Building. One Circulating Pump Broken Seal								
Terminal Devices								
Air Handler	15%	4+	$124,900	2039	* *	1	$9,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Air Handler	20%			2042	* *	1	$13,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof.								
Explanation : Four Units For New Building								
Convector/Radiator	45%			2039	* *	1	$15,700	
Fan Coil Unit/Heat	20%			2042	* *	1	$7,000	
Controls								
Electrical	50%			2033	$307,400			
Other Observation, Extent : Light, Area Affected : 50%								
Location : New Building								
Explanation : Electric Controls For New Building								
Pneumatic	50%			2035	$1,068,600			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Old Building								
Explanation : Pneumatic For Old Building								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2042	* *	1	$20,000	
Split Unit	20%			2042	* *			
Window/Wall Unit	30%			2032	$125,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$60,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Ventilation								
Exhaust Fans								
Interior	100%	4+	$196,200	2034	$490,500	2	$2,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%	Now	$22,600	2032	$1,129,400	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : Basement Water Main								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	50%			2032	$8,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Gas Fired	50%			2033	$8,700	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : New Building								
Explanation : New Building								
Sanitary Piping								
Cast Iron	50%	4+	$209,000	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	50%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout New Building								
Explanation : New Building								
Storm Drain Piping								
Cast Iron	100%	4+	$117,000	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$3,400	
Backflow Preventer								
Generic	20%			2039	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Back Flow Preventer Serves Boiler Only								
Generic	80%			2039	* *	1	$5,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Building								
Explanation : 2 Elevators								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	* *	1-2	$600	
Fire Pump								
No Component	50%							
Generic	50%			2047	* *	1	$10,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 20%								
Location : New Building								
Explanation : One Set Fire Suppression System Covers 100 Square Feet (20x5)								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S. 971 - BK / EARLY CHILDHOOD CENTER**		
Address	: **6214 4TH AVE. @ 62ND ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K971**
Program / Asset #	: **BOE1106.000 / 14562**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **43,087**	**Project Type**	: **EDUCATION**
Date of Survey	: **17-Aug-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **5799** **Lot** : **38**	**BIN**	: **3143927**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$54,800
Interior Architecture	$77,500	$76,400
Electrical		$657,700
Mechanical		$70,000
Total	**$77,500**	**$858,800**
Importance Code A		$54,800
Importance Code B	$77,500	$727,600
Importance Code C		$76,400
Total	**$77,500**	**$858,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,900			$3,400
Interior Architecture	$48,700	$26,100		$6,900
Electrical	$46,200	$4,000	$4,200	$5,400
Mechanical	$34,400	$5,200	$22,500	$5,400
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$154,500**	**$49,700**	**$41,100**	**$35,400**
Importance Code A	$13,000	$2,100	$2,200	$5,500
Importance Code B	$122,700	$23,100	$38,900	$29,900
Importance Code C	$18,800	$24,500		
Total	**$154,500**	**$49,700**	**$41,100**	**$35,400**

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	$54,800	
Windows								
Aluminum	95%			2050	* *	5	$6,800	
Metal Louvers	5%			2043	* *	10	$2,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$9,900	
Pre-Cast Concrete	10%			LIFE	* *	5	$6,900	
Roof								
IRMA/Protected Membrane	100%	Now	$10,900	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Below Rooftop Unit Into 4th Floor Corridor								
Soffits								
Metal Panel	50%			2054	* *	5-10		
Stucco Cement	50%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,100	
Water Penetration, Extent : Severe, Area Affected : 35%								
Location : Leak Heavily At Basement Flooring During Rainy Season.								
Ceramic Tile	5%			2043	* *	5	$3,200	
Quarry Tile	5%			2047	* *	5	$4,800	
Vinyl Tile	85%	2-4	$77,500	2039	* *	3	$20,600	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Around Cafeteria Columns And Kitchen Storage Room								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2043	* *	5	$48,900	
Concrete Masonry Unit	5%	4+	$18,800	LIFE	* *	5	$3,900	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Stair B At 4th Floor								
Gypsum Board	65%			LIFE	* *	5	$76,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	* *	5	$54,800	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Gypsum Board	10%			LIFE	* *	5	$8,100	
Metal Panel	5%			LIFE	* *	5	$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2054	* *			
Iron Picket	25%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	70%			2043	* *			
Rubber Matting	30%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2054	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$1,000	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	60%			2047	* *	5	$200	
Variable Frequency Drive	40%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

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
Lighting								
Interior Lighting								
Fluorescent	96%			2034	$631,400	10	$37,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	4%			2034	$26,300	10	$1,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	$37,000	10	$5,200	
Exit, Service	50%			2034	$9,500	1		
Exterior Lighting								
HID	20%	Now	$41,200	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Building Perimeter								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$200	
Alarm								
Security System								
Generic	100%			2039	* *	1	$16,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$27,400	

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
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Furnace	80%			2039	* *	1	$17,000	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	20%			2039	* *	1	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2050	* *	4	$400	
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

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
Heating								
Terminal Devices								
Convector/Radiator	20%			2047	* *	1	$2,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2039	* *	2	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units. Refrigerant R410a.								
Split Unit	5%			2039	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$56,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,000	
Exhaust Fans								
Roof	100%			2039	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$28,300	2054	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Explanation : Booster Pump Is Leaking								
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : One 300 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$2,600	
Backflow Preventer								
Generic	100%			2039	* *	1	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

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
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$12,100	
Fire Pump								
Generic	100%			2043	* *	1	$8,100	
Chemical System								
No Component	95%							
Generic	5%			2032	$3,000	1-10	$1,500	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 40 Square Feet (10x4)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S./I. S. 208 - Q**
Address : **74-30 COMMONWEALTH BOULEVARD**
Borough : **QUEENS**
Agency's Number : **Q208**
Program / Asset # : **BOE1041.000 / 13595**
Yr Built/Renovated : **2003 /**
Area Sq Ft : **180,358**
Project Type : **EDUCATION**
Date of Survey : **20-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Ph**
Block : **7870** **Lot** : **70** **BIN** : **4529898**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$724,000	$132,300
Interior Architecture	$446,300	$162,600
Electrical	$147,300	$1,010,800
Mechanical	$99,200	$3,080,200
Site Pavements	$53,400	
Total	**$1,470,200**	**$4,385,900**
Importance Code A	$724,000	$132,300
Importance Code B	$746,200	$4,253,600
Total	**$1,470,200**	**$4,385,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,700		$28,500	
Interior Architecture	$242,900		$35,100	$5,600
Electrical	$38,600	$29,400	$34,200	$32,700
Mechanical	$128,600	$72,500	$103,600	$62,600
Site Enclosure	$27,100			
Site Pavements	$103,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$641,000**	**$116,300**	**$215,800**	**$115,300**
Importance Code A	$103,600	$17,900	$46,300	$17,900
Importance Code B	$395,400	$98,400	$169,500	$94,500
Importance Code C	$141,900			$2,900
Total	**$641,000**	**$116,300**	**$215,800**	**$115,300**

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	87%	2-4	$590,100	LIFE	* *	5	$132,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$28,500	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Stairwell A								
Metal Coiling Doors	1%			2049	* *	5	$4,800	
Pre-Cast Concrete	7%			LIFE	* *	5	$69,200	
Windows								
Aluminum	70%			2044	* *	5	$11,900	
Aluminum w/ Guards	20%			2044	* *	5	$3,400	
Metal Louvers	10%			2045	* *	10	$10,600	
Parapets								
Cast Stone/Terra Cotta	7%	0-2	$10,500	LIFE	* *	5	$8,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Transverse Joints								
Masonry: Brick Cavity	93%	0-2	$77,300	LIFE	* *	5	$15,000	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	85%	Now	$56,700	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 3%								
Location : Rooms 302 And 338c								
Metal Panel	15%	Now	$15,400	2049	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Auditorium								
Soffits								
Exposed Struc: Steel	25%			LIFE	* *	5	$22,000	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Structural Support For Fiberglass Canopy								
Fiberglass Panel	70%			2039	* *	5	$36,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Canopies								
Explanation : Location Noted								
Metal Panel	5%			2056	* *	5-10	$4,800	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Interior								
Floors								
Carpet	2%	0-2	$97,800	2038	* *	3	$8,100	
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Library								
Cast in Place Concrete	12%			LIFE	* *	5	$141,700	
Mosaic Tile	5%	2-4	$64,800	2049	* *	5	$16,900	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout Toilet Rooms								
Quarry Tile	2%			2049	* *	5	$8,100	
Quarry Tile	2%			2049	* *	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Tiles In Science Laboratories								
Explanation : Location Noted								
Sheet Vinyl/Rubber	2%			2041	* *	5	$8,100	
Terrazzo	5%			LIFE	* *	5	$21,100	
Vinyl Tile	60%			2041	* *	3	$60,700	
Wood	10%	0-2	$164,900	2064	* *	5	$25,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 95%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$5,800	
Concrete Masonry Unit	59%			LIFE	* *	5	$90,500	
Glass: Single Pane	2%			LIFE	* *	5	$5,800	
Gypsum Board	8%			LIFE	* *	5-10	$26,100	
Masonry: Brick	5%			LIFE	* *	10	$2,900	
Metal: Cage/Fence	3%			LIFE	* *	10	$1,200	
SGFT/Glazed Masonry	20%			LIFE	* *	10	$19,200	
Ceilings								
AcousTile,Adhered	5%			2049	* *	5	$13,500	
AcousTileSusp.Lay-In	68%			2049	* *	5	$183,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 338c, Gymnasium And Cafeteria								
Exposed Struc: Steel	10%			LIFE	* *	10	$54,000	
Fiber Board	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Suspended Acoustical Panels In Auditorium								
Explanation : Location Noted								
Fiber Board	5%			2041	* *			
Gypsum Board	5%			LIFE	* *	5-10	$46,400	
Metal Panel	5%			LIFE	* *	5	$33,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%	0-2	$27,100	2056	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Area								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : West Play Yard And Gate At Dumpster Area								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$22,900	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	35%	2-4	$15,400	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Pavers/Stone	65%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	35%	2-4	$11,300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Dumpster Area								
Pavers/Stone	65%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : School Bus Pull Over Areas								
Explanation : Location Noted								
Activity Yard								
Asphalt	72%	Now	$53,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout West And Entry Play Yards								
Pavers/Stone	18%	Now	$38,100	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : West Play Yard								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : West Play Yard								
Rubber Matting	10%	Now	$15,900	2036	$39,800			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Playground								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : West Play Yard								
Open Seams, Extent : Severe, Area Affected : 30%								
Location : West Play Yard								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C3								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C3 And A T S Room C5								
Explanation : 750 Kilovolt Amperes, 480/208/120 Volts And 150 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$800	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	95%			2044	* *	5	$4,500	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$100	
Motor Control Center	80%			2041	* *	5	$3,900	
Variable Frequency Drive	10%			2053	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$55,500	
Generators								
Diesel	100%			2039	* *	1	$69,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 500 Kilowatts, 625 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$40,200	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Original Fixtures Retrofitted With LEDs								
Egress Lighting								
Emergency, Service	50%			2036	$56,900	1		
Exit, Battery	50%			2036	$130,800	10	$6,100	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,400	
Alarm								
Security System								
Generic	50%			2036	$173,300	1	$33,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%	Now	$52,000	2036	$173,300	1	$30,300	
Devices Damaged, Extent : Moderate, Area Affected : 50%								
Location : Motion Sensors Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$95,300	2036	$476,400	1-3	$101,000	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Lobby								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Tank 7,500 Gallons								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$178,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$29,600	2056	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Vacuum Pump In The Basement								
Malfunctioning, Extent : Moderate, Area Affected : 80%								
Location : Thermostats, Throughout								
Terminal Devices								
Air Handler	70%			2041	* *	1	$78,100	
Convector/Radiator	20%			2049	* *	1	$11,700	
Unit Heater - Steam	10%			2041	* *	4	$1,700	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	$54,500	2031	$2,724,600	1	$75,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Penthouse								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Explanation : One Compressor Is Not Working On Chiller 2								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$13,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$111,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2041	* *	2	$125,600	
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

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
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$95,500	
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : Damper Actuators, Various Locations								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$63,700	
Exhaust Fans								
Interior	90%			2041	* *	2	$5,000	
Roof	10%			2041	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$139,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 600 Gallon Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$37,000	4	$5,700	
Sewage Ejector(s)								
Electric	100%			2036	$96,700	4	$10,800	
Backflow Preventer								
Generic	100%			2041	* *	1	$11,000	
Fixtures								
Generic	100%							
Leaking Connections, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$90,900	
Sprinkler								
Generic	100%			2056	* *	1-2	$50,500	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 110 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 89 - M**				
Address	: **201 WARREN STREET @ WEST ST**				
Borough	: **MANHATTAN**		**Agency's Number**	: **M089**	
Program / Asset #	: **BOE0962.000 / 4468**		**Yr Built/Renovated**	: **1998 / 2013**	
Area Sq Ft	: **95,000**		**Project Type**	: **EDUCATION**	
Date of Survey	: **20-Sep-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,Ph**				
Block	: **16**	**Lot** : **220**	**BIN**	: **1085459**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$214,200
Interior Architecture	$79,400	$181,900
Mechanical		$771,200
Total	**$79,400**	**$1,167,200**
Importance Code A		$214,200
Importance Code B		$824,400
Importance Code C	$79,400	$128,700
Total	**$79,400**	**$1,167,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,600		$49,000	$12,100
Interior Architecture	$104,300	$13,900	$21,700	$15,600
Electrical	$18,100	$15,500	$29,000	$18,500
Mechanical	$106,700	$30,500	$68,200	$34,600
Site Enclosure	$15,700			
Site Pavements	$5,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$267,500**	**$74,700**	**$182,700**	**$95,700**
Importance Code A	$7,300	$4,700	$53,900	$16,800
Importance Code B	$239,400	$59,700	$107,200	$78,900
Importance Code C	$20,800	$10,300	$21,700	
Total	**$267,500**	**$74,700**	**$182,700**	**$95,700**

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	2%			LIFE	* *	5	$11,300	
Glass Block	3%			LIFE	* *	5	$3,400	
Masonry: Brick Cavity	90%			LIFE	* *	5	$163,200	
Granite Panels	3%			LIFE	* *	5	$4,100	
Pre-Cast Concrete	2%			LIFE	* *	5	$11,800	
Windows								
Aluminum	10%	Now	$2,600	2050	* *	5	$1,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2% *Location : Room 402 And 526*								
Aluminum	90%			2050	* *	5	$24,100	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$51,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$35,600	
Roof								
IRMA/Protected Membrane	100%			2039	* *	10	$49,000	
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	$2,600	
Interior								
Floors								
Carpet	5%			2033	$128,500	3	$14,200	
Cast in Place Concrete	10%	4+	$24,700	LIFE	* *	5	$31,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Auditorium*								
Ceramic Tile	5%			2043	* *	5	$7,100	
Quarry Tile	2%			2047	* *	5	$4,300	
Vinyl Tile	68%			2039	* *	3	$48,200	
Wood	10%			2062	* *	5	$26,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$20,600	
Concrete Masonry Unit	10%	Now	$79,400	LIFE	* *	5	$16,500	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Perimeter Walls								
Concrete Masonry Unit	68%			LIFE	* *	5	$112,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Main Corridors								
Explanation : Premium Material Type								
Glass: Single Pane	1%	Now	$5,100	LIFE	* *	5	$3,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Room 312 And 315								
Glass: Single Pane	4%			LIFE	* *	5	$12,400	
Gypsum Board	5%			LIFE	* *	5	$12,400	
Operable Wall	3%			2054	* *	5	$43,300	
SGFT/Glazed Masonry	2%			LIFE	* *			
Wood	2%			LIFE	* *	5	$33,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium Walls								
Explanation : Wood Panels								
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$44,300	
AcousTileSusp.Lay-In	30%			2047	* *	5	$42,600	
Exposed Struc: Steel	8%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$53,200	
Metal Panel	5%			LIFE	* *	5	$8,900	
Plaster	2%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Stucco								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	10%	Now	$2,200	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Wall								
Concrete Masonry Unit	5%			2054	* *			
Masonry: Brick	85%	0-2	$13,500	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East Wall								
Site Pavements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	0-2	$2,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North Sidewalk								
Pavers/Stone	50%			2043	* *			
On-Site Walkways								
Pavers/Stone	100%			2043	* *			
Activity Yard								
Asphalt	75%	4+	$2,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Rubber Matting	25%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$400	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$200	
Molded Case Bkrs	90%			2050	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$300	
Motor Control Center	50%			2047	* *	5	$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump Room								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$29,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$36,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 28th Floor Roof Over Residential Units								
Explanation : Generator Rated At 500 Kilovolt Ampere 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$21,200	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 28th Floor Roof Over Residential Units								
Explanation : 50 Gallon Tank								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : 550 Gallon Tank								
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$30,000	1		
Exit, Service	50%			2034	$21,000	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$35,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$60,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bells, Manual Pull Stations								

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
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : One 7,500 Gallon Tank For No. 2 Fuel								
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$47,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$4,700	
Terminal Devices								
Convector/Radiator	60%			2047	* *	1	$18,400	
Induction Unit	40%			2037	* *	1	$12,300	
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	* *	1	$102,800	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$31,500	2044	* *	4	$4,700	
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Penthouse								
Explanation : One Of Five Pumps Is Not Working.								
Terminal Devices								
Air Handler/Cool/Ht	60%			2039	* *	1	$35,300	
Fan Coil - 4 Pipe	40%			2039	* *	1	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Administrative Spaces								
Explanation : Equipment Accounted For Under Heating Section Of This Report								
Heat Rejection								
Water Cooling Tower	100%			2035	$491,400	2	$95,600	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,000	
Exhaust Fans								
Interior	90%			2039	* *	2	$2,600	
Roof	10%			2039	* *	2	$300	
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,000	2054	* *	1		
Damaged, Extent : Severe, Area Affected : 100%								
Location : Defective Compression Tank in Water Meter Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Triplex Booster Pumps								
Water Heater With Tanks								
Gas Fired	100%			2032	$279,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th Floor Penthouse Mechanical Room								
Explanation : Two 600 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$49,700	
Sprinkler								
Generic	100%			2054	* *	1-2	$26,600	
Fire Pump								
Generic	100%			2043	* *	1	$17,700	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 64 Square Feet (16x4).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S./I. S. 176 - M**
Address : **4862 BROADWAY @ W.204 ST**
Borough : **MANHATTAN**
Program / Asset # : **BOE0964.000 / 4478**
Area Sq Ft : **76,000**
Date of Survey : **07-Dec-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2234** **Lot** : **7**

Agency's Number : **M176**
Yr Built/Renovated : **1996 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1064900**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$302,200	$1,833,600
Interior Architecture	$1,063,400	$98,700
Electrical		$1,515,100
Mechanical	$386,000	$3,776,000
Site Pavements		$490,100
Total	**$1,751,600**	**$7,713,500**
Importance Code A	$302,200	$2,478,000
Importance Code B	$896,600	$5,235,500
Importance Code C	$552,900	
Total	**$1,751,600**	**$7,713,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$67,800		$18,400	$8,500
Interior Architecture	$38,000	$4,100	$8,500	$11,300
Electrical	$30,100	$13,800	$53,700	$12,400
Mechanical	$71,000	$26,700	$58,700	$27,500
Site Pavements	$4,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$218,900**	**$51,700**	**$146,400**	**$66,900**
Importance Code A	$95,300	$7,500	$26,100	$16,100
Importance Code B	$92,600	$41,800	$120,400	$50,800
Importance Code C	$31,000	$2,400		
Total	**$218,900**	**$51,700**	**$146,400**	**$66,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$5,900	
Masonry: Brick	83%			LIFE	* *	5	$393,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$77,000	
Stucco Cement	10%			2047	* *	5	$118,500	
Windows								
Aluminum	90%			2050	* *	5	$17,100	
Aluminum	10%	Now	$27,800	2050	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Library Area								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Library Area								
Parapets								
Masonry: Brick Cavity	90%	Now	$37,600	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Parapet And Screen Wall								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Roof Area								
Metal Rail	5%			2047	* *	5-10	$3,700	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,300	
Roof								
IRMA/Protected Membrane	75%	0-2	$243,000	2034	$1,214,900			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%								
Location : Around Curbs At Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Near Mechanical Unit								
Metal Panel	15%			2039	* *	10	$18,400	
Sloped Glazing	10%			LIFE	* *	5	$89,100	
Soffits								
Stucco Cement	100%			2047	* *	5	$300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,700	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Ceramic Tile	3%			2043	* *	5	$3,400	
Quarry Tile	2%			2047	* *	5	$3,400	
Vinyl Tile	80%	4+	$510,500	2039	* *	3	$33,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Classrooms, Hallways Various Floors								
Wood	5%			2062	* *	5	$10,600	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$4,800	
Concrete Masonry Unit	30%	2-4	$552,900	LIFE	* *	5	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Hallway								
Water Penetration, Extent : Severe, Area Affected : 45%								
Location : Basement Elevator Pit Side								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Basement Elevator Pit Side								
Explanation : Flooding During Heavy Rain								
Glass Block	2%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$8,600	
Plaster	13%	2-4	$31,000	LIFE	* *	5	$3,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement								
SGFT/Glazed Masonry	30%			LIFE	* *			
Wood	5%			LIFE	* *	5	$19,100	
Ceilings								
AcousTile,Adhered	10%			2039	* *	5	$11,300	
AcousTileSusp.Lay-In	5%			2039	* *	5	$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 4th Floor								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	70%			LIFE	* *	5	$98,700	
Metal Panel	10%			LIFE	* *	5	$14,100	
Loose Units, Extent : Light, Area Affected : 15%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	* *			
Iron Picket	10%			2069	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$4,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : At Front Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Site Pavements								
Activity Yard								
Asphalt	50%			2037	* *			
Rubber Matting	50%			2034	$490,100			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$200	
Molded Case Bkrs	90%			2042	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$23,400	
Generators								
Diesel	100%			2037	* *	1	$29,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : Rated At 313 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,800	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	50%			2074	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 550 Gallons Rated Capacity, Recent Installation								
Lighting								
Interior Lighting								
Fluorescent	85%			2034	$986,100	10	$59,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	$116,000	10	$7,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%	0-2	$9,200	2039	* *			
Inadequate Lighting Level, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Incandescent	1%			2034	$21,600	2		
LED	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Library And Auditorium								
Explanation : Location Noted								
Egress Lighting								
Emergency, Service	50%			2029	$24,000	1		
Exit, Service	50%			2029	$16,800	1		
Exterior Lighting								
HID	10%	Now	$3,600	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$146,100	1	$28,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$200,700	1-3	$46,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Half Of The Boiler Leaking. Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Vault								
Explanation : 10,000 Gallon Tank For No. 2 Fuel Oil Ruptured.								
Conversion Equipment								
Steam Boiler	95%			2032	$644,400	1	$71,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	5%	0-2	$20,300	2054	* *	1	$3,400	
Damaged, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room, Defective Boiler Blower Fan Motors								
Distribution								
Steam Piping/Pump	80%	2-4	$10,000	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Condensate Return Pump Seal Damaged, Leaking.								
Steam Piping/Pump	20%	0-2	$74,800	2064	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Steam Traps Faulty, Extent : Severe, Area Affected : 30%								
Location : Various								
Terminal Devices								
Air Handler	70%			2034	$1,025,100	1	$32,900	
Convector/Radiator	30%			2039	* *	1	$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	45%			2032	$570,600	2	$2,100	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Fan Rooms. Throughout								
Explanation : Automatic Dampers Faulty								
Ext Pkg Unit - Heating/Cooling	45%	2-4	$11,800	2034	$588,400	2	$1,700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Units. Throughout								
Explanation : Automatic Dampers Faulty								
Split Unit	10%			2034	$184,800			
Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2	$89,000	
Ductwork/Diffusers	10%	2-4	$205,100	LIFE	* *	2	$9,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Automatic Dampers At Air Handlers								
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	$22,500	2	$5,300	
Dry Cooler	90%			2034	$321,400	2	$47,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,400	
Exhaust Fans								
Interior	100%			2034	$345,100	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$20,000	2044	* *	1		
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Domestic Water Pump Seals And Hot Water Recirculation Pump Seal Leaking								
Water Heater With Tanks								
Gas Fired	50%			2029	$96,200	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Boiler Room								
Explanation : Two 400 Gallon Hot Water Heaters								
Gas Fired	50%	Now	$1,900	2034	$96,200	2		
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$15,600	4	$1,600	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,700	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$38,300	
Sprinkler								
No Component	90%							
Generic	10%			2044	* *	1-2	$2,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Basement Areas								
Fire Pump								
Generic	100%	Now	$3,700	2037	* *	1	$12,800	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Fire Pump Leaking Gasket. Sprinkler Room								
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 80 Square Feet (16x5).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 194 - BX**		
Address	: **2365 WATERBURY AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **X194**
Program / Asset #	: **BOE1029.000 / 13582**	**Yr Built/Renovated**	: **2003 / 2013**
Area Sq Ft	: **163,130**	**Project Type**	: **EDUCATION**
Date of Survey	: **23-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3834** **Lot** : **70**	**BIN**	: **2103494**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$593,300	$1,085,200
Interior Architecture	$870,900	$6,149,400
Electrical		$744,400
Mechanical	$340,900	$6,278,400
Site Pavements	$95,100	$59,200
Total	**$1,900,300**	**$14,316,600**
Importance Code A	$593,300	$1,085,200
Importance Code B	$436,000	$12,742,200
Importance Code C	$870,900	$489,200
Total	**$1,900,300**	**$14,316,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$191,500		$23,000	
Interior Architecture	$253,400		$15,600	$28,100
Electrical	$50,200	$29,100	$28,700	$29,600
Mechanical	$76,800	$95,900	$67,000	$95,200
Site Enclosure	$19,200			
Site Pavements	$56,300			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$662,700**	**$140,400**	**$149,700**	**$168,200**
Importance Code A	$216,200	$16,000	$39,100	$16,000
Importance Code B	$354,400	$124,400	$101,000	$152,200
Importance Code C	$92,100		$9,500	
Total	**$662,700**	**$140,400**	**$149,700**	**$168,200**

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$593,300	LIFE	* *	5	$133,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 203, 401, 402, And 405								
Pre-Cast Concrete	10%			LIFE	* *	5	$96,100	
Windows								
Aluminum	75%	Now	$40,800	2044	* *	5	$20,900	
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : East Activity Yard Facades								
Aluminum w/ Guards	20%			2044	* *	5	$11,100	
Metal Louvers	5%			2039	* *	10	$17,400	
Parapets								
Masonry: Brick Cavity	80%	Now	$39,800	LIFE	* *	5	$19,400	
Miss/Damaged Flashings, Extent : Light, Area Affected : 1%								
Location : East Roof								
Caulking Deteriorated, Extent : Light, Area Affected : 1%								
Location : East Roof								
Metal Rail	10%			2041	* *	5-10	$43,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$30,400	
Roof								
Built-Up (BUR)	75%	Now	$47,600	2036	$952,200			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 401 And Stair C								
Green, Roof Inaccessible	25%			LIFE	* *			
Soffits								
Cement - Fiber Panel	100%			2036	$30,200	10	$4,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Interior								
Floors								
Carpet	5%	Now	$88,400	2032	$221,100	3	$18,300	
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Library								
Cast in Place Concrete	5%	Now	$21,300	LIFE	* *	5	$26,700	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Stair C Between 2nd And 3rd Floors								
Explanation : Loose Treads In Stairwell								
Ceramic Tile	5%			2039	* *	5	$12,200	
Sheet Vinyl/Rubber	3%	Now	$9,800	2036	$490,700	5	$5,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Auditorium								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Science Room 322								
Terrazzo	5%	4+	$23,400	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Main Lobby								
Vinyl Tile	72%			2036	$4,972,900	3	$87,900	
Wood	5%			2051	* *	5	$22,900	
Interior Walls								
Ceramic Tile	2%			2039	* *	5	$19,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$76,400	
Folding Partition	5%			2044	* *	5	$119,300	
Gypsum Board	55%			LIFE	* *	5-10	$892,400	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Classrooms 203, 401, 402, And 405								
SGFT/Glazed Masonry	25%			LIFE	* *	10	$119,300	
Wood	3%			LIFE	* *	5	$229,100	
Ceilings								
AcousTileSusp.Lay-In	82%			2041	* *	5	$196,600	
Exposed Struc: Steel	5%			LIFE	* *	10	$24,000	
Gypsum Board	10%	Now	$21,500	LIFE	* *	5	$30,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 1st, 2nd, 3rd And 4th Floor Corridors								
Metal Panel	3%	0-2	$4,900	LIFE	* *	5	$9,000	
Bent/Warped Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2046	* *			
Iron Picket	80%	2-4	$19,200	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$20,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Waterbury Avenue								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Waterbury And Zerega Avenues								
On-Site Walkways								
Asphalt	60%	Now	$26,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cast in Place Concrete	40%	Now	$7,000	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Parking/Driveway								
Asphalt	95%			2039	* *			
Cast in Place Concrete	5%	Now	$1,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Driveway Apron And By Trench Drain								
Activity Yard								
Asphalt	95%	Now	$95,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Rubber Matting	5%	Now	$1,200	2036	$59,200			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C16								
Explanation : One 4,000 Ampere, Three 1,200 Ampere, And Two 800 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$700	
Raceway								
Conduit	100%			2046	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$400	
Molded Case Bkrs	90%			2044	* *	5	$3,900	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	15%			2041	* *	5	$200	
Locally Mounted	5%			2053	* *	5	$100	
Motor Control Center	80%			2041	* *	5	$3,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room C34								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$50,200	
Generators								
Diesel	100%			2039	* *	1	$63,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Room 502								
Explanation : One 500 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$36,400	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Room 502								
Explanation : One 60 Gallon Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Room C25								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
LED	5%			2044	* *			
LED	95%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,100	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Alarm								
Security System								
Generic	50%			2036	$156,800	1	$30,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$156,800	1	$30,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$430,900	1-3	$103,600	

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
Heating								
Energy Source								
Electricity	1%			2046	* *	1		
Interruptible Gas/Dual Fuel	99%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Radiant Heater	1%	Now	$8,700	2036	$43,500	2	$600	
Broken, Extent : Severe, Area Affected : 10%								
Location : Generator Room Heater								
Steam Boiler	99%			2041	* *	1	$159,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2046	* *			
Terminal Devices								
Air Handler	40%			2036	$1,257,400	1	$40,400	
Convector/Radiator	60%			2041	* *	1	$31,600	
Controls								
Pneumatic	100%			2034	$3,228,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	3%	Now	$102,200	2039	* *	1	$4,800	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Chiller 1 In Penthouse								
Centrifugal, Elec Chiller	92%			2039	* *	1	$162,400	
R-134a Refrigerant, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Split Unit	5%	Now	$198,300	2046	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Mdf Room And Elevator Machine Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$8,000	
Heat Rejection								
Water Cooling Tower	100%			2034	$843,700	2	$164,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$144,000	
Exhaust Fans								
Interior	80%			2036	$592,700	2	$4,000	
Roof	20%			2036	$64,800	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$33,400	4	$5,200	
Sewage Ejector(s)								
Electric	100%	Now	$1,700	2036	$87,500	4	$6,500	
Controller Not Working, Extent : Moderate, Area Affected : 20%								
Location : C28 Behind Wall								
Backflow Preventer								
Generic	100%			2036	$74,600	1	$10,000	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

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
Plumbing								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$82,200	
Sprinkler								
Generic	100%			2046	* *	1-2	$45,700	
Fire Pump								
Generic	100%			2039	* *	1	$30,500	
Chemical System								
Generic	100%			2034	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 217 - M**		
Address	: **645 MAIN ST., ROOSEVELT ISLAND**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M271**
Program / Asset #	: **BOE0985.000 / 4150**	**Yr Built/Renovated**	: **1992 / 2011**
Area Sq Ft	: **95,800**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1373** **Lot** : **1**	**BIN**	: **1084848**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$640,800	$257,900
Interior Architecture	$212,200	$138,100
Electrical	$71,000	$611,300
Mechanical	$5,881,800	$2,028,800
Total	**$6,805,800**	**$3,036,100**
Importance Code A	$743,000	$513,200
Importance Code B	$5,850,700	$2,384,800
Importance Code C	$212,200	$138,100
Total	**$6,805,800**	**$3,036,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,000		$76,500	
Interior Architecture	$79,300		$16,000	$9,800
Electrical	$29,200	$17,400	$17,400	$15,600
Mechanical	$87,600	$46,000	$54,000	$52,800
Site Pavements	$22,500			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$262,000**	**$77,800**	**$178,400**	**$92,600**
Importance Code A	$33,300	$4,300	$81,900	$4,300
Importance Code B	$215,200	$73,500	$96,500	$88,400
Importance Code C	$13,600			
Total	**$262,000**	**$77,800**	**$178,400**	**$92,600**

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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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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$67,000	
Glass Block	5%	4+	$13,900	LIFE	* *	5	$4,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Stair D								
Masonry: Brick	55%	Now	$124,300	LIFE	* *	5	$73,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Foundation Wall In Basement								
Metal/Glass Curt Wall	20%	Now	$462,400	LIFE	* *	5	$50,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Metal Panel	10%			2054	* *	5-10	$92,100	
Windows								
Aluminum	95%	Now	$15,100	2050	* *	5	$7,700	
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : 2nd, 3rd And 4th Floor Corridors								
Metal Louvers	5%			2043	* *	10	$5,100	
Parapets								
Masonry: Brick	65%			LIFE	* *	5	$14,000	
Metal Panel	10%			2054	* *	5	$8,300	
Metal Rail	20%			2039	* *	5-10	$77,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$6,800	
Roof								
Green, Roof Inaccessible	7%			LIFE	* *			
Modified Bitumen	80%			2039	* *	10	$54,100	
Plaza Roof: Stone Panels	10%			2054	* *			
Skylight, Metal/Glass	3%			2054	* *	10	$6,800	
Soffits								
Cast in Place Concrete	40%			LIFE	* *	5	$12,200	
Glass: Special Gauge	60%			LIFE	* *	1		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$12,400	LIFE	* *	5	$15,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical And Storage Rooms In Basement								
Ceramic Tile	3%	Now	$4,900	2043	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Quarry Tile	2%	Now	$4,300	2047	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Around Grease Trap								
Sheet Vinyl/Rubber	15%			2039	* *	5	$32,100	
Terrazzo	15%			LIFE	* *	5	$16,700	
Vinyl Tile	55%	4+	$44,400	2039	* *	3	$29,400	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Wood	5%			2062	* *	5	$13,400	
Interior Walls								
Cast in Place Concrete	15%	Now	$212,200	LIFE	* *			
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Mechanical And Storage Rooms In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical And Storage Rooms In Basement								
Concrete Masonry Unit	5%			LIFE	* *	5	$7,300	
Gypsum Board	30%			LIFE	* *	5	$65,400	
Masonry: Brick	20%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	5%			LIFE	* *	5	$72,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$13,200	
Exposed Struc: Concrete	70%			LIFE	* *	5	$14,400	
Gypsum Board	10%			LIFE	* *	5	$16,500	
Metal Panel	5%			LIFE	* *	5	$8,200	
Plaster	5%			LIFE	* *	5	$4,100	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2047	* *			
Pavers/Stone	90%			2043	* *			
Parking/Driveway								
Pavers/Stone	100%	0-2	$13,600	2043	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 15%								
Location : North Side Location Of Old Fuel Tank								
Activity Yard								
Asphalt	80%	0-2	$8,900	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Play Yard								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2039	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 750/1000 Kilovolt Ampere, 460 Volts - 208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$100	
Molded Case Bkrs	95%			2042	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2039	* *	5	$100	
Motor Control Center	90%			2039	* *	5	$2,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$29,500	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Stand-by Power								
Generators								
Diesel	100%	Now	$71,000	2037	* *	1	$33,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room, 2nd Floor								
Explanation : One 175 Kilowatts And The Generator Is Not Operational Because The Main Tank Was Removed								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	25%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room, 2nd Floor								
Explanation : One 75 Gallon Capacity								
Main Tank	75%	Now	$11,800	2074	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Oil Tank Was Removed. Generator Is Not Operational Because Oil Tank Was Removed.								
Lighting								
Interior Lighting								
Fluorescent	94%			2042	* *	10	$82,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	6%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$30,200	1		
Exit, Service	40%			2034	$16,900	1		
Exit, Service	10%			2042	* *	1		
Exterior Lighting								
HID	20%			2034	$91,500	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$184,100	1	$35,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm System, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$253,000	1-3	$59,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horn, Alarm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Heating								
Conversion Equipment								
Hot Water Boiler	45%			2039	* *	1	$21,300	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Second Floor Mechanical Equipment Room								
Explanation : Two Electric Hot Water Boilers								
Hot Water Boiler	45%			2039	* *	1	$21,300	
Radiant Heater	10%	Now	$102,100	2034	$255,300	2	$3,600	
Broken, Extent : Severe, Area Affected : 40%								
Location : Hallway On 1st And 2nd Floors								
Distribution								
Hot Wtr Piping/Pump	90%			2042	* *	4	$4,300	
No Component	10%							
Terminal Devices								
Air Handler	60%			2029	$1,107,600	1	$35,500	
Fan Coil Unit/Heat	40%	0-2	$194,600	2034	$972,900	1	$11,100	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations. 6 Units Are Not Working								
Controls								
Electrical	100%			2029	$545,300			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%	2-4	$1,080,100	2049	* *	1	$84,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Equipment Room								
Explanation : 350 Tons. Beyond Its Useful Life								
Split Unit	10%			2039	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$31,700	2034	$158,600	4	$4,700	
Broken, Extent : Severe, Area Affected : 30%								
Location : 2 Of 3 Dual Temperature Pumps On 1st Floor Mechanical Room								
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	$1,142,000	1	$35,500	
Fan Coil - 4 Pipe	40%			2029	$1,492,500	1	$12,400	
Heat Rejection								
Water Cooling Tower	100%			2032	$495,500	2	$96,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

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
Ventilation								
Exhaust Fans								
Interior	50%			2029	$217,500	2	$1,500	
Roof	50%	Now	$38,100	2034	$95,200	2	$1,200	
Broken, Extent : Severe, Area Affected : 40%								
Location : Upper Roof And Lower Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor Mechanical Equipment Room								
Explanation : One Unit Operational And One Unit Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$19,600	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2034	$51,400	4	$3,800	
Backflow Preventer								
Generic	100%			2034	$43,800	1	$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$50,100	
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Stage								
Explanation : Stage Is A Deluge System								
Chemical System								
No Component	95%							
Generic	5%			2029	$6,000	1-10	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : System Is Original To The Building								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 218 - BX**		
Address	: **1220 GERARD AVE. @E. 167 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X235**
Program / Asset #	: **BOE1007.000 / 4514**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **125,458**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **2480** **Lot** : **8**	**BIN**	: **2097130**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$233,100	$249,600
Interior Architecture	$306,300	
Electrical	$199,300	
Mechanical	$562,000	$10,310,700
Site Pavements	$361,100	
Total	**$1,661,700**	**$10,560,300**
Importance Code A	$233,100	$688,000
Importance Code B	$1,308,300	$9,872,300
Importance Code C	$120,300	
Total	**$1,661,700**	**$10,560,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,300		$11,800	
Interior Architecture	$37,000			$16,400
Electrical	$56,600	$20,700	$22,000	$22,800
Mechanical	$58,400	$51,100	$74,800	$28,300
Site Enclosure	$29,000			
Site Pavements	$22,200			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$240,000**	**$93,400**	**$130,200**	**$89,200**
Importance Code A	$31,700	$2,500	$14,300	$2,500
Importance Code B	$176,900	$90,900	$115,900	$86,700
Importance Code C	$31,400			
Total	**$240,000**	**$93,400**	**$130,200**	**$89,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Exterior								
Exterior Walls								
Glass Block	5%	4+	$15,300	LIFE	* *	5	$4,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1%								
Location : Damage Units - Puncture Impact Holes								
Masonry: Brick	80%			LIFE	* *	5	$117,300	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pre-Cast Concrete	15%	4+	$81,700	LIFE	* *	5	$71,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Impact And Cracking Damage - Base Of Wall - Gerard Avenue								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%			2049	* *	5	$23,600	
Parapets								
Masonry: Brick	58%			LIFE	* *	5	$4,700	
Metal Rail	32%	2-4	$89,800	2053	* *	5	$18,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Pre-Cast Concrete	10%			LIFE	* *	5	$5,100	
Roof								
Built-Up (BUR)	65%			2038	* *	10	$61,600	
Metal Panel	35%			2046	* *	10	$60,800	
Soffits								
Stucco Cement	100%			2046	* *	5	$2,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$20,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	10%	4+	$21,700	2046	* *	5	$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Computer Laboratory								
Quarry Tile	5%			2046	* *	5	$14,100	
Terrazzo	5%			LIFE	* *	5	$7,300	
Vinyl Tile	70%	Now	$185,900	2038	* *	3	$49,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : By Cafeteria Bathrooms								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : By Cafeteria Bathrooms								
Wood	5%			2061	* *	5	$17,600	

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$10,400	
Concrete Masonry Unit	30%	Now	$120,300	LIFE	* *	5	$25,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Glass Block	5%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$43,800	
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	5%			LIFE	* *	5	$41,700	
Ceilings								
AcousTileConcealSpLn	25%			2046	* *	5	$58,700	
AcousTileSusp.Lay-In	45%			2046	* *	5	$84,500	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%	4+	$10,100	LIFE	* *	5	$35,200	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : At Stair Towers								
Metal Panel	5%			LIFE	* *	5	$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	10%	Now	$800	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Walton Avenue Pier Caps								
Masonry: Brick	90%	Now	$12,500	2053	* *			
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Walton Avenue Fence Piers								
Retaining Walls								
Cast in Place Concrete	100%	4+	$15,700	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gerard Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,300	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Gerard Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$12,900	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Walton Avenue Corner Entrance								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$361,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 90%								
Location : Activity Yard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 90%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	$5,300	2053	* *	5	$300	
Mech. Misoperation, Extent : Moderate, Area Affected : 70%								
Location : Air Purifiers And Smartboards Exceed Electrical Capacity In Classrooms								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Multiple Main Services Rated At 2,500, 2,000 And 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	30%			2049	* *	5	$900	
Molded Case Bkrs	70%			2049	* *	5	$2,300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$38,600	
Generators								
Diesel	100%			2042	* *	1	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 300 Kilowatts Genset								

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,600	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 500 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$103,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%	Now	$95,800	2043	* *			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	10%			2038	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$46,900	
Fire/Smoke Detection								
Generic, Analog	100%	Now	$33,100	2038	* *	1-3	$70,300	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Pull Stations On Basement Level Failed								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Oil Tank Capacity 5,000 Gallons. Oil No.2								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	80%			2036	$438,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units.								
Steam Boiler	20%	0-2	$11,200	2038	* *	1	$22,400	
Controller Not Working, Extent : Moderate, Area Affected : 50%								
Location : Boiler Chemical Feed Not Operating Automatically.								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Gauges.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	80%	Now	$4,500	2041	* *	4	$4,900	
Broken, Extent : Severe, Area Affected : 60%								
Location : Starters For Pumps P-3 And P-4.								
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Pump P-2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Pumps For Dual Temperature Use								
Steam Piping/Pump	20%			2043	* *			
Terminal Devices								
Convector/Radiator	60%			2038	* *	1	$24,300	
Fan Coil Unit/Heat	40%	Now	$254,800	2033	$1,274,000	1	$14,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : Univents Used For Heating And Cooling.								
Controls								
Pneumatic	100%	0-2	$124,100	2031	$2,482,800			
Broken, Extent : Severe, Area Affected : 50%								
Location : Valves At Radiators And Univent								
Leaking, Extent : Moderate, Area Affected : 50%								
Location : Air Leakage At Radiators And Univents								
Maintenance Required, Extent : Moderate, Area Affected : 100%								
Location : Radiators And Univents								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	75%	Now	$71,100	2033	$1,421,400	1	$39,300	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Make Up Water Pump Operated Manually. Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units.								
Reciprocating Compr/Chiller	15%			2033	$284,300	1	$8,700	
Ext Pkg Unit - Heating/Cooling	5%			2033	$107,900	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit								
Split Unit	5%			2033	$152,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Rooms And Main Distribution Frame Room								
Explanation : 4 Units								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2043	* *	4	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Dual Purpose Pumps. See Heating.								
Ductwork/Diffusers	30%			LIFE	* *	2	$49,000	
Terminal Devices								
Air Handler/Cool/Ht	60%			2033	$1,495,600	1	$46,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse, Basement And Mechanical Room Above Auditorium								
Explanation : 7 Units								
Fan Coil - 2 Pipe	40%			2033	$1,567,600	1	$16,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms								
Explanation : See Heating								
Heat Rejection								
Dry Cooler	100%			2033	$589,500	2	$87,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,000	
Exhaust Fans								
Roof	100%			2033	$249,300	2	$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 218 - BX

Asset # : 4514

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$25,700	4	$2,700	
Sewage Ejector(s)								
Electric	100%			2033	$67,300	4	$5,000	
Backflow Preventer								
Generic	100%			2033	$57,400	1	$7,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Basement To 4th Floor								
Explanation : Two Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$63,300	
Sprinkler								
Generic	100%			2043	* *	1-2	$35,100	
Fire Pump								
Generic	100%			2036	$122,700	1	$23,400	
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square-foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S./I. S. 266 - Q**
Address : **74-10 COMMONWEALTH BOULEVARD**
Borough : **QUEENS**
Agency's Number : **Q266**
Program / Asset # : **BOE1035.000 / 13588**
Yr Built/Renovated : **2003 /**
Area Sq Ft : **180,358**
Project Type : **EDUCATION**
Date of Survey : **20-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,Ph**
Block : **7870** **Lot** : **74** **BIN** : **4529900**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$580,100	$132,300
Interior Architecture	$473,000	$524,300
Electrical	$197,600	$706,600
Mechanical	$44,700	$481,100
Site Pavements	$125,700	
Total	**$1,421,100**	**$1,844,400**
Importance Code A	$580,100	$132,300
Importance Code B	$623,300	$1,712,100
Importance Code C	$217,700	
Total	**$1,421,100**	**$1,844,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,200		$73,700	
Interior Architecture	$104,200		$54,300	$2,900
Electrical	$42,000	$29,400	$34,200	$32,700
Mechanical	$176,200	$68,400	$102,900	$60,300
Site Enclosure	$44,300			
Site Pavements	$67,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$516,600**	**$112,200**	**$279,500**	**$110,400**
Importance Code A	$86,100	$17,900	$91,600	$17,900
Importance Code B	$338,600	$94,300	$188,000	$89,600
Importance Code C	$91,900			$2,900
Total	**$516,600**	**$112,200**	**$279,500**	**$110,400**

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	10%	2-4	$271,300	LIFE	* *	5	$15,200	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick Cavity	77%			LIFE	* *	5	$234,200	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$28,500	
Metal Coiling Doors	1%			2049	* *	5	$4,800	
Pre-Cast Concrete	7%			LIFE	* *	5	$69,200	
Windows								
Aluminum	70%			2044	* *	5	$11,900	
Aluminum w/ Guards	20%			2044	* *	5	$3,400	
Metal Louvers	10%			2045	* *	10	$10,600	
Parapets								
Cast Stone/Terra Cotta	7%	0-2	$10,500	LIFE	* *	5	$8,800	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Transverse Joints								
Masonry: Brick Cavity	93%	0-2	$77,300	LIFE	* *	5	$15,000	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	78%	Now	$114,400	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 311 And Stairs A/3 & C/3								
Metal Panel	22%			2049	* *	10	$48,800	
Soffits								
Exposed Struc: Steel	25%			LIFE	* *	5	$17,700	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Structure For Canopies								
Fiberglass Panel	70%			2039	* *	5	$29,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Canopies								
Explanation : Location Noted								
Metal Panel	5%			2056	* *	5-10	$3,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Interior								
Floors								
Cast in Place Concrete	12%	Now	$56,400	LIFE	* *	5	$70,900	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Stairs								
Mosaic Tile	5%			2049	* *	5	$33,700	
Quarry Tile	2%			2049	* *	5	$8,100	
Quarry Tile	2%			2049	* *	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Painted Tiles In Science Laboratories								
Explanation : Location Noted								
Sheet Vinyl/Rubber	2%			2036	$361,700	5	$8,100	
Terrazzo	5%			LIFE	* *	5	$21,100	
Vinyl Tile	67%			2041	* *	3	$67,800	
Wood	5%	4+	$82,400	2051	* *	5	$12,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Gymnasium								
Interior Walls								
Ceramic Tile	3%			2045	* *	5	$5,800	
Concrete Masonry Unit	59%	4+	$217,700	LIFE	* *	5	$45,200	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Glass: Single Pane	2%			LIFE	* *	5	$5,800	
Gypsum Board	8%			LIFE	* *	5-10	$26,100	
Masonry: Brick	5%			LIFE	* *	10	$2,900	
Metal: Cage/Fence	3%			LIFE	* *	10	$1,200	
SGFT/Glazed Masonry	20%			LIFE	* *	10	$19,200	
Ceilings								
AcousTile,Adhered	5%			2049	* *	5	$13,500	
AcousTileSusp.Lay-In	68%	2-4	$62,500	2049	* *	5	$91,800	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Throughout Toilet Rooms								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Exposed Struc: Steel	10%			LIFE	* *	10	$54,000	
Fiber Board	5%	4+	$4,300	2041	* *			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Fiber Board	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Suspended Acoustical Panels In Auditorium								
Explanation : Location Noted								
Gypsum Board	5%			LIFE	* *	5-10	$46,400	
Metal Panel	5%			LIFE	* *	5	$33,700	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%	Now	$44,300	2056	* *			
Deteriorated Finish, Extent : Severe, Area Affected : 75%								
Location : West Play Yard And Dumpster Area								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$7,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	35%			2049	* *			
Pavers/Stone	65%			2045	* *			
Parking/Driveway								
Cast in Place Concrete	35%	4+	$4,700	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Dumpster Area								
Pavers/Stone	65%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : School Bus Pull Over Areas								
Explanation : Location Noted								
Activity Yard								
Asphalt	76%	Now	$125,700	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Pavers/Stone	12%	Now	$28,400	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : West Play Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : West Play Yard								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : West Play Yard								
Rubber Matting	12%	Now	$26,600	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Play Yards								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : West Play Yard								
Open Seams, Extent : Severe, Area Affected : 60%								
Location : West Play Yards								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C5								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room C5 And A T S Room C3								
Explanation : 750 Kilovolt Amperes, 480/208/120 Volts, 150 Kilovolt Amperes, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$800	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	95%			2044	* *	5	$4,500	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	15%			2041	* *	5	$200	
Motor Control Center	80%			2041	* *	5	$3,900	
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$55,500	
Generators								
Diesel	100%			2039	* *	1	$69,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 500 Kilovolt Amperes, 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$40,200	
Fuel Storage								
Day Tank	50%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons Rated Capacity								

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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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Lighting								
Interior Lighting								
LED	100%	Now	$102,300	2044	* *			
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Original Fixtures Retrofitted With LEDs								
Egress Lighting								
Emergency, Service	50%			2036	$56,900	1		
Exit, Battery	50%			2041	* *	10	$6,100	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,300	
Alarm								
Security System								
Generic	50%			2036	$173,300	1	$33,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2044	* *	1	$33,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$95,300	2036	$476,400	1-3	$101,000	
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Main Entrance Lobby								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units 7,500 Gallon Each								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$178,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$29,600	2056	* *			
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Vacuum Pump								
Terminal Devices								
Air Handler	70%	Now	$48,700	2041	* *	1	$70,300	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Penthouse								
Explanation : Kitchen Air Handler Is Not Operating								
Convector/Radiator	25%			2049	* *	1	$14,600	
Unit Heater - Steam	5%			2041	* *	4	$800	
Controls								
Pneumatic	100%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	0-2	$5,400	2031	$272,500	1	$7,500	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : No.1 Unit Control Board								
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : One Compressor Broken Ch-1								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Penthouse								
Reciprocating Compr/Chiller	90%			2041	* *	1	$75,300	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$13,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$111,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2041	* *	2	$125,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$159,200	
Exhaust Fans								
Interior	90%			2041	* *	2	$5,000	
Roof	10%			2041	* *	2	$600	
Plumbing								

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

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallon Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$3,800	
Sewage Ejector(s)								
Electric	100%			2036	$96,700	4	$10,800	
Backflow Preventer								
Generic	100%			2041	* *	1	$11,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 4th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$90,900	
Sprinkler								
Generic	100%			2056	* *	1-2	$50,500	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 95 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 270 - Q**		
Address	: **233-15 MERRICK BOULEVARD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q270**
Program / Asset #	: **BOE1037.000 / 13590**	**Yr Built/Renovated**	: **2003 / 2023**
Area Sq Ft	: **87,428**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Ph**		
Block	: **12973** **Lot** : **1**	**BIN**	: **4529511**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$381,600	$154,300
Interior Architecture	$124,000	$51,000
Electrical		$107,100
Mechanical		$5,451,700
Total	**$505,600**	**$5,764,200**
Importance Code A	$381,600	$387,300
Importance Code B	$124,000	$5,376,900
Total	**$505,600**	**$5,764,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$73,700		$56,300	
Interior Architecture	$223,900		$5,900	$28,600
Electrical	$25,400	$14,200	$19,700	$14,400
Mechanical	$76,700	$43,600	$35,700	$43,100
Site Enclosure	$800			
Site Pavements	$56,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$471,700**	**$72,200**	**$131,900**	**$100,500**
Importance Code A	$81,500	$8,600	$64,100	$8,600
Importance Code B	$322,100	$63,600	$67,800	$80,800
Importance Code C	$68,100			$11,100
Total	**$471,700**	**$72,200**	**$131,900**	**$100,500**

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

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$97,400	
Masonry: Brick	75%	2-4	$157,700	LIFE	* *	5	$93,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Walls And Upper Levels								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$23,400	
Pre-Cast Concrete	15%			LIFE	* *	5	$121,600	
Windows								
Aluminum	83%			2044	* *	5	$15,600	
Aluminum w/ Guards	15%			2044	* *	5	$2,800	
Metal Louvers	2%			2045	* *	10	$2,300	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$2,900	LIFE	* *	5	$6,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bed Joints At Copings								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Transverse Coping Joints								
Masonry: Brick	80%	0-2	$163,100	LIFE	* *	5	$12,600	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Rail	15%			2049	* *	5-10	$42,600	
Roof								
Built-Up (BUR)	75%	2-4	$10,400	2041	* *			
Ponding, Extent : Light, Area Affected : 5%								
Location : Main Roof And Penthouse								
Metal Panel	20%			2049	* *	10	$21,200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Single Ply Membrane	5%			2041	* *	10	$2,900	
Soffits								
Metal Panel	100%			2056	* *	5-10		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$57,300	
Ceramic Tile	10%			2045	* *	5	$13,100	
Quarry Tile	6%			2049	* *	5	$11,800	
Sheet Vinyl/Rubber	2%	2-4	$35,100	2041	* *	5	$2,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Auditorium								
Vinyl Tile	67%	0-2	$124,000	2041	* *	3	$32,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria And Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria And Corridors								
Wood	5%			2071	* *	5	$12,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$18,600	
Ceramic Tile	15%			2045	* *	5	$22,300	
Concrete Masonry Unit	50%			LIFE	* *	5	$59,400	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Gypsum Board	10%	2-4	$4,300	LIFE	* *	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Opening From Lobby To Basement								
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Opening From Lobby To Basement								
SGFT/Glazed Masonry	20%			LIFE	* *	10	$14,800	
Ceilings								
AcousTileSusp.Lay-In	78%	2-4	$34,800	2049	* *	5	$51,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Lobby Area And Corridors								
Exposed Struc: Steel	10%			LIFE	* *	10	$26,200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gymnasium								
Gypsum Board	10%			LIFE	* *	5-10	$45,000	
Metal Panel	2%			LIFE	* *	5	$6,500	
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	15%	2-4	$400	2071	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Surrounding East And West Play Yards								
Concrete Masonry Unit	15%	2-4	$400	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Surrounding East And West Play Yards								
Iron Picket	70%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	2-4	$19,800	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 234th Street								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along 234th Street								
Pavers/Stone	25%	2-4	$7,400	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Tree Pits								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Tree Pits								
On-Site Walkways								
Cast in Place Concrete	80%			2049	* *			
Panel/Paver: Cer/Brk	20%			2052	* *	5		
Activity Yard								
Rubber Matting	25%	4+	$6,300	2041	* *			
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Play Yard								
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : West Play Yard								
Traffic Topping	75%	2-4	$23,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East And West Play Yards								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : East And West Play Yards								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Service Disconnect Switches Rated At 2500, 2000, 1200 And 600 Amperes.								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$200	
Molded Case Bkrs	90%			2044	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$26,900	
Generators								
Diesel	100%			2045	* *	1	$33,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : Emergency Generator Rated At 300 Kilowatts, 375 Kilovolt Amperes								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$19,500	
Fuel Storage								
Day Tank	20%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Under Generator								
Explanation : 60 Gallons Rated Capacity								
Main Tank	80%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2036	$19,300	1		
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
No Component	90%							
Lightning Protection								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$600	
Alarm								
Security System								
Generic	50%			2041	* *	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$84,000	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	90%			2044	* *	1-3	$48,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entarnce Lobby								
Explanation : Main And Subpanels								
Generic, Digital	10%			2036	$23,100	1-3	$5,600	

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
Heating								
Energy Source								
Electricity	10%			2046	* *	1		
Interruptible Gas/Dual Fuel	90%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One 6,000 Gallon Unit								
Conversion Equipment								
Radiant Heater	10%			2036	$233,000	2	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump Room, Water Meter Room, Penthouses								
Explanation : Electric Unit Heaters								
Steam Boiler	90%			2041	* *	1	$77,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$14,300	2046	* *			
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Basement - Boiler Room								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Heating								
Terminal Devices								
Convector/Radiator	20%			2041	* *	1	$5,700	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Penthouse Mechanical Room								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2034	$1,730,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2031	$1,188,700	1	$36,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two Units, Penthouse - Chiller Room								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Room, Telecom Room								
Split Unit	5%			2031	$106,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room, Dry Storage Room								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$4,300	
Terminal Devices								
Air Handler/Cool/Ht	90%			2036	$1,563,400	1	$48,700	
Fan Coil - 2 Pipe	10%			2041	* *	1	$2,800	
Heat Rejection								
Air Cooled Condenser Unit	90%			2036	$233,300	2	$54,800	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$77,200	
Exhaust Fans								
Interior	85%			2036	$337,500	2	$2,300	
Roof	15%			2036	$26,100	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$17,900	4	$2,800	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2036	$46,900	4	$5,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$5,400	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2035	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 199mbh								
Hot Water Storage Tank								
Generic	100%			2044	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One 200 Gallon Unit								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Penthouse								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$44,100	
Sprinkler								
Generic	100%			2056	* *	1-2	$24,500	
Fire Pump								
Generic	100%	Now	$4,300	2039	* *	1	$14,700	
Corroded, Extent : Light, Area Affected : 100%								
Location : Basement - Fire Pump Room								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 50 Square Foot Hoods								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I. S. 377 - BK**		
Address	: **200 WOODBINE STREET BTWN: CENTRAL AVE., WILSON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K377**
Program / Asset #	: **BOE0611.000 / 1237**	**Yr Built/Renovated**	: **1974 / 2002**
Area Sq Ft	: **105,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **3360** **Lot** : **1**	**BIN**	: **3076784**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$436,900	$172,800
Interior Architecture	$344,700	$51,100
Electrical	$55,500	$1,752,300
Mechanical	$1,459,200	$1,889,900
Total	**$2,296,200**	**$3,866,100**
Importance Code A	$436,900	$225,400
Importance Code B	$1,646,800	$3,640,700
Importance Code C	$212,500	
Total	**$2,296,200**	**$3,866,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,600		$500	$32,300
Interior Architecture	$167,800			$11,700
Electrical	$6,100	$9,900	$10,800	$11,900
Mechanical	$105,000	$23,000	$48,300	$24,800
Site Enclosure	$12,700			
Site Pavements	$59,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$389,000**	**$40,100**	**$66,800**	**$87,900**
Importance Code A	$49,400	$10,400	$11,100	$42,700
Importance Code B	$252,500	$29,700	$55,600	$45,200
Importance Code C	$87,100			
Total	**$389,000**	**$40,100**	**$66,800**	**$87,900**

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	$4,900	LIFE	* *	5	$19,900	
Spalling, Extent : Light, Area Affected : 5%								
Location : West Facade								
Masonry: Brick Cavity	95%	Now	$337,000	LIFE	* *	5	$75,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Classrooms								
Windows								
Aluminum	2%	Now	$1,400	2050	* *	5	$700	
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Room 126								
Aluminum	93%			2050	* *	5	$64,600	
Metal Louvers	5%			2043	* *	10	$21,700	
Parapets								
Cast in Place Concrete	70%			LIFE	* *	5	$97,200	
Masonry: Brick Cavity	15%			LIFE	* *	5	$2,000	
Metal Panel	2%			2054	* *	5	$1,000	
Metal Rail	10%			2047	* *	5-10	$24,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$2,500	
Roof								
Metal Panel	5%			2047	* *	10	$9,600	
Modified Bitumen	95%			2039	* *	10	$99,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$4,600	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$51,100	
Ceramic Tile	5%	Now	$22,500	2043	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Toilets								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Quarry Tile	5%	2-4	$11,700	2047	* *	5	$5,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Slate	10%			LIFE	* *	5	$16,600	
Vinyl Tile	60%	Now	$132,200	2039	* *	3	$35,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Corridors And Classrooms								
Wood	5%			2062	* *	5	$14,600	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$66,200	2043	* *	5	$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Concrete Masonry Unit	10%	Now	$45,200	LIFE	* *	5	$9,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Oil Tank Room								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%	Now	$146,300	LIFE	* *	5	$35,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Classrooms 113, 209, 309 And Throughout The Basement								
SGFT/Glazed Masonry	3%	Now	$13,000	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Corridor And Gymnasium								
SGFT/Glazed Masonry	27%			LIFE	* *			
Ceilings								
AcousTile,Adhered	50%			2047	* *	5	$77,900	
Exposed Struc: Concrete	5%	Now	$23,900	LIFE	* *	5	$1,200	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room By Stair D								
Exposed Struc: Concrete	25%			LIFE	* *	5	$6,100	
Gypsum Board	5%			LIFE	* *	5	$9,700	
Metal Panel	5%	2-4	$5,300	LIFE	* *	5	$9,700	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$6,700	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Iron Picket	25%	Now	$6,100	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$43,300	2047	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Along Wilson Avenue Patch								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Along Wilson Avenue								
Explanation : Asphalt Patching								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	5%	4+	$7,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exits Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$8,600	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Dumpster								
Activity Yard								
Asphalt	70%			2043	* *			
Rubber Matting	10%			2034	$17,600			
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Activity Yard								
Explanation : Synthetic Turf Field								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$239,700	5	$400	
Fused Disc Sw	10%			2054	* *	5		
Raceway								
Conduit	95%			2034	$237,100	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$24,500	5	$200	
Molded Case Bkrs	80%			2042	* *	5	$2,200	
Molded Case Bkrs	10%			2050	* *	5	$300	
Wiring								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	90%			2034	$315,000	1		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2032	$55,700	5	$200	
Motor Control Center	65%			2032	$483,900	5	$1,900	
Variable Frequency Drive	5%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$90,200	10	$12,700	
Exit, Battery	50%			2034	$76,200	10	$3,500	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : Air Terminals On Chimney Cap With Downleads Into Chimney Masonry								
Alarm								
Security System								
Generic	100%			2034	$201,800	1	$39,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$55,500	2042	* *	1-3	$58,800	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Explanation : Trouble Signal Visible On Fire Alarm Control Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	2-4	$18,700	2039	* *	1	$93,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Heating								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	20%			2034	$404,700	1	$13,000	
Convector/Radiator	60%			2039	* *	1	$20,400	
Fan Coil Unit/Heat	20%	0-2	$26,700	2034	$533,100	1	$6,100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Unit Ventilators Are Located On 1st Floor Only.								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2030	$657,700	1	$34,100	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : Penthouse								
Split Unit	2%			2034	$51,100			
Window/Wall Unit	68%			2029	$277,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2034	$52,200	4	$1,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2034	$625,900	1	$19,500	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2029	$148,000	2	$21,900	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$35,100	
No Component	40%							
Exhaust Fans								
Interior	30%			2029	$143,100	2	$1,000	
Roof	70%	0-2	$14,600	2029	$146,000	2	$1,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%			2039	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$87,400	2		
Sanitary Piping								
Cast Iron	100%	0-2	$27,100	LIFE	* *	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Grease Trap Leaks In Kitchen								

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 377 - BK

Asset # : 1237

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$21,500	4	$2,200	
Backflow Preventer								
Generic	100%	4+	$2,400	2034	$48,000	1	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Services. Rusting Beginning At Valve Rig.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit. No Ventilation In Elevator Machine Room.								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$52,900	
Sprinkler								
No Component	85%							
Generic	15%			2034	$223,000	1-2	$4,400	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P. S./I.S. 187 - M**
Address : **349 CABRINI BOULEVARD @ W.187 ST.**
Borough : **MANHATTAN**
Agency's Number : **M187**
Program / Asset # : **BOE0110.000 / 1634**
Yr Built/Renovated : **1930 / 2004**
Area Sq Ft : **67,000**
Project Type : **EDUCATION**
Date of Survey : **13-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2179** **Lot** : **365** **BIN** : **1064371**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$397,300	$81,700
Interior Architecture	$79,900	$446,900
Electrical	$299,100	$302,300
Mechanical	$1,295,700	$2,723,100
Site Pavements		$110,100
Total	**$2,072,000**	**$3,664,000**
Importance Code A	$397,300	$81,700
Importance Code B	$1,594,800	$3,253,800
Importance Code C	$79,900	$328,500
Total	**$2,072,000**	**$3,664,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$39,300	$6,300		
Interior Architecture	$71,000	$2,200	$3,100	
Electrical	$3,200	$18,500	$6,300	$7,500
Mechanical	$15,600	$24,500	$16,300	$10,100
Site Enclosure	$32,500			
Site Pavements	$34,100			
Total	**$195,700**	**$51,600**	**$25,700**	**$17,600**
Importance Code A	$46,000	$13,100	$6,600	$6,600
Importance Code B	$70,000	$38,500	$19,000	$10,900
Importance Code C	$79,700			
Total	**$195,700**	**$51,600**	**$25,700**	**$17,600**

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	92%	2-4	$344,600	LIFE	* *	5	$81,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Building Corners								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : North Wall								
Masonry: Limestone	3%	2-4	$10,700	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$52,700	2049	* *	5	$10,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,400	
Masonry: Brick	90%			LIFE	* *	5	$8,500	
Roof								
Built-Up (BUR)	95%	Now	$28,600	2038	* *			
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
Location : Throughout								
Copper/Terne	5%			2048	* *	10	$6,300	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$65,400	
Ceramic Tile	5%	2-4	$14,400	2042	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Bathrooms								
Quarry Tile	5%			2046	* *	5	$7,500	
Sheet Vinyl/Rubber	3%			2038	* *	5	$4,500	
Terrazzo	4%	0-2	$19,100	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Vinyl Tile	25%			2038	* *	3	$9,300	
Wood	28%			2061	* *	5	$52,400	

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%	0-2	$16,400	2036	$328,500	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,300	
Gypsum Board	10%			LIFE	* *	5	$7,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	$21,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Plaster	55%	2-4	$79,900	LIFE	* *	5	$19,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,300	
Plaster	85%			LIFE	* *	5	$53,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$28,700	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Play Yard								
Iron Picket	50%			2053	* *			
Retaining Walls								
Cast in Place Concrete	25%			2068	* *			
Masonry: Brick	1%	Now	$3,800	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Fieldstone	74%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	60%	0-2	$11,700	2036	$23,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Cast in Place Concrete	30%	Now	$1,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

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
Site Pavements								
Activity Yard								
Rubber Matting	10%			2033	$110,100			
Traffic Topping	90%	2-4	$20,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$118,400	1		
Panelboards								
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	80%			2032	$147,100	5	$1,400	
Wiring								
Braided Cloth	30%	2-4	$61,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	70%			2043	* *	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$300	
Locally Mounted	30%			2031	$36,700	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	99%			2038	* *	10	$60,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	20%			2038	* *	1		
Emergency, Battery	30%			2033	$34,500	10	$4,900	
Exit, Service	40%			2028	$11,800	1		
Exit, Battery	10%			2033	$9,700	10	$500	

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

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
Lighting								
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Outside Perimeter								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$177,000	2043	* *	1-3	$37,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$66,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$2,700	2033	$54,900			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Boiler Room								
Steam Piping/Pump	90%			2033	$494,400			
Terminal Devices								
Air Handler	25%			2028	$322,800	1	$10,400	
Convector/Radiator	50%			2031	$280,500	1	$10,800	
Fan Coil Unit/Heat	25%			2028	$425,200	1	$5,400	
Controls								
Pneumatic	100%			2031	$1,325,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%			2033	$244,400			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Auditorium And Cafeteria								
Explanation : Serving Auditorium And Cafeteria								
Window/Wall Unit	60%			2028	$155,900	1		
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2033	$235,500	1	$3,300	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2033	$22,300	2	$7,000	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Interior	100%			2028	$304,300	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$1,800	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Booster Pump, Basement								
Brass/Copper	90%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$87,400	2033	$87,400	2		
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Top Of The Unit, Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$13,700	4	$2,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2033	$28,500	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./I.S. 395 - BK (FORMER K109)**		
Address	: **1001 EAST 45TH STREET @FARRAGUT ROAD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K395**
Program / Asset #	: **BOE1032.000 / 13585**	**Yr Built/Renovated**	: **2004 /**
Area Sq Ft	: **137,500**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,Ph**		
Block	: **5022** **Lot** : **2**	**BIN**	: **3114526**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$338,700	$1,037,800
Interior Architecture	$597,800	$4,729,200
Mechanical		$4,230,200
Total	**$936,500**	**$9,997,100**
Importance Code A	$338,700	$1,037,800
Importance Code B	$326,500	$8,816,800
Importance Code C	$271,200	$142,500
Total	**$936,500**	**$9,997,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,300		$10,000	
Interior Architecture	$130,100	$9,900	$10,100	$17,000
Electrical	$42,700	$22,400	$27,900	$22,400
Mechanical	$198,400	$87,200	$67,700	$84,400
Site Enclosure	$21,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$466,600**	**$134,300**	**$130,600**	**$138,700**
Importance Code A	$73,000	$13,600	$23,600	$13,600
Importance Code B	$352,900	$110,800	$101,000	$125,100
Importance Code C	$40,800	$9,900	$5,900	
Total	**$466,600**	**$134,300**	**$130,600**	**$138,700**

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.*

DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$4,900	
Masonry: Brick Cavity	78%			LIFE	* *	5	$305,600	
Masonry: Brick Cavity	5%	Now	$87,400	LIFE	* *	5	$9,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Penthouse Walls								
Efflorescence, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Chiller Area								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Penthouse. Fresh Air Intakes								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead Stair E And Room 324								
Metal Panel	5%			2046	* *	5-10	$67,300	
Pre-Cast Concrete	3%			LIFE	* *	5	$38,200	
Window Wall	7%			2046	* *	5	$51,400	
Windows								
Aluminum	27%	2-4	$7,800	2044	* *	5	$4,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Staff Dining, Room 237 And 338								
Aluminum	68%			2044	* *	5	$20,100	
Metal Louvers	5%	Now	$1,700	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Parapets								
Masonry: Brick Cavity	92%	4+	$98,500	LIFE	* *	5	$19,100	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	3%	Now	$4,300	2041	* *	5	$4,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$13,100	
Roof								
Built-Up (BUR)	55%	Now	$17,500	2036	$875,100			
Blisters, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Metal Panel	20%			2041	* *	10	$48,800	
Modified Bitumen	25%			2041	* *	10	$33,300	
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Interior								
Floors								
Cast in Place Concrete	15%	Now	$134,400	LIFE	* *	5	$67,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Near Room 330								
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Basement Corridors. Mechanical Rooms								
Ceramic Tile	4%			2039	* *	5	$8,200	
Quarry Tile	3%			2041	* *	5	$9,300	
Sheet Vinyl/Rubber	3%	Now	$20,700	2036	$413,600	5	$4,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Science Laboratory								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Science Laboratory								
Terrazzo	2%			LIFE	* *	5	$6,400	
Vinyl Tile	66%	Now	$192,100	2036	$3,842,300	3	$50,900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Staff Lounge								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Entrance, First Floor Corridor, Rooms 235 And 237								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Entrance, First Floor Corridor, Rooms 235 And 237								
Wood	7%			2051	* *	5	$27,000	
Interior Walls								
Cast in Place Concrete	6%			LIFE	* *	10	$59,400	
Ceramic Tile	3%			2039	* *	5	$11,900	
Concrete Masonry Unit	8%			LIFE	* *	5	$25,300	
Concrete Masonry Unit	32%			LIFE	* *	5	$101,400	
Folding Partition	2%			2058	* *	5	$19,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Glass: Single Pane	4%			LIFE	* *	5	$23,800	
Gypsum Board	5%			LIFE	* *	5-10	$33,700	
SGFT/Glazed Masonry	35%			LIFE	* *	10	$69,300	
Wood	5%			LIFE	* *	5	$158,400	

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	17%	0-2	$11,900	2041	* *	5	$17,500	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Throughout								
AcousTileSusp.Lay-In	64%			2041	* *	5	$131,700	
Exposed Struc: Steel	3%			LIFE	* *	10	$12,300	
Exposed Struc: Steel	5%			LIFE	* *	10	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : This Component Is Actually Concrete Metal Decking								
Fiber Board	4%			2036	$131,500			
Gypsum Board	5%			LIFE	* *	5-10	$35,400	
Metal Panel	2%			LIFE	* *	5	$10,300	
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2046	* *			
Chain Link	60%			2046	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$7,200	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Gates And Random Posts Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Fence								
Explanation : Picket Fence On Top Of Brick Wall								
Retaining Walls								
Cast in Place Concrete	100%	Now	$14,100	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Play Yard Wall In Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Traffic Topping	100%			2041	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 2,000 Amperes And Two Emergency Disconnect Switches Emdb And Fire Pump Rated At 1600 Amperes And 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$600	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$300	
Molded Case Bkrs	90%			2052	* *	5	$3,300	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room B05								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$42,300	
Generators								
Diesel	100%			2045	* *	1	$53,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B01								
Explanation : Emergency Generator Rated At 500 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$30,600	
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room B01								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	25%			2044	* *			
LED	75%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2064	* *	1		

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P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Lighting								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	$1,200	2064	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : North And South Roof								
Explanation : Terminal Rods Missing								
Alarm								
Security System								
Generic	50%			2041	* *	1	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2041	* *	1	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$84,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 6,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$136,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	10%	Now	$2,300	2056	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pump, Basement								
Steam Piping/Pump	90%			2056	* *			

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Heating								
Terminal Devices								
Convector/Radiator	25%			2041	* *	1	$11,100	
Fan Coil Unit/Heat	5%			2036	$174,500	1	$2,200	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Room								
Explanation : Reported Under Air Conditioning								
Controls								
Pneumatic	100%			2034	$2,721,100			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	15%	Now	$8,600	2032	$430,600	1	$20,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Two 215 Ton Units, Penthouse								
Centrifugal, Elec Chiller	85%			2045	* *	1	$126,500	
Distribution								
CW & CHW Wtr Pipe/Pump	10%	0-2	$11,400	2046	* *	4	$700	
Corroded, Extent : Severe, Area Affected : 5%								
Location : Roof								
CW & CHW Wtr Pipe/Pump	90%	Now	$10,200	2046	* *	4	$6,100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Penthouse 1 Of 6 Pumps								
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$85,000	
Heat Rejection								
Water Cooling Tower	100%			2034	$711,200	2	$138,400	
Ventilation								
Distribution								
Ductwork/Diffusers	40%	0-2	$49,500	LIFE	* *	2-5	$30,700	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Explanation : Fire Dampers Not Functionable								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$72,800	
Exhaust Fans								
Interior	85%			2041	* *	2	$3,600	
Roof	15%			2036	$41,000	2	$600	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Plumbing								
H/C Water Piping								
Brass/Copper	50%	0-2	$18,100	2056	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve								
Brass/Copper	50%			2056	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$11,300	2036	$28,200	4	$2,900	
Malfunctioning, Extent : Moderate, Area Affected : 66%								
Location : Basement 2 Of 3 Pumps								
Sewage Ejector(s)								
Electric	100%			2036	$73,700	4	$8,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Not At Meter Room								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2041	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 200 Gallons								
Booster Pump w/Tank								
Generic	100%			2036	$37,100	1	$16,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 3rd Floor, 1 Unit From Basement To Penthouse								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$69,300	
Sprinkler								
Generic	100%			2056	* *	1-2	$38,500	
Fire Pump								
Generic	100%			2039	* *	1	$25,700	

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DEPARTMENT OF EDUCATION - 040
P. S./I.S. 395 - BK (FORMER K109)
Asset # : 13585

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
Fire Suppression								
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 125 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./M. S. 3 - BX**		
Address	: **2100 LAFONTAINE AVENUE BTWN: E.180 ST. - E.181 ST**		
Borough	: **BRONX**	**Agency's Number**	: **X003**
Program / Asset #	: **BOE0993.000 / 4483**	**Yr Built/Renovated**	: **1995 /**
Area Sq Ft	: **80,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **3062** **Lot** : **43**	**BIN**	: **2099356**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$780,600	$65,200
Interior Architecture	$65,400	
Electrical	$1,762,700	$806,400
Mechanical	$2,478,600	
Site Enclosure	$137,100	
Site Pavements	$117,300	
Total	**$5,341,600**	**$871,500**
Importance Code A	$780,600	$65,200
Importance Code B	$4,424,000	$806,400
Importance Code C	$137,100	
Total	**$5,341,600**	**$871,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$13,300		$10,700	$100
Interior Architecture	$160,000	$1,700		$8,000
Electrical	$24,800	$14,100	$55,200	$13,000
Mechanical	$84,100	$24,900	$55,200	$25,800
Site Enclosure	$38,800			
Site Pavements	$6,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$334,400**	**$47,800**	**$128,400**	**$54,200**
Importance Code A	$21,600	$7,900	$18,800	$8,100
Importance Code B	$260,600	$38,200	$109,500	$46,100
Importance Code C	$52,200	$1,700		
Total	**$334,400**	**$47,800**	**$128,400**	**$54,200**

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	$581,300	LIFE	* *	5	$65,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout All Elevations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 407, 412, 425, Library And Auditorium								
Metal, Corrugated	5%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop - Machine Room Bulkheads								
Explanation : Location Noted								
Metal/Glass Curt Wall	5%	Now	$140,600	LIFE	* *	5	$7,600	
Air Infiltration, Extent : Severe, Area Affected : 10%								
Location : Center Portion Of Courtyard Corridor Connection								
Metal Panel	5%			2054	* *	5-10	$28,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$13,200	
Windows								
Aluminum	75%	Now	$4,900	2050	* *	5	$500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Rooms 407, 412, 425, Library, Auditorium, Stairwell Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Rooms 407, 412, 425, Library, Auditorium, Stairwell Bulkheads								
Aluminum	20%			2050	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards Observed								
Metal Louvers	5%			2043	* *	10	$400	
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	$10,400	
Masonry: Brick Cavity	40%			LIFE	* *	5	$12,200	
Metal Rail	20%	Now	$8,400	2047	* *	5	$43,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Various Roof Locations								
Pre-Cast Concrete	10%			LIFE	* *	5	$19,200	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Various Copings Replaced								
Roof								
IRMA/Protected Membrane	95%			2039	* *	10	$58,600	
Modified Bitumen	5%			2039	* *	10	$3,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Interior								
Floors								
Cast in Place Concrete	5%	Now	$65,400	LIFE	* *	5	$8,200	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Corridor And Electrical Room B12								
Ceramic Tile	5%	2-4	$10,800	2043	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms Throughout								
Vinyl Tile	85%	2-4	$36,100	2039	* *	3	$23,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria And Basement Corridors								
Wood	5%	2-4	$4,600	2062	* *	5	$3,500	
Uneven Substrate, Extent : Light, Area Affected : 2%								
Location : Various Locations In Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Basement Electrical Panel And Boiler Rooms								
Ceramic Tile	5%			2043	* *	5	$3,400	
Concrete Masonry Unit	35%	0-2	$46,100	LIFE	* *	5	$9,600	
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Library And Stairwell Bulkheads								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Acoustic Concrete Masonry Unit - Gymnasium								
Explanation : Location Noted								
Gypsum Board	15%			LIFE	* *	5	$6,200	
SGFT/Glazed Masonry	35%			LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Throughout Corridors								

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

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	$4,900	2047	* *	5	$9,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
AcousTileSusp.Lay-In	50%	0-2	$12,800	2047	* *	5	$18,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Auditorium Corridor								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Exposed Struc: Steel	5%	Now	$18,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Sidewalk Vault At Electrical Panels								
Gypsum Board	20%	0-2	$13,400	LIFE	* *	5	$18,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads Library And Auditorium Corridor								
Metal Panel	5%	2-4	$12,700	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Areas								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Kitchen Areas								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%	0-2	$137,100	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Perimeter Locations And Parking Area								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$38,800	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Perimeter Locations								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$117,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 1%								
Location : Corner Of Lafontaine Avenue And East 181st Street								
On-Site Walkways								
Cast in Place Concrete	85%			2047	* *			
Pavers/Stone	15%			2043	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	25%	2-4	$6,100	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Courtyard Parking Area								
Pavers/Stone	75%			2043	* *			
Activity Yard								
Asphalt	30%			2043	* *			
Cast in Place Concrete	60%			2047	* *			
Rubber Matting	10%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$46,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2032	$27,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,500 Kilovolt-ampere, 480 Volts Primary, 277 Volts And 208 Volts Secondary.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$199,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	100%			2034	$148,100	1		
Panelboards								
Fused Disc Sw	15%			2033	$27,600	5	$300	
Molded Case Bkrs	85%			2033	$156,300	5	$1,800	
Wiring								
Thermoplastic	100%			2034	$204,400	1		
Motor Controllers								
Locally Mounted	80%			2032	$97,800	5	$400	
Variable Frequency Drive	20%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$24,600	
Generators								
Diesel	100%			2030	$142,000	1	$31,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Nameplate Rating Capacity Is 250 Kilowatts.								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$17,800	
Fuel Storage								
Day Tank	20%			2033	$5,300	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallon Nameplate Rating Capacity.								
Main Tank	80%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Nameplate Rating Capacity.								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$1,099,000	10	$66,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	7%			2029	$85,500	10	$5,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
HID	1%			2029	$9,700	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Hid Lights								
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	50%			2042	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	50%			2042	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Lighting								
Exterior Lighting								
HID	8%			2029	$30,600	10		
LED	2%			2042	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Exterior Areas								
No Component	90%							
Alarm								
Security System								
Generic	100%			2029	$153,800	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors.								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$211,300	1-3	$49,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Toilets, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : Two 5,000 Gallon Tanks								
Conversion Equipment								
Steam Boiler	95%			2039	* *	1	$75,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Steam Boiler	5%	0-2	$700	2039	* *	1	$3,600	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Chemical Feeding System, Boiler Room								
Distribution								
Hot Wtr Piping/Pump	30%			2042	* *	4	$1,200	
Steam Piping/Pump	5%	Now	$700	2054	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement Condensate Return Piping								
Steam Piping/Pump	65%			2054	* *			

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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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Heating								
Terminal Devices								
Convector/Radiator	30%			2039	* *	1	$7,800	
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Third Floor And Penthouse Mechanical Equipment Rooms								
Explanation : Equipment Accounted For Under The Air Conditioning Section Of This Report								
Controls								
Digital	100%	Now	$47,100	2029	$2,352,700			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Staff Has No Access To System And Run All Equipment Manually								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2039	* *	1	$37,100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$5,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	* *	1	$49,500	
Heat Rejection								
Dry Cooler	100%			2039	* *	2	$55,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	90%			2039	* *	2	$2,200	
Roof	10%			2034	$15,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$16,400	4	$1,700	
Backflow Preventer								
Generic	100%			2039	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Located Above The Water Service In Closet On The 1st Floor								
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Basement								
Explanation : Kitchen Tank Is 115 Gallons, Basement Tank Is 175 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$41,800	
Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	$5,600	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood- Kitchen Not In Use But System Is Still There.								
Explanation : 100 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P. S./M. S. 20 - BX**		
Address	: **3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY. - E..202 ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X020**
Program / Asset #	: **BOE0995.000 / 4489**	**Yr Built/Renovated**	: **1996 /**
Area Sq Ft	: **130,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,Ph**		
Block	: **3330** **Lot** : **1**	**BIN**	: **2086851**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$619,100	$182,700
Interior Architecture	$990,300	
Electrical		$2,276,100
Mechanical	$8,742,400	$5,241,900
Site Enclosure	$385,200	
Site Pavements	$116,600	
Total	**$10,853,400**	**$7,700,700**
Importance Code A	$851,100	$182,700
Importance Code B	$9,885,700	$7,518,000
Importance Code C	$116,600	
Total	**$10,853,400**	**$7,700,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$4,100			
Interior Architecture	$80,300	$4,900	$7,300	$24,300
Electrical	$27,800	$23,600	$39,900	$21,200
Mechanical	$62,200	$31,500	$76,700	$37,800
Site Enclosure	$34,800			
Site Pavements	$57,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$280,500**	**$74,400**	**$138,300**	**$97,700**
Importance Code A	$4,100	$12,900	$13,200	$12,900
Importance Code B	$193,900	$61,500	$125,200	$84,800
Importance Code C	$82,500			
Total	**$280,500**	**$74,400**	**$138,300**	**$97,700**

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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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	8%	Now	$292,500	LIFE	* *	5	$10,900	
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : South Facing Walls								
Masonry: Brick Cavity	77%			LIFE	* *	5	$105,200	
Pre-Cast Concrete	15%	Now	$76,100	LIFE	* *	5	$66,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Interior Courtyards At Grade								
Staining/Discoloring, Extent : Severe, Area Affected : 40%								
Location : All Facades								
Windows								
Aluminum	100%	Now	$121,500	2050	* *	5	$12,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	$5,000	
Masonry: Brick Cavity	45%			LIFE	* *	5	$4,400	
Pre-Cast Concrete	10%	Now	$4,100	LIFE	* *	5	$6,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Copings								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Copings								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Copings								
Roof								
Asphalt Shingle	60%			2043	* *	10	$10,700	
IRMA/Protected Membrane	40%	Now	$129,000	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads B And C, Auditorium								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Flat Roofs								
Explanation : Uneven Paver Surface								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Interior								
Floors								
Carpet	10%	0-2	$17,600	2033	$352,200	3	$29,200	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$42,500	
Ceramic Tile	5%			2043	* *	5	$9,700	
Quarry Tile	5%			2047	* *	5	$14,600	
Sheet Vinyl/Rubber	5%			2039	* *	5	$14,600	
Vinyl Tile	60%	Now	$990,300	2044	* *	3	$43,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Hallway Leading To Auditorium, Cafeteria, Exit Doors								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : Hallway Leading To Auditorium, Cafeteria, Room 127								
Wood	5%			2062	* *	5	$18,200	
Interior Walls								
Cast in Place Concrete	5%	Now	$11,500	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Room M4								
Explanation : Mold								
Concrete Masonry Unit	50%			LIFE	* *	5	$29,500	
Gypsum Board	15%			LIFE	* *	5	$13,300	
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$29,500	
Ceilings								
AcousTileConcealSpLn	20%			2047	* *	5	$48,600	
Exposed Struc: Concrete	45%			LIFE	* *	5	$13,700	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	15%	4+	$10,500	LIFE	* *	5	$36,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Library, Auditorium								
Metal Panel	5%			LIFE	* *	5	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen								
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2069	* *			
Masonry: Brick	50%	Now	$25,300	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout At Brick And Coping Stones								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Site Enclosure								
Free Standing Walls								
Masonry: Brick	15%	Now	$9,500	2054	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Interior Courtyard Coping Stones, Walls On Webster Avenue								
Masonry: Brick	85%			2054	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$385,200	2054	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Front Of Building On Webster Avenue								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Front Of Building On Webster Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$11,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
On-Site Walkways								
Cast in Place Concrete	40%	Now	$7,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Interior Courtyard Stairs								
Pavers/Stone	60%	Now	$116,600	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Interior Courtyard								
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard								
Parking/Driveway								
Asphalt	100%	Now	$28,400	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	50%	0-2	$4,200	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Interior Courtyard								
Rubber Matting	50%	Now	$4,900	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard								
Explanation : Uneven Surface								

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Switches Two Rated At 3,000 Amperes Each, One Rated At 1,600 Amperes And One Rated At 1,200 Amperes.								
Transformers								
Dry Type	100%			2039	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Penthouse								
Explanation : Two 1,000 Kilovolt Ampere, 480/277 Volt, One 75 Kilovolt Ampere And One 37 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$600	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$300	
Molded Case Bkrs	90%			2042	* *	5	$3,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2039	* *	5	$100	
Motor Control Center	90%			2039	* *	5	$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$40,000	
Generators								
Diesel	100%			2037	* *	1	$50,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Rated At 500 Kilovolt Ampere								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 175 Gallons Rated Capacity								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$1,587,500	10	$95,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2039	* *	10	$11,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Scattered Throughout								
HID	1%			2034	$15,800	10		
LED	9%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	$41,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Emergency Lights Through The Generator System								
Exit, Battery	50%			2039	* *	10	$4,400	
Exterior Lighting								
HID	1%			2034	$6,200	10		
LED	9%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$249,900	1	$48,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$343,400	1-3	$80,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 5,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	2-4	$232,100	2039	* *	1	$115,900	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Basement. Boiler No. 2 Leaking Tubes								
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Make Up Water System Malfunctions. Both Boilers Overflow In Basement.								
On Extended Life, Extent : Severe, Area Affected : 30%								
Location : Boiler Feedwater Pump Set In Basement.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers In Basement.								
Distribution								
Hot Wtr Piping/Pump	10%	Now	$17,500	2059	* *	4	$600	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Pump No. 2 Motor In Basement								
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Corroded Hot Water Pumps Housing								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : 2 Domestic Hot Water Pumps In Basement.								
Hot Wtr Piping/Pump	40%			2042	* *	4	$2,600	
Steam Piping/Pump	10%	Now	$64,000	2064	* *			
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Basement. 2 Of 8 Vacuum/condensate Pump Sets								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management System Is Not Working								
Steam Piping/Pump	40%			2044	* *			
Terminal Devices								
Air Handler	50%	0-2	$125,300	2029	$1,252,500	1	$36,200	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Units Serving District 75 Annex, Cafeteria And Auditorium Are Not Delivering Adequate Heat.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic Roof								
Explanation : Air Handling Unit With Steam Heating Coil. See Air Conditioning Terminal Devices.								
Convector/Radiator	25%			2039	* *	1	$10,500	
Fan Coil Unit/Heat	25%			2034	$825,100	1	$10,500	

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Heating								
Controls								
Digital	100%	2-4	$3,823,100	2034	$3,823,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management System Is Not Working Due To Multiple Mechanical And Elctrical Defects								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	$51,700	2029	$2,582,900	1	$72,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Units Are Not Delivering Adequate Cooling In Cafeteria								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic Mechanical Equipment Rooms								
Explanation : Air Handling Units With Direct Expansion Cooling Coil. See Heating Terminal Devices.								
Heat Rejection								
Dry Cooler	100%			2029	$610,900	2	$90,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$72,500	
Exhaust Fans								
Interior	80%			2034	$472,300	2	$3,200	
Roof	20%			2034	$51,700	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2054	* *	1		
Galvanized Steel	10%			2047	* *	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$17,500	2034	$17,500	2		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. Temporary Electric Water Heater Are Being Used.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$4,100	
Sewage Ejector(s)								
Electric	100%			2034	$69,700	4	$5,200	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$68,000	
Sprinkler								
No Component	80%							
Generic	20%			2054	* *	1-2	$7,300	
Chemical System								
No Component	98%							
Generic	2%			2029	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Existing Ansul System Are Removed.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P. S./M. S. 306 - BX**			
Address	:	**40 WEST TREMONT AVENUE @ W.177 ST**			
Borough	:	**BRONX**	**Agency's Number**	:	**X306**
Program / Asset #	:	**BOE0998.000 / 4479**	**Yr Built/Renovated**	:	**1994 /**
Area Sq Ft	:	**169,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**14-Mar-2019**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**2862** **Lot** : **14**	**BIN**	:	**2098721**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,672,700	$2,727,200
Interior Architecture	$1,992,000	$6,146,000
Electrical	$3,071,800	$327,800
Mechanical	$10,066,600	$525,500
Site Pavements	$786,000	$602,700
Total	**$17,589,000**	**$10,329,200**
Importance Code A	$1,672,700	$2,727,200
Importance Code B	$15,307,300	$6,697,500
Importance Code C	$609,100	$904,600
Total	**$17,589,000**	**$10,329,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,900		$22,200	
Interior Architecture	$196,800	$6,000	$6,700	$27,600
Electrical	$38,300	$18,000	$15,800	$57,000
Mechanical	$150,900	$48,200	$78,600	$95,900
Site Enclosure	$26,600			
Site Pavements	$57,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$507,600**	**$87,100**	**$138,300**	**$195,400**
Importance Code A	$57,200	$16,700	$39,000	$17,100
Importance Code B	$334,500	$70,400	$99,300	$178,300
Importance Code C	$115,800			
Total	**$507,600**	**$87,100**	**$138,300**	**$195,400**

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$612,800	LIFE	* *	5	$145,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Classrooms 361, 363, 365, 413, 411 And 409								
Windows								
Aluminum	95%	Now	$659,800	2046	* *	5	$33,800	
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Classrooms, Cafeteria And Offices								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Classrooms								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Kitchen And 5th Floor Corridor								
Metal Louvers	5%			2039	* *	10	$22,200	
Parapets								
Cast in Place Concrete	40%	Now	$75,100	LIFE	* *	5	$42,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	45%	0-2	$11,900	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parapet Wall								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Parapet Wall Flashing Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Stucco Coating On Brick Face								
Metal Security Bars	10%			2058	* *			
Pre-Cast Concrete	5%	Now	$2,100	LIFE	* *	5	$3,200	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Exterior								
Roof								
IRMA/Protected Membrane	90%	Now	$258,200	2035	$2,581,800			
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	5%	Now	$8,800	2043	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Skylight, Plastic	5%	Now	$66,700	2043	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Carpet	2%	Now	$96,400	2032	$96,400	3	$8,000	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Cast in Place Concrete	5%	4+	$23,200	LIFE	* *	5	$29,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Pump Room B10								
Ceramic Tile	5%			2039	* *	5	$13,300	
Quarry Tile	3%			2043	* *	5	$12,000	
Vinyl Tile	75%	Now	$113,000	2035	$5,648,100	3	$74,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement, 1st Floor								
Wood	10%	Now	$975,600	2070	* *	5	$25,000	
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$35,600	2039	* *	5	$15,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	35%	Now	$425,500	LIFE	* *	5	$88,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Glass: Single Pane	2%			LIFE	* *	5	$9,500	
Gypsum Board	23%	Now	$41,600	LIFE	* *	5	$87,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	5%	Now	$123,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair C, Exit 6								
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	5%			LIFE	* *	5	$126,300	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	$271,500	2043	* *	5	$79,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	35%	Now	$83,300	LIFE	* *	5	$116,300	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Lobby, Vestibules								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	$26,600	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Iron Picket	50%			2065	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%	4+	$60,500	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Near Exit Doors								
Pavers/Stone	20%	4+	$12,100	2033	$602,700			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			
Activity Yard								
Asphalt	95%	Now	$725,500	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Rubber Matting	5%	Now	$45,100	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Play Yard								
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two Main Service Disconnect Switches Rated At 5,000 Amperes Each.								
Transformers								
Dry Type	100%			2035	$27,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 1,500 Kilovolt-ampere, 208/ 480/277 Volts.								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	40%			2040	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Three Vertical Sections								
Molded Case Bkrs	60%			2040	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four Vertical Sections								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Fused Disc Sw	10%			2038	* *	5	$400	
Molded Case Bkrs	90%			2038	* *	5	$4,000	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	$185,800	5	$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	$27,400	1	$52,000	
Generators								
Diesel	100%			2033	$142,000	1	$65,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : Emergency Generator Rated At 500 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$37,700	
Fuel Storage								
Main Tank	100%			2045	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : 275 Gallons Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	92%			2030	$2,373,300	10	$142,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	3%			2030	$61,500	10	$200	
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2030	$53,300	1		
Exit, Service	50%			2030	$37,300	1		

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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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Lighting								
Exterior Lighting								
HID	30%			2027	$242,200	10	$200	
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	$65,000	1	$12,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	$133,900	1-3	$32,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Toilets, Auditorium, Staircases								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2050	* *	5	$52,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Vault								
Explanation : Two 10,000 Gallon Tanks For No.2 Fuel								
Conversion Equipment								
Steam Boiler	30%	0-2	$22,600	2043	* *	1	$45,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Tubes Of No. 1 Unit, Retubing Needed.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers. 2 Heat Exchangers Convert Steam To Hot Water.								
Steam Boiler	70%			2043	* *	1	$117,200	
Distribution								
Hot Wtr Piping/Pump	80%	0-2	$6,100	2038	* *	4	$6,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Bms Not Working								
Steam Piping/Pump	20%			2040	* *			

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Heating								
Terminal Devices								
Air Handler	2%	0-2	$1,300	2030	$65,100	1	$1,900	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Motors Burnt Out, Various Locations								
Air Handler	18%			2030	$586,200	1	$18,800	
Convector/Radiator	5%	0-2	$3,500	2035	$70,800	1	$2,500	
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : The Valves, Various Locations								
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Various								
Convector/Radiator	15%			2035	$212,300	1	$8,200	
Fan Coil Unit/Heat	60%	0-2	$51,500	2030	$2,574,300	1	$29,500	
Broken, Extent : Moderate, Area Affected : 35%								
Location : Motors, Varous Locations								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : No Control For The Units Due To Building Management System Down.								
Leak Evident, Extent : Moderate, Area Affected : 15%								
Location : Varous Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%	0-2	$40,800	2027	$2,042,400	1	$56,400	
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Compressors Of No.1 And 2 Units, Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Chillers, Roof								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	* *	4	$10,000	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%	0-2	$5,400	2030	$268,600	1	$9,400	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Motors, Varous Locations								
Air Handler/Cool/Ht	10%			2030	$268,600	1	$10,500	
Fan Coil - 4 Pipe	60%			2030	$3,159,500	1	$32,800	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2027	$320,600	2	$94,200	
No Component	20%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$94,200	
Exhaust Fans								
Interior	45%			2030	$345,400	2	$2,300	
Interior	5%	0-2	$1,900	2030	$38,400	2	$200	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Fan Room								
Roof	50%	0-2	$3,400	2027	$167,900	2	$2,100	
Not in Service, Extent : Moderate, Area Affected : 70%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Booster Pump								
Water Heater With Tanks								
Gas Fired	100%			2028	$87,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit. It Has Been Cut Off By Department Of Environmental Protection For Unknown Reason.								
Sanitary Piping								
Cast Iron	30%	0-2	$13,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 3%								
Location : House Trap, Basement								
Broken, Extent : Moderate, Area Affected : 10%								
Location : Underground Of The Drive Way At Exit 7.								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$5,300	4	$5,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Locations For Single Pumps								
Sewage Ejector(s)								
Electric	100%			2030	$90,600	4	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Pumps								
Backflow Preventer								
Generic	100%			2035	$77,300	1	$10,400	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 5th Floor, One Unit From 1st To 5th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	$85,200	
Sprinkler								
No Component	75%							
Generic	25%			2040	* *	1-2	$11,800	
Fire Pump								
Generic	100%			2033	$165,200	1	$31,600	
Chemical System								
No Component	99%							
Generic	1%			2028	$600	1-10	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P.S. / I.S. 276 - M**		
Address	: **55 BATTERY PLACE @ 1ST PLACE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M276**
Program / Asset #	: **BOE1109.000 / 14565**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **136,534**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-Sep-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6,7,8,Ph**		
Block	: **16** **Lot** : **40**	**BIN**	: **1087945**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$150,400	$277,600
Electrical	$119,000	$181,800
Mechanical		$2,019,000
Total	**$269,400**	**$2,478,400**
Importance Code B	$211,500	$2,333,700
Importance Code C	$57,900	$144,800
Total	**$269,400**	**$2,478,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,500			$14,900
Interior Architecture	$39,300			$20,400
Electrical	$24,800	$27,300	$22,900	$26,600
Mechanical	$27,600	$27,300	$52,000	$32,300
Site Pavements	$8,400			
Elevators/Escalators	$24,500	$24,500	$24,500	$24,500
Total	**$147,100**	**$79,100**	**$99,400**	**$118,700**
Importance Code A	$29,300	$6,800	$7,000	$21,700
Importance Code B	$115,600	$72,400	$92,400	$97,000
Importance Code C	$2,300			
Total	**$147,100**	**$79,100**	**$99,400**	**$118,700**

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Exterior								
Exterior Walls								
Exposed Struc: Steel	10%			LIFE	* *	5	$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : Trellis Structure								
Masonry: Brick Cavity	70%			LIFE	* *	5	$49,400	
Masonry: Limestone	8%			LIFE	* *	5	$4,200	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$13,200	
Granite Panels	2%			LIFE	* *	5	$1,100	
Windows								
Aluminum	100%			2056	* *	5	$21,600	
Parapets								
Masonry: Brick Cavity	65%			LIFE	* *	5	$17,600	
Masonry: Limestone	10%			LIFE	* *	5	$3,400	
Metal: Cage/Fence	25%			2051	* *	5-10	$52,500	
Roof								
IRMA/Protected Membrane	55%	Now	$18,800	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Into 8th Floor Bathroom								
Plaza Roof: Stone Panels	10%	4+	$3,700	2060	* *			
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Roof								
Explanation : Cracked Paver								
Play Surface	25%			2042	* *	10	$17,600	
Traffic Topping	10%			2042	* *	10	$11,800	
Soffits								
Metal Panel	100%			2060	* *	5-10	$20,500	
Interior								
Floors								
Cast in Place Concrete	3%	Now	$10,700	LIFE	* *	5	$13,400	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Auditorium								
Ceramic Tile	5%	0-2	$11,800	2047	* *	5	$5,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Lobby								
Quarry Tile	2%			2051	* *	5	$6,100	
Sheet Vinyl/Rubber	10%			2042	* *	5	$30,700	
Vinyl Tile	80%	4+	$92,500	2042	* *	3	$61,300	
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1, 5, And 6th Floors								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Interior								
Interior Walls								
Ceramic Tile	40%			2047	* *	5	$115,800	
Concrete Masonry Unit	3%			LIFE	* *	5	$3,500	
Folding Partition	2%			2056	* *	5	$14,500	
Gypsum Board	50%			LIFE	* *	5	$86,900	
Metal: Cage/Fence	3%			LIFE	* *			
Wood	2%			LIFE	* *	5	$23,200	
Ceilings								
AcousTileSusp.Lay-In	65%			2051	* *	5	$132,800	
Exposed Struc: Concrete	2%			LIFE	* *	5	$600	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Metal Decking								
Explanation : Material								
Gypsum Board	2%	Now	$1,500	LIFE	* *	5	$5,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Eigth Floor Toilet								
Gypsum Board	16%			LIFE	* *	5	$40,900	
Metal Panel	5%			LIFE	* *	5	$12,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%	0-2	$6,200	2051	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Throughout								
Pavers/Stone	40%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,300	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Bottom Of Americans With Disabilities Act Ramp								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room, 1st Floor								
Explanation : Two Switches Rated At 4,000 Amperes And One Rated At 2,000 Amperes								
Photovoltaic Panel(s)	10%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Penthouse								
Explanation : Photovoltaic Panels Observed With Main Service Switch Rated At 200 Amperes								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$3,600	
Wiring								
Thermoplastic	100%			2054	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$42,000	
Generators								
Diesel	100%			2043	* *	1	$52,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 475 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$5,100	
Fuel Storage								
Day Tank	10%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 60 Gallons								
Main Tank	90%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$119,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	5%			2034	$82,800	10	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : High Intensity Discharge Observed								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Lighting								
Egress Lighting								
Exit, Service	50%			2034	$30,100	1		
Exit, Battery	50%			2034	$99,000	10	$4,600	
Exterior Lighting								
HID	20%			2039	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Switches								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$51,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$86,700	

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	50%			2039	* *	1	$33,800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : 4 Package Rooftop Air Conditioning Units								
Hot Water Boiler	50%			2039	* *	1	$33,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Gas Fired Condensing Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	50%			2050	* *	4	$3,400	
No Component	50%							
Terminal Devices								
Air Handler	20%			2039	* *	1	$16,900	
Convector/Radiator	40%			2047	* *	1	$17,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hydronic Loop Perimeter Heating								
Explanation : Throughout The Building								
Fan Coil Unit/Heat	40%			2039	* *	1	$17,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Classrooms And Administrative Spaces								
Explanation : Variable Air Volume Boxes Installed								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2039	* *	1	$12,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : One Unit, R-407c Refrigerant								
Ext Pkg Unit - Heating/Cooling	80%			2034	$1,879,100	2	$6,700	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : 4 Rooftop Package Units With Gas Furnace R-407c, Equipment Accounted For Under Heating Section Of This Report								
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2054	* *	4	$1,300	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	$16,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$15,200	
Ductwork/Diffusers	80%			LIFE	* *	2-5	$60,900	
Exhaust Fans								
Roof	20%			2039	* *	2	$800	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$139,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : One Tank Of About 600 Gallon								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Located In Elevator Shaft								
Explanation : One Unit								
Backflow Preventer								
Generic	100%			2039	* *	1	$8,400	

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$71,400	
Sprinkler								
Generic	100%			2054	* *	1-2	$38,300	
Fire Pump								
Generic	100%			2043	* *	1	$25,500	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 56 Square Feet (14x4).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P.S. / I.S. 308 - BK**		
Address	: **616 QUINCY STREET @ LEWIS AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K308**
Program / Asset #	: **BOE0591.000 / 1246**	**Yr Built/Renovated**	: **1975 / 2011**
Area Sq Ft	: **116,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1630** **Lot** : **1**	**BIN**	: **3044493**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$224,000	$2,737,900
Interior Architecture	$198,000	$3,627,900
Electrical	$501,800	$1,545,600
Mechanical	$1,955,200	$4,289,200
Site Enclosure	$59,500	
Site Pavements	$169,700	$143,200
Total	**$3,108,200**	**$12,343,700**
Importance Code A	$224,000	$3,618,700
Importance Code B	$2,772,900	$8,725,000
Importance Code C	$111,300	
Total	**$3,108,200**	**$12,343,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$46,000			$50,300
Interior Architecture	$85,300	$7,600		$23,200
Electrical	$13,000	$11,200	$12,300	$27,500
Mechanical	$102,900	$25,800	$32,900	$110,400
Site Enclosure	$26,500			
Site Pavements	$62,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$343,800**	**$51,800**	**$52,500**	**$218,700**
Importance Code A	$55,200	$9,200	$9,200	$59,800
Importance Code B	$224,100	$38,300	$43,300	$158,900
Importance Code C	$64,500	$4,300		
Total	**$343,800**	**$51,800**	**$52,500**	**$218,700**

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.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$119,100	LIFE	* *	5	$27,100	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Corners At South Facades								
Painted Surfaces, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	25%			2045	* *	5-10	$99,400	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Lintels Below Panels								
Windows								
Aluminum	100%	Now	$51,600	2043	* *	5	$10,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	85%	Now	$42,700	LIFE	* *	5	$15,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2045	* *	5	$3,100	
Metal Rail	5%			2040	* *	5-10	$14,300	
Pre-Cast Concrete	5%	Now	$3,300	LIFE	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Main Roof								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Built-Up (BUR)	90%	Now	$53,300	2035	$2,665,500			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Low Roofs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor Entrances								
Metal Panel	5%			2040	* *	10	$13,000	
Skylight, Metal/Glass	5%			2045	* *	10	$23,600	

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.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Exterior								
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								
Floors								
Carpet	1%			2034	$29,900	3	$2,500	
Cast in Place Concrete	10%			LIFE	* *	5	$36,100	
Ceramic Tile	4%	Now	$76,200	2038	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout Bathrooms								
Quarry Tile	2%			2048	* *	5	$5,000	
Terrazzo	3%			LIFE	* *	5	$3,900	
Vinyl Tile	75%	Now	$70,000	2035	$3,499,900	3	$46,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%			2050	* *	5	$15,500	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$8,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,900	
Plaster	60%	Now	$51,800	LIFE	* *	5	$31,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Corridor Next To Electrical Room								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	37%	Now	$39,100	2040	* *	5	$29,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
AcousTileConcealSpLn	35%	Now	$46,200	2040	* *	5	$35,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Athletics Room								
Exposed Struc: Concrete	15%			LIFE	* *	5	$3,800	
Fiber Board	5%			2035	$128,000			
Metal Panel	3%			LIFE	* *	5	$6,000	
Plaster	5%			LIFE	* *	5	$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	55%	0-2	$59,500	2045	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%								
Location : Play Yard								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Spalls At Concrete Curb								
Iron Picket	45%	Now	$26,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : At Gates At Play Yard								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : At Gates At Play Yard								
On-Site Walkways								
Cast in Place Concrete	70%	Now	$6,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Walkway Adjacent To East Facade								
Masonry: Granite	30%	Now	$26,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$4,900	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Garbage Container Area								
Activity Yard								
Asphalt	70%	Now	$169,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	20%			2040	* *			
Rubber Matting	10%			2035	$143,200			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$266,300	5	$500	
Raceway								
Conduit	100%			2035	$249,600	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	89%			2034	$218,300	5	$2,700	
Wiring								
Thermoplastic	100%			2035	$350,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$185,800	5	$800	
Ground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gasoline Meter Room								
Explanation : Grounding								
Lighting								
Interior Lighting								
Fluorescent	87%			2040	* *	10	$92,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	3%			2040	* *	10	$3,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement								
LED	10%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Library, Cafeteria And Stairs								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2030	$99,700	10	$14,000	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$111,500	1	$21,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior Of The Building								
Explanation : Camera Security System								
Generic	50%			2035	$111,500	1	$21,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	100%			2030	$306,400	1-3	$73,700	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$272,500	5	$35,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault Basement								
Explanation : 2 Tanks Of 7,500 Gallon Each								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2038	* *			
Steam Boiler	80%			2033	$828,300	1	$91,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units. 1 Abandoned In Place.								
Distribution								
Hot Wtr Piping/Pump	20%			2034	$51,900	4	$1,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Hot Water Used For Heating In Air Handler Unit.								
Steam Piping/Pump	80%			2035	$760,900			
Terminal Devices								
Air Handler	30%			2030	$670,600	1	$21,500	
Convector/Radiator	70%			2040	* *	1	$26,200	
Controls								
Electrical	100%			2030	$660,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2030	$350,500	1	$10,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller, Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chiller Room								
Explanation : 2 Units								
Split Unit	3%			2043	* *			
Window/Wall Unit	32%			2033	$144,000	1		
No Component	45%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2045	* *	4	$1,100	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2035	$316,900	1	$17,900	
Fan Coil - 2 Pipe	25%			2040	* *	1	$9,400	
No Component	50%							
Heat Rejection								
Dry Cooler	20%			2030	$60,000	2	$16,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$64,700	

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.*

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 308 - BK

Asset # : 1246

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
Ventilation								
Exhaust Fans								
Interior	60%	Now	$31,600	2035	$316,100	2	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Explanation : Controls System Malfunctioning. Equipment Operated Manually.								
Roof	40%	Now	$4,600	2030	$92,200	2	$1,100	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$1,516,400	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$41,900	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Leak Reported From Roof To Boiler Room At 3 Locations								
Sump Pump(s)								
Non-Submersible	100%			2030	$23,800	4	$2,500	
Sewage Ejector(s)								
Electric	100%			2030	$62,200	4	$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$60,700	
Sprinkler								
No Component	95%							
Generic	5%			2035	$82,100	1-2	$1,600	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet X 14 Feet Which Equals 70 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P.S. 200 / I.S. 10 - M (TANDEM M010)**		
Address	: **2589 7TH AVENUE @W. 150 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M200**
Program / Asset #	: **BOE0007.000 / 435**	**Yr Built/Renovated**	: **1969 / 2012**
Area Sq Ft	: **246,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Jan-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2016** **Lot** : **100**	**BIN**	: **1060198**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$50,800	$459,700
Interior Architecture	$269,900	$4,064,000
Electrical	$3,484,600	$4,515,700
Mechanical	$5,449,600	$6,978,500
Site Pavements	$638,700	$4,151,600
Total	**$9,893,700**	**$20,169,500**
Importance Code A	$2,240,900	$564,900
Importance Code B	$6,853,900	$16,084,300
Importance Code C	$798,900	$3,520,300
Total	**$9,893,700**	**$20,169,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$59,200		$6,600	$2,500
Interior Architecture	$188,100			$6,800
Electrical	$13,300	$10,100	$10,900	$15,600
Mechanical	$48,500	$41,000	$66,800	$41,000
Site Enclosure	$64,200			
Site Pavements	$39,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$420,500**	**$58,300**	**$91,500**	**$73,000**
Importance Code A	$59,800	$23,800	$30,300	$26,300
Importance Code B	$233,900	$34,500	$61,200	$46,800
Importance Code C	$126,700			
Total	**$420,500**	**$58,300**	**$91,500**	**$73,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$45,200	
Masonry: Brick	50%	Now	$50,800	LIFE	* *	5	$30,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South And West Side And Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : South And West Side And Throughout, Courthyard								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Court Yard, Behind Greenhouse								
Metal: Cage/Fence	5%			2044	* *	5	$13,200	
Pre-Cast Concrete	30%	Now	$26,900	LIFE	* *	5	$58,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Side By Dumpster								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : North Side By Dumpster								
Explanation : Exposed Rebar								
Windows								
Aluminum	95%			2047	* *	5	$7,600	
Metal Louvers	5%			2040	* *	10	$2,500	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$2,100	
Metal Panel	10%			2057	* *	5	$2,000	
Metal: Cage/Fence	50%			2036	$32,100	5-10	$20,300	
Roof								
Built-Up (BUR)	98%	Now	$20,000	2036	$400,900			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Expansion Joint Failure, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint.								
Skylight, Metal/Glass	2%			2051	* *	10	$2,300	
Soffits								
Exposed Struc: Steel	40%			LIFE	* *	5	$28,800	
Metal Panel	60%	Now	$7,500	2051	* *	5	$25,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Side, Below Lower Grade Portion								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,900	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Ceramic Tile	5%	Now	$20,800	2034	$208,400	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Kitchen And Toilets Throughout								
Terrazzo	10%			LIFE	* *	5	$5,600	
Vinyl Tile	25%	Now	$10,200	2031	$510,600	3	$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms And Auditorium								
Vinyl Tile 9" X 9"	50%	2-4	$59,100	2031	$2,956,600	3	$13,500	
Patching Evident, Extent : Light, Area Affected : 50%								
Location : CorridorsAnd Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : CorridorsAnd Classrooms Throughout								
Wood	5%	Now	$4,400	2046	* *	5	$3,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Gymnasium At Drinking Fountains								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : Gymnasium At Drinking Fountains								
Interior Walls								
Ceramic Tile	3%	Now	$32,700	2034	$326,900	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	2%	Now	$7,400	LIFE	* *	5	$1,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout Mechanical Rooms 1st, 2nd Floors And Basement								
Plaster	50%	Now	$48,200	LIFE	* *	5	$29,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Classrooms								
SGFT/Glazed Masonry	45%	Now	$160,200	LIFE	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : First Floor Corridor								

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Interior								
Ceilings								
AcousTile,Adhered	45%	Now	$21,400	2044	* *	5	$16,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Corridors Throughout								
AcousTileSusp.Lay-In	5%	Now	$6,100	2036	$61,500	5	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : First Floor Corridor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Corridor								
Metal Panel	5%	Now	$36,700	LIFE	* *	5	$4,500	
Deformed/Dented, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Plaster	45%	Now	$50,600	LIFE	* *	5	$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Corridor At Expansion Joint								
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$32,600	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Along West Side Parking Lot								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : West Side Parking Lot								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : At Gates								
Explanation : Gates Not Functioning								
Iron Picket	10%			2051	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2066	* *			
Retaining Walls								
Masonry: Fieldstone	100%	Now	$31,700	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$7,600	2036	$382,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot Entrance								

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DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	$100	2034	$1,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	63%	Now	$5,200	2036	$8,600			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout North, South And West Sides								
Cast in Place Concrete	12%			2044	* *			
Masonry: Granite	10%	Now	$600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : West Side Steps								
Parking/Driveway								
Asphalt	100%	Now	$638,700	2034	$3,193,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Site								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout Site								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Site								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Lot Entrance At Northwest Side								
Explanation : Trech Drain Failing, Cracking Crumbing								
Activity Yard								
Asphalt	50%	Now	$26,400	2034	$264,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North And South Side Yards								
Rubber Matting	50%			2036	$312,000			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$105,200	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At One 3,000 Amperes And Two 2,000 Amperes. There Is Some Rust On The Equipment.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$665,800	5	$1,100	
Raceway								
Conduit	90%			2031	$621,400	1		
Conduit	10%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2030	$32,700	5	$300	
Fused Disc Sw	5%			2047	* *	5	$300	
Molded Case Bkrs	80%			2030	$523,200	5	$5,200	
Molded Case Bkrs	10%			2047	* *	5	$600	
Wiring								
Braided Cloth	90%	2-4	$828,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2051	* *	1		
Motor Controllers								
Locally Mounted	95%			2029	$353,000	5	$1,600	
Variable Frequency Drive	5%			2036	$18,600			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : There Is Some Rust On The Grounding Associated Components.								
Lighting								
Interior Lighting								
Fluorescent	60%			2031	$2,253,000	10	$135,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	38%			2027	$1,426,900	10	$85,700	
LED	2%			2036	$139,600			
Egress Lighting								
Emergency, Battery	50%			2036	$211,400	10	$29,700	
Exit, Service	50%			2036	$54,300	1		
Exterior Lighting								
HID	20%			2031	$235,100	10	$200	
HID	20%	Now	$235,100	2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Lighting Fixtures Are Obsolete And Are Not Operational.								
No Component	60%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	$94,600	1	$18,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Alarm								
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2039	* *	1-3	$93,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : New Fire Alarm System Installed In 2017.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2041	* *	5	$76,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Two 15,000 Gallon Tanks								
Conversion Equipment								
Heat Exchanger, Plate & Frame	5%			2034	$31,800	1	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Provides Hot Water Heating To First Floor								
Explanation : 2 Units								
Steam Boiler	95%	Now	$104,300	2029	$2,085,800	1	$208,300	
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : Boiler No.1 Tubes Leaking In 2nd Floor Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	35%			2039	* *	4	$6,400	
Steam Piping/Pump	65%	Now	$26,200	2031	$1,311,100			
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Terminal Devices								
Air Handler	30%	Now	$71,100	2027	$1,422,100	1	$41,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Steam Coil For Auditorium And Gymnasium								
Convector/Radiator	70%			2036	$1,441,900	1	$55,600	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%	Now	$448,600	2031	$897,200			
Broken, Extent : Severe, Area Affected : 20%								
Location : 4 Units Serving The Kitchen								
Window/Wall Unit	75%			2027	$715,700	1		
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Exterior Packaged Unit Abandoned In Place								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$48,000	
No Component	65%							
Exhaust Fans								
Interior	10%			2027	$111,700	2	$800	
Roof	90%			2027	$439,900	2	$6,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	$3,215,800	1		
HW Heat Exchanger								
Steam Fired	100%			2041	* *	4	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$50,400	4	$7,800	
Backflow Preventer								
Generic	100%			2036	$112,500	1	$15,100	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To Roof								
Explanation : One Unit								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
P.S. 200 / I.S. 10 - M (TANDEM M010)
Asset # : 435

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
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$124,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Surrounds The Building Envelope Due To Subway Tracks Underneath Building								
Explanation : Dry System Standpipe								
Sprinkler								
No Component	80%							
Generic	20%			2041	* *	1-2	$13,800	
Chemical System								
No Component	97%							
Generic	3%			2027	$1,800	1-10	$900	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA**
Address : **508 EAST 120TH STREET @ PLEASANT AVE.,**
Borough : **MANHATTAN**
Agency's Number : **M206**
Program / Asset # : **BOE0064.000 / 1692**
Yr Built/Renovated : **1968 / 2001**
Area Sq Ft : **128,000**
Project Type : **EDUCATION**
Date of Survey : **02-Jun-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1816** **Lot** : **1** **BIN** : **1084005**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,847,100	$142,300
Interior Architecture	$555,400	$12,890,700
Electrical	$466,600	$1,459,400
Mechanical	$1,436,500	$1,041,900
Site Pavements		$63,600
Total	**$4,305,600**	**$15,597,900**
Importance Code A	$1,847,100	$195,000
Importance Code B	$2,407,700	$15,403,000
Importance Code C	$50,800	
Total	**$4,305,600**	**$15,597,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,400			$12,800
Interior Architecture	$43,500	$7,400	$9,900	$34,900
Electrical	$41,700	$29,800	$45,400	$20,800
Mechanical	$79,500	$23,600	$62,300	$18,300
Site Pavements	$29,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$215,900**	**$68,100**	**$124,700**	**$94,000**
Importance Code A	$27,100	$12,700	$13,000	$25,400
Importance Code B	$152,100	$55,400	$111,800	$52,200
Importance Code C	$36,700			$16,300
Total	**$215,900**	**$68,100**	**$124,700**	**$94,000**

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DEPARTMENT OF EDUCATION - 040

P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$240,000	LIFE	* *	5	$142,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 131, And Bulkhead Stair								
Masonry: Limestone	5%			LIFE	* *	5	$5,600	
Windows								
Aluminum	5%	Now	$69,200	2059	* *	5	$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor By Kitchen								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Hallways, Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Book Room Storage								
Aluminum	90%			2050	* *	5	$25,500	
Steel	5%	Now	$65,500	2056	* *	5	$8,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Parapets								
Masonry: Brick	60%			LIFE	* *	5	$7,900	
Metal Rail	10%			2047	* *	5-10	$23,700	
Metal Security Bars	10%			2049	* *			
Pre-Cast Concrete	20%			LIFE	* *	5	$16,500	
Roof								
Modified Bitumen	100%	Now	$1,472,300	2044	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Throughout Upper And Lower Roofs								
Patching Evident, Extent : Severe, Area Affected : 25%								
Location : Throughout Upper And Lower Roofs								
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Throughout Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 4th Floor And Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Upper And Lower Roofs								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$21,700	
Ceramic Tile	5%			2043	* *	5	$9,900	
Terrazzo	5%			LIFE	* *	5	$7,700	
Vinyl Tile	10%			2034	$560,600	3	$7,400	
Vinyl Tile 9" X 9"	75%	Now	$243,400	2034	$12,171,800	3	$55,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Exterior Doors								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	Now	$50,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Boiler Room								
Ceramic Tile	5%	0-2	$36,700	2043	* *	5	$6,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Concrete Masonry Unit	15%			LIFE	* *	5	$15,700	
Folding Partition	5%			2050	* *	5	$32,600	
Plaster	50%			LIFE	* *	5	$39,100	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTile,Adhered	20%	Now	$261,200	2047	* *	5	$19,800	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Corridors And Classrooms								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Corridors								
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And 4th Floor								
AcousTileSusp.Lay-In	10%			2039	* *	5	$19,800	
Exposed Struc: Concrete	50%			LIFE	* *	5	$15,500	
Fiber Board	5%			2034	$158,300			
Metal Panel	5%	0-2	$6,700	LIFE	* *	5	$12,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Plaster	10%			LIFE	* *	5	$12,400	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA
Asset # : 1692

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%			2054	* *			
Iron Picket	15%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$23,600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : East 120th Street								
On-Site Walkways								
Asphalt	25%			2037	* *			
Cast in Place Concrete	75%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	85%	2-4	$6,100	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout West Yard								
Rubber Matting	15%			2034	$63,600			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	10%			2054	* *	5	$100	
Fused Disc Sw	90%			2034	$239,700	5	$500	
Raceway								
Conduit	95%			2034	$237,100	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$30,700	5	$300	
Molded Case Bkrs	90%			2033	$275,900	5	$3,000	
Wiring								
Braided Cloth	70%	2-4	$245,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2054	* *	1		
Thermoplastic	20%			2034	$70,000	1		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2032	$46,400	5	$200	
Motor Control Center	75%			2047	* *	5	$2,600	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : Motor Control Centers								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement At Water Service Entrance								
Explanation : Clamp At Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$39,400	
Generators								
Natural Gas	100%			2043	* *	1	$49,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Generator Capacity 156 Kilovolt Amperes, 125 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$4,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2039	* *	10	$111,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$110,000	10	$15,400	
Exit, Service	15%	Now	$400	2029	$8,500	1		
Not Functioning, Extent : Moderate, Area Affected : 60%								
Location : Throughout The Building								
Exit, Service	35%			2039	* *	1		
Exterior Lighting								
HID	10%	Now	$18,300	2042	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Parapet Mounted Fixtures								
HID	10%			2039	* *	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Chimney Above Roof								
Explanation : Air Terminals And Downleads Installed On Chimney Flues								

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DEPARTMENT OF EDUCATION - 040

P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

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
Alarm								
Security System								
Generic	100%			2034	$246,000	1	$47,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$338,100	1-3	$78,900	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$126,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Boilers								
Distribution								
Steam Piping/Pump	10%	Now	$2,100	2044	* *			
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Cross Bay								
Steam Piping/Pump	90%			2044	* *			
Terminal Devices								
Air Handler	25%			2034	$616,600	1	$19,800	
Convector/Radiator	75%	Now	$16,100	2039	* *	1	$27,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Controls								
Electrical	100%			2029	$728,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$19,900	2029	$397,200	1		
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Other Areas								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$71,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

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
Ventilation								
Exhaust Fans								
Interior	25%	Now	$2,900	2029	$145,300	2	$800	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Basement Fan Room 1. Fan Broken								
Roof	65%			2029	$165,300	2	$2,500	
Roof	10%			2039	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$3,400	2044	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Brass/Copper	70%			2044	* *	1		
Galvanized Steel	20%	0-2	$16,700	2032	$334,700	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bathroom Sinks And Classroom Sinks								
Explanation : No Water Pressure								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$4,000	4	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Pumps								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$7,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : The Sinks. Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : The Sinks Are Aged.								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To 1st Floor								
Explanation : One Unit								

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA
Asset # : 1692

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$90,600	1-2	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Storage And Bookrooms								
Explanation : Less Than 20 Heads Total								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **P.S. 207 - M TANDEM M149**		
Address	: **41 WEST 117TH STREET @ 5TH AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M207**
Program / Asset #	: **BOE0090.000 / 1707**	**Yr Built/Renovated**	: **1968 / 2008**
Area Sq Ft	: **126,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1601** **Lot** : **1**	**BIN**	: **1051434**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$143,600	$1,840,200
Interior Architecture	$4,838,100	$263,500
Electrical	$542,800	$2,186,200
Mechanical	$1,542,300	$5,406,100
Total	**$7,066,800**	**$9,696,000**
Importance Code A	$143,600	$1,840,200
Importance Code B	$6,923,200	$7,855,800
Total	**$7,066,800**	**$9,696,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,500			$24,000
Interior Architecture	$58,700	$39,300	$3,400	$22,700
Electrical	$38,100	$12,100	$11,800	$35,600
Mechanical	$53,100	$21,300	$32,300	$53,100
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$189,600**	**$79,900**	**$54,600**	**$142,600**
Importance Code A	$45,000	$12,500	$12,500	$36,700
Importance Code B	$144,600	$59,000	$38,800	$105,900
Importance Code C		$8,400	$3,400	
Total	**$189,600**	**$79,900**	**$54,600**	**$142,600**

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DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$104,000	
Masonry: Brick Cavity	80%			LIFE	* *	5	$110,900	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Various Locations Especially At Front Of Building								
Explanation : Murals On Brick Walls								
Pre-Cast Concrete	5%			LIFE	* *	5	$22,500	
Windows								
Aluminum	100%	Now	$143,600	2043	* *	5	$7,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$12,700	
Masonry: Limestone	10%			LIFE	* *	5	$1,800	
Roof								
Built-Up (BUR)	52%	Now	$13,700	2035	$687,400			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Small Roof First Floor Near Room 120								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Areas								
Explanation : Multi Level Roofs								
IRMA/Protected Membrane	35%	4+	$18,800	2035	$937,900			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Lower Roof								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Traffic Topping	13%			2040	* *	10	$24,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Lower Roof Areas								
Explanation : This Is Actually A Fluid Applied Roofing Assembly								
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								
Floors								
Carpet	20%			2034	$597,700	3	$49,500	
Cast in Place Concrete	5%			LIFE	* *	5	$18,000	
Ceramic Tile	5%			2038	* *	5	$8,300	
Vinyl Tile	35%	4+	$32,700	2040	* *	3	$21,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Vinyl Tile 9" X 9"	35%			2030	$4,729,300	3	$28,900	

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DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$6,700	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Folding Partition	5%			2043	* *	5	$16,800	
Plaster	60%			LIFE	* *	5	$24,200	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	Now	$108,800	2040	* *	5	$20,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Corridors Fourth Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileConcealSpLn	10%			2048	* *	5	$20,600	
AcousTileSusp.Lay-In	10%			2040	* *	5	$16,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,600	
Fiber Board	10%	4+	$13,200	2035	$263,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Metal Panel	2%	2-4	$5,600	LIFE	* *	5	$4,100	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Ceiling								
Plaster	38%			LIFE	* *	5	$39,200	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2045	* *			
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Rear Side Of Property								
Explanation : Bulging And Dented								
Iron Picket	30%			2055	* *			
Masonry: Brick	30%			2045	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Right Side Of Property								
Explanation : Painted Surface								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2040	* *			
Cast in Place Concrete	5%			2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : All Around Property								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Near Tree At Rear Of Property								
Pavers/Stone	10%			2038	* *			

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DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	70%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	20%			2038	* *			
Activity Yard								
Asphalt	45%			2038	* *			
Pavers/Stone	20%			2038	* *			
Rubber Matting	20%			2040	* *			
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Activity Yard								
Explanation : This Is Actually Artificial Turf								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$500	
Raceway								
Conduit	85%			2035	$212,100	1		
Conduit	15%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$300	
Molded Case Bkrs	90%			2051	* *	5	$3,000	
Wiring								
Braided Cloth	60%	2-4	$210,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2055	* *	1		
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	$37,200	5	$200	
Locally Mounted	30%	2-4	$33,400	2055	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Locally Mounted	50%			2048	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	

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DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$1,827,100	10	$109,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2040	* *	10	$5,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : T-5 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$15,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$47,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$332,800	2045	* *	1-3	$70,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement								
Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$124,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Gasoline Fired Steam Boilers								
Distribution								
Steam Piping/Pump	10%	Now	$20,700	2035	$103,300			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Return Pipe On Kitchen Ceiling								
Steam Piping/Pump	90%			2035	$929,900			

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DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Heating								
Terminal Devices								
Air Handler	20%			2030	$485,600	1	$15,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Direct Expansion Cooling Section Added To Blowers Serving Cafeteria, Gymnasium And Auditorium								
Air Handler	5%			2030	$121,400	1	$3,900	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Bearings Of 3 Units In Fan Room								
Convector/Radiator	30%	Now	$6,300	2033	$316,500	1	$11,000	
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Various Locations								
Convector/Radiator	45%			2033	$474,800	1	$18,300	
Controls								
Pneumatic	100%			2033	$2,493,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2035	$285,500	1	$8,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units For Auditorium And Cafeteria								
Split Unit	5%			2035	$153,200			
Window/Wall Unit	65%			2030	$317,700	1		
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2030	$315,400	1		
Fan Coil - 2 Pipe	5%	Now	$3,300	2035	$167,300	1	$1,800	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 1 Unit, Cafeteria								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : 1 Unit, Gymnasium								
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	$63,500	2	$17,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 207 - M TANDEM M149
Asset # : 1707

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
Ventilation								
Exhaust Fans								
Interior	20%			2030	$114,400	2	$800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room								
Roof	75%			2030	$187,800	2	$2,900	
Roof	5%			2040	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$329,400	1		
Sanitary Piping								
Cast Iron	5%	Now	$1,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Outside Small Yard								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$4,000	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 225 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To First Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$89,200	1-2	$1,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 251 Q TANDEM Q231**
Address : **144-51 ARTHUR STREET 145-00 SPRINGFIELD BLVD**
Borough : **QUEENS**
Agency's Number : **Q251**
Program / Asset # : **BOE0863.000 / 2629**
Yr Built/Renovated : **1963 / 2021**
Area Sq Ft : **160,000**
Project Type : **EDUCATION**
Date of Survey : **18-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **13331** **Lot** : **1**
BIN : **4285682**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$346,100	$1,788,900
Interior Architecture	$1,047,400	$2,994,700
Electrical		$2,008,900
Mechanical	$3,392,500	$4,256,000
Site Pavements	$90,200	
Total	**$4,876,200**	**$11,048,500**
Importance Code A	$346,100	$1,788,900
Importance Code B	$4,317,900	$9,259,700
Importance Code C	$212,200	
Total	**$4,876,200**	**$11,048,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$29,200			$2,900
Interior Architecture	$198,200			$19,600
Electrical	$23,100	$14,900	$16,300	$19,700
Mechanical	$99,700	$27,900	$44,000	$27,900
Site Enclosure	$13,500			
Site Pavements	$52,400			
Total	**$416,100**	**$42,800**	**$60,300**	**$70,100**
Importance Code A	$45,000	$15,800	$15,800	$18,800
Importance Code B	$250,600	$27,000	$44,400	$44,900
Importance Code C	$120,500			$6,400
Total	**$416,100**	**$42,800**	**$60,300**	**$70,100**

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$44,100	
Masonry: Brick	93%			LIFE	* *	5	$175,100	
Granite Panels	2%	2-4	$7,100	LIFE	* *	5	$1,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entry At Springfield Blvd.								
Windows								
Aluminum	79%	0-2	$113,400	2035	$1,134,200	5	$11,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 20%								
Location : Throughout								
Aluminum w/ Guards	20%			2035	$386,300	5	$5,900	
Metal Louvers	1%			2045	* *	10	$1,800	
Parapets								
Metal Rail	100%			2049	* *	5-10	$239,000	
Roof								
Built-Up (BUR)	95%			2041	* *	10	$86,900	
Copper/Terne	5%			2051	* *	10	$11,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$66,200	
Mosaic Tile	5%	2-4	$145,300	2041	* *	5	$9,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Kitchen Area								
Terrazzo	5%			LIFE	* *	5	$11,800	
Vinyl Tile	70%	0-2	$598,900	2036	$2,994,700	3	$39,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridors								
Uneven Surface, Extent : Moderate, Area Affected : 2%								
Location : Various Corridor Locations								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	10%	0-2	$46,200	2051	* *	5	$14,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Multipurpose Room								

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

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$12,800	
Concrete Masonry Unit	10%	4+	$49,400	LIFE	* *	5	$10,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Various Mechanical Rooms								
Marble Panels	5%			LIFE	* *	10	$5,100	
Plaster	50%			LIFE	* *	5-10	$109,000	
SGFT/Glazed Masonry	30%	4+	$141,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Various Corridor Locations								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$31,200	2041	* *	5	$23,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	5%	2-4	$2,600	2041	* *	5	$3,800	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	55%			LIFE	* *	5-10	$104,000	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Gas Meter And Oil Tank Room								
Plaster	15%			LIFE	* *	5-10	$39,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$13,500	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Arthur Street Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$90,200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Along Springfield Blvd.								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Along Arthur Street								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$22,800	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : South Walkway								
Masonry: Granite	10%			LIFE	* *			

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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.*

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	$29,600	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Parking And Dumpster Areas								
Activity Yard								
Asphalt	50%			2045	* *			
Rubber Matting	50%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2036	$47,400	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Photovoltaic Panel(s)	10%			2045	* *	1		
Transformers								
Dry Type	100%			2049	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Cage								
Explanation : One 300 Kilovolt Ampere Transformer For Solar System								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$299,600	5	$700	
Raceway								
Conduit	70%			2036	$207,000	1		
Conduit	30%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	$30,700	5	$400	
Fused Disc Sw	5%			2052	* *	5	$200	
Fused Toggle Switch	5%			2035	$15,300	5	$200	
Molded Case Bkrs	70%			2035	$214,600	5	$2,900	
Molded Case Bkrs	10%			2052	* *	5	$400	
Wiring								
Braided Cloth	40%			2035	$163,700	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$163,700	1		
Thermoplastic	20%			2056	* *	1		

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

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2034	$92,900	5	$500	
Locally Mounted	20%			2049	* *	5	$200	
Motor Control Center	30%			2034	$223,300	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room Next To Elevator								
Explanation : Location Noted								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,700	
Stand-by Power								
Batteries								
Lead/Acid	100%	Now	$2,500	2031	$2,500	5	$3,000	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	10%			2036	$10,100	1		
Emergency, Battery	40%			2036	$110,000	10	$15,400	
Exit, Battery	50%			2041	* *	10	$5,400	
Exterior Lighting								
LED	10%			2044	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Spaces And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2031	$153,800	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	90%			2031	$380,300	1-3	$91,400	
Generic, Digital	10%			2031	$42,300	1-3	$10,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Elevator Recall System								

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$158,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	100%	Now	$65,600	2046	* *			
Insul. Deteriorating, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Basement - Boiler Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	40%			2036	$1,233,200	1	$39,600	
Convector/Radiator	60%			2034	$803,800	1	$31,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2030	$3,166,400			
Maintenance Required, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	5%	Now	$120,900	2046	* *	1	$3,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Room 254 - Chiller Closet								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Room 254 - Chiller Closet								
Split Unit	10%	Now	$7,800	2041	* *			
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Auditorium								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Split Unit	10%			2036	$389,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Room 114								
Window/Wall Unit	55%			2031	$341,400	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Multi-purpose Room								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$21,200	2036	$211,900	4	$7,900	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Terminal Devices								
Air Handler/Cool/Ht	10%			2036	$254,300	1	$9,900	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	5%	Now	$19,000	2046	* *	2	$4,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$141,300	
Exhaust Fans								
Interior	70%			2036	$508,600	2	$3,400	
Roof	30%			2031	$95,400	2	$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$418,300	1		

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 251 Q TANDEM Q231
Asset # : 2629

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Unit, 250mbh 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	70%	Now	$4,600	2036	$23,000	4	$2,400	
Broken, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Submersible	30%			2027	$1,500	4	$1,500	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$6,400	
Backflow Preventer								
Generic	100%			2041	* *	1	$9,800	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 5%								
Location : Bathrooms Throughout								
Booster Pump w/Tank								
Generic	100%	Now	$7,400	2036	$37,100	1	$14,900	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)**			
Address	:	**577 EAST 139 STREET @ST. ANNS AVE.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X855**
Program / Asset #	:	**BOE0177.010 / 482**	**Yr Built/Renovated**	:	**1974 / 2010**
Area Sq Ft	:	**12,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**16-Oct-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2552** **Lot** : **70**	**BIN**	:	**2003646**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	$73,400	$111,000
Mechanical	$156,900	
Site Pavements		$88,700
Total	**$230,200**	**$199,700**
Importance Code B	$230,200	$199,700
Total	**$230,200**	**$199,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,600	$2,900		$800
Interior Architecture	$56,000			$2,100
Electrical	$29,800	$200	$200	$300
Mechanical	$83,100	$100	$2,100	$100
Site Pavements				
Total	**$184,400**	**$3,200**	**$2,300**	**$3,200**
Importance Code A	$16,700	$2,900	$1,100	$800
Importance Code B	$164,000	$300	$1,200	$2,500
Importance Code C	$3,800			
Total	**$184,400**	**$3,200**	**$2,300**	**$3,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$5,600	
Masonry: Brick Cavity	95%			LIFE	* *	5	$21,300	
Windows								
Aluminum	100%			2048	* *	5	$5,700	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$41,900	
Roof								
Built-Up (BUR)	98%			2037	* *	10	$14,900	
Copper/Terne	2%			2060	* *	10	$800	
Soffits								
Cast in Place Concrete	100%	4+	$600	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Interior								
Floors								
Carpet	3%	2-4	$8,700	2034	$8,700	3	$700	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : On Steps To Lower Level								
Ceramic Tile	5%			2041	* *	5	$800	
Vinyl Tile	92%	4+	$8,300	2037	* *	3	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	$11,300	
Plaster	20%	Now	$3,800	LIFE	* *	5	$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Interior Of Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Exit 10 Stair								
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	60%	4+	$29,500	LIFE	* *	5	$1,500	
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Ceiling Of Room 204 And Stair At 2nd Floor Landing								
Gypsum Board	40%	Now	$5,700	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bathrooms								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Free Standing Walls								
Masonry: Brick	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2030				
On-Site Walkways								
Asphalt	100%			2035	$49,000			
Activity Yard								
Asphalt	100%			2035	$88,700			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$15,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$111,000	5	$100	
Raceway								
Conduit	100%			2032	$26,400	1		
Panelboards								
Fused Disc Sw	4%			2031	$1,600	5		
Fused Toggle Switch	1%	2-4	$400	2057	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Molded Case Bkrs	95%			2031	$38,800	5	$300	
Wiring								
Thermoplastic	100%			2032	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2030	$73,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$11,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2027	$10,300	10	$1,400	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2037	* *	10		
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

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
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$4,600	1	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	$6,300	1-3	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Stations And Alarm Bells Only								

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
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2037	* *	2	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 20 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2027	$32,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$156,900	1		
Water Heater With Tanks								
Electric	100%			2027	$48,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Playground B. Water Backs Up In Courtyard When It Rains Hard								
Backflow Preventer								
Generic	100%			2032	$5,500	1	$700	

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DEPARTMENT OF EDUCATION - 040

P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

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
Plumbing								
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)**
Address : **111 BRISTOL STREET BTWN: SUTTER AVE., PITKIN AVE.**
Borough : **BROOKLYN**
Agency's Number : **K327**
Program / Asset # : **BOE0617.000 / 1242**
Yr Built/Renovated : **1967 / 2013**
Area Sq Ft : **243,000**
Project Type : **EDUCATION**
Date of Survey : **02-Feb-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3520** **Lot** : **8**
BIN : **3081032**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$438,700	$3,243,200
Interior Architecture	$349,600	$20,089,400
Electrical	$793,800	$1,841,200
Mechanical	$10,844,500	$5,492,300
Total	**$12,426,600**	**$30,666,200**
Importance Code A	$2,607,500	$3,243,200
Importance Code B	$9,819,100	$27,422,900
Total	**$12,426,600**	**$30,666,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,100		$18,700	$14,600
Interior Architecture	$151,100		$26,700	$31,100
Electrical	$36,500	$41,500	$42,900	$42,200
Mechanical	$27,000	$46,400	$98,200	$64,400
Site Enclosure	$27,500			
Site Pavements	$43,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$360,900**	**$95,000**	**$193,600**	**$159,500**
Importance Code A	$68,100	$24,100	$43,300	$38,700
Importance Code B	$237,500	$71,000	$150,300	$120,800
Importance Code C	$55,300			
Total	**$360,900**	**$95,000**	**$193,600**	**$159,500**

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	$260,700	LIFE	* *	5	$146,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Exit 7								
Pre-Cast Concrete	20%			LIFE	* *	5	$118,700	
Windows								
Aluminum	100%			2050	* *	5	$29,200	
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	$4,900	
Metal Panel	10%			2054	* *	5	$12,600	
Metal Rail	20%	4+	$22,300	2047	* *	5	$46,100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Rail	50%			2047	* *	5-10	$293,100	
Metal Security Bars	5%			2062	* *			
Roof								
Built-Up (BUR)	95%			2034	$2,599,600	10	$217,500	
Metal Panel	5%			2047	* *	10	$21,000	
Soffits								
Metal Panel	25%			2054	* *	5-10	$45,500	
Stucco Cement	75%			2047	* *	5	$49,600	
Interior								

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$116,700	
Ceramic Tile	3%	Now	$30,800	2043	* *	5	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Toilets								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Toilets								
Sheet Vinyl/Rubber	10%			2034	$2,383,700	5	$53,400	
Vinyl Tile	10%	Now	$20,100	2039	* *	3	$13,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	60%	Now	$349,600	2034	$17,482,200	3	$80,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd And 3rd Floor Corridors, Auditorium, Gymnasium And Classrooms Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 2nd And 3rd Floor Corridors, Auditorium, Gymnasium And Classrooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : 2nd And 3rd Floor Corridors, Auditorium, Gymnasium And Classrooms Throughout								
Wood	2%	0-2	$8,700	2049	* *	5	$6,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Offices Throughout								
Interior Walls								
Ceramic Tile	3%	Now	$16,300	2043	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,700	
Folding Partition	2%			2042	* *	5	$9,600	
Plaster	50%			LIFE	* *	5	$28,900	
SGFT/Glazed Masonry	35%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	$46,900	2039	* *	5	$35,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Cafeterias And Throughout								
Patching Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Corridors								
AcousTileConcealSpLn	20%	Now	$23,500	2039	* *	5	$44,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Auditorium, Cafeteria And Thoughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium, Cafeteria And Thoughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,800	
Exposed Struc: Steel	3%			LIFE	* *			
Fiber Board	2%			2039	* *			
Metal Panel	2%			LIFE	* *	5	$8,900	
Plaster	48%			LIFE	* *	5	$106,700	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	$18,400	2054	* *			
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : At Dumpsters								
Iron Picket	30%	Now	$8,600	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Playground								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$500	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Around Playground								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$21,400	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$7,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Site Pavements								
Activity Yard								
Asphalt	75%	Now	$14,900	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Bristol Street								
Rubber Matting	25%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3,000 Ampere Service Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2034	$599,200	5	$900	
Fused Disc Sw	10%			2054	* *	5	$100	
Raceway								
Conduit	80%			2034	$552,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$65,400	5	$600	
Molded Case Bkrs	30%			2042	* *	5	$1,900	
Molded Case Bkrs	50%			2033	$327,000	5	$3,200	
Molded Case Bkrs	10%			2050	* *	5	$600	
Wiring								
Thermoplastic	60%			2044	* *	1		
Thermoplastic	40%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	$297,300	5	$1,300	
Locally Mounted	20%			2047	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%	4+	$2,700	2039	* *	1	$67,300	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Stand-by Power								
Generators								
Natural Gas	100%	Now	$142,000	2049	* *	1	$84,700	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Engine Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 100 Kilowatt								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$9,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$200,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
LED	10%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2029	$76,600	1		
Exit, Service	50%			2029	$53,600	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$90,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras Security System And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Analog	50%			2029	$320,900	1-3	$74,900	
Generic, Digital	50%			2042	* *	1-3	$77,100	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$578,600	5	$75,300	

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Heating								
Conversion Equipment								
Steam Boiler	100%	4+	$2,168,800	2054	* *	1	$216,600	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Both Boilers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	$1,992,500			
Terminal Devices								
Air Handler	30%			2029	$1,404,700	1	$45,100	
Convector/Radiator	70%			2032	$1,424,300	1	$54,900	
Controls								
Pneumatic	100%	4+	$4,808,900	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life Time								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2042	* *	1	$22,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Exterior Pkg Unit - Cooling	25%			2029	$682,100	2	$3,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lower Roof								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Lower Roof								
Explanation : 2 Units								
Window/Wall Unit	40%			2029	$377,100	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2054	* *	4	$2,400	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2029	$820,800	1	$30,100	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2042	* *	2	$33,800	
No Component	80%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$135,500	
Exhaust Fans								
Interior	30%			2029	$331,100	2	$2,200	
Roof	40%	Now	$57,900	2029	$193,100	2	$2,400	
Not in Service, Extent : Moderate, Area Affected : 80%								
Location : Roof								
Roof	30%			2039	* *	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$1,203,200	4	$24,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$10,000	2034	$49,800	4	$5,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Sewage Ejector(s)								
Electric	100%			2034	$130,300	4	$9,700	
Fixtures								
Generic	80%							
Generic	20%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$103,200	1-2	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 330 - Q**
Address : **110-08 NORTHERN BOULEVARD**
Borough : **QUEENS**
Program / Asset # : **BOE1153.000 / 14899**
Area Sq Ft : **64,971**
Date of Survey : **10-Feb-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1725** **Lot** : **1**

Agency's Number : **Q287**
Yr Built/Renovated : **2012 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$227,200	$146,500
Interior Architecture		$200,900
Electrical	$56,600	
Mechanical		$59,500
Total	**$283,800**	**$406,900**
Importance Code A	$227,200	$146,500
Importance Code B	$56,600	$186,000
Importance Code C		$74,400
Total	**$283,800**	**$406,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$4,900	$1,200	$16,900
Interior Architecture	$36,400	$10,100	$7,300	$2,200
Electrical	$14,300	$11,000	$12,600	$10,600
Mechanical	$17,100	$25,300	$21,500	$18,100
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$82,200**	**$65,700**	**$57,000**	**$62,200**
Importance Code A	$3,200	$8,300	$4,400	$20,200
Importance Code B	$79,000	$57,400	$52,600	$42,000
Importance Code C				
Total	**$82,200**	**$65,700**	**$57,000**	**$62,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

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
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	$17,300	
Metal/Glass Curt Wall	10%	Now	$59,800	LIFE	* *	5	$13,000	
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Stair B								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Stair Bulkhead								
Pre-Cast Concrete	65%	0-2	$167,400	LIFE	* *	5	$146,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corners Of Building								
Windows								
Aluminum	100%			2055	* *	5	$31,200	
Parapets								
Metal Panel	10%			2059	* *	5	$2,300	
Metal Rail	2%			2050	* *	5-10	$2,200	
Pre-Cast Concrete	88%			LIFE	* *	5	$33,300	
Roof								
Copper/Terne	5%			2068	* *	10	$4,900	
IRMA/Protected Membrane	95%			2041	* *	10	$37,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Precast Concrete Paver Ballast Over Modified Bitumen Membrane								
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								
Floors								
Carpet	2%			2034	$35,200	3	$2,900	
Cast in Place Concrete	5%			LIFE	* *	5	$10,600	
Ceramic Tile	10%			2046	* *	5	$9,700	
Quarry Tile	3%			2050	* *	5	$4,400	
Terrazzo	10%			LIFE	* *	5	$7,600	
Vinyl Tile	60%			2041	* *	3	$21,900	
Wood	10%			2068	* *	5	$18,200	
Interior Walls								
Ceramic Tile	40%			2046	* *	5	$99,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,900	
Gypsum Board	50%			LIFE	* *	5	$74,400	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	$23,000	2050	* *	5	$33,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 403								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$12,000	
Wood	15%	0-2	$13,400	LIFE	* *	5	$126,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2059	* *			
Retaining Walls								
Masonry: Brick	100%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Rubber Matting	45%			2041	* *			
Traffic Topping	55%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$300	
Molded Case Bkrs	80%			2049	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$400	
Motor Control Center	20%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$20,000	
Generators								
Diesel	100%			2042	* *	1	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,400	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$53,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Flourescent Lights								
HID	5%			2038	* *	10	$100	
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								
Security System								
Generic	100%			2038	* *	1	$24,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$40,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	70%			2038	* *	1	$22,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Hot Water Boiler	30%			2046	* *	1	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2049	* *	4	$1,000	
No Component	70%							
Terminal Devices								
Fan Coil Unit/Heat	30%			2038	* *	1	$6,300	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2042	* *	1	$21,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Ext Pkg Unit - Heating/Cooling	70%			2038	* *	2	$2,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Package Units, Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,000	
No Component	70%							
Terminal Devices								
Fan Coil - 2 Pipe	30%			2038	* *	1	$6,300	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2038	* *	2	$13,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,200	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 1 Unit With One 300 Gallon Tank. Two 100 Gallon Electric Hot Water Heaters As Backup.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,000	4	$2,100	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,600	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$32,800	
Sprinkler								
Generic	100%			2053	* *	1-2	$18,200	
Fire Pump								
Generic	100%			2042	* *	1	$12,100	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Unit Covers 25 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 373 AX - BUILDING J MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.060 / 15583**
Area Sq Ft : **10,000**
Date of Survey : **20-Jan-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **683** **Lot** : **1**

Agency's Number : **R884**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,100	
Interior Architecture		$249,300
Electrical		$221,800
Mechanical	$294,100	$169,700
Total	**$351,200**	**$640,900**
Importance Code A	$57,100	
Importance Code B	$294,100	$640,900
Total	**$351,200**	**$640,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,000		$29,400	$1,000
Interior Architecture	$8,900	$1,100		$1,500
Electrical	$1,300	$900	$6,100	$1,100
Mechanical	$300	$500	$28,600	$500
Site Pavements	$22,800			
Total	**$40,300**	**$2,400**	**$64,100**	**$4,100**
Importance Code A	$7,000		$29,400	$1,000
Importance Code B	$10,500	$1,800	$34,700	$3,100
Importance Code C	$22,800	$700		
Total	**$40,300**	**$2,400**	**$64,100**	**$4,100**

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 373 AX - BUILDING J MICHAEL J. PETRIDES COMPLEX
Asset # : 15583

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
Exterior								
Exterior Walls								
Metal Panel	50%			2054	* *	5-10	$53,900	
Window Wall	50%			2054	* *	5	$29,400	
Windows								
Aluminum	80%			2050	* *	5	$1,900	
Aluminum	20%	0-2	$7,000	2056	* *	5	$200	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Various Locations Throughout								
Roof								
Metal Panel	100%			2047	* *	10	$57,100	
Interior								
Floors								
Vinyl Tile	80%			2039	* *	3	$6,100	
Vinyl Tile 9" X 9"	20%			2034	$249,300	3	$1,100	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$1,300	
Gypsum Board	90%			LIFE	* *	5	$7,300	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Exit J1								
Explanation : Water Leaks During Heavy Rainfall								
Ceilings								
AcousTileSusp.Lay-In	100%			2047	* *	5	$14,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$22,800	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exit J2								
Parking/Driveway								
Asphalt	100%			2049	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$7,700	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electric Room								
Explanation : No Name Plate								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$66,600	5	$300	
Raceway								
Conduit	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 373 AX - BUILDING J MICHAEL J. PETRIDES COMPLEX
Asset # : 15583

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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$155,300	10	$9,300	
Egress Lighting								
Emergency, Battery	25%			2029	$4,400	10	$600	
Emergency, Battery	25%			2034	$4,400	10	$600	
Exit, Battery	50%			2034	$7,400	10	$300	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$19,200	1	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$6,300	

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
Heating								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,700	
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$3,300	
Controls								
Digital	100%			2029	$294,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2032	$169,700	2	$600	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$13,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 373 AX - BUILDING J MICHAEL J. PETRIDES COMPLEX

Asset # : 15583

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 40 Gallon Unit								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)**
Address : **113 EAST 4 STREET BTWN: 1 AVE. AND 2 AVE.**
Borough : **MANHATTAN**
Agency's Number : **M751**
Program / Asset # : **BOE0151.000 / 519**
Yr Built/Renovated : **1894 / 2002**
Area Sq Ft : **41,000**
Project Type : **EDUCATION**
Date of Survey : **26-Oct-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **446** **Lot** : **20** **BIN** : **1006208**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$200,700	$390,700
Interior Architecture	$507,600	$1,301,700
Electrical	$500,700	$198,800
Mechanical	$646,500	$1,527,000
Site Pavements	$380,700	
Total	**$2,236,100**	**$3,418,200**
Importance Code A	$273,900	$390,700
Importance Code B	$1,733,800	$2,918,300
Importance Code C	$228,500	$109,200
Total	**$2,236,100**	**$3,418,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,500			
Interior Architecture	$30,300		$17,700	$3,900
Electrical	$4,700	$3,900	$34,100	$5,100
Mechanical	$31,300	$5,500	$8,900	$6,100
Site Enclosure	$20,800			
Site Pavements	$35,100			
Total	**$204,700**	**$9,300**	**$60,600**	**$15,100**
Importance Code A	$82,500	$4,100	$4,100	$4,100
Importance Code B	$58,700	$5,300	$56,500	$11,100
Importance Code C	$63,500			
Total	**$204,700**	**$9,300**	**$60,600**	**$15,100**

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$71,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Rear Facade								
Painted Surfaces, Extent : Light, Area Affected : 60%								
Location : Front Facade								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 506								
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Rear Facade								
Masonry: Limestone	5%			LIFE	* *	5	$3,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout Front Facade								
Stucco Cement	20%	0-2	$22,100	2039	* *	5	$23,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West Facade								
Windows								
Aluminum	90%	Now	$200,700	2042	* *	5	$10,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	10%			2042	* *	5	$22,800	
Parapets								
Cast Stone/Terra Cotta	6%			LIFE	* *	5	$3,200	
Cast Stone/Terra Cotta	4%			LIFE	* *	5	$2,100	
Masonry: Brick	90%			LIFE	* *	5	$6,200	
Roof								
Built-Up (BUR)	90%	Now	$31,900	2034	$319,300			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 5th Floor Classrooms 509, 506, 507								
Skylight, Metal/Glass	10%	Now	$17,100	2054	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
Location : Around Skylight								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Opening Over 5th Floor Classroom								
Interior								

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DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Interior								
Floors								
Cast in Place Concrete	15%	4+	$16,400	LIFE	* *	5	$20,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement And Auditorium								
Mosaic Tile	5%			2032	$302,400	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Kitchen And Toilets Throughout								
Vinyl Tile	50%	Now	$89,000	2034	$890,200	3	$11,800	
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Throughout, At Stair Treads								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood	30%			2049	* *	5	$35,400	
Interior Walls								
Ceramic Tile	7%	Now	$52,200	2037	* *	5	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stairs, Toilet Rooms And Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Stairs, Toilet Rooms And Kitchen								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Stairs, Toilet Rooms And Kitchen								
Ceramic Tile	3%			2037	* *	5	$19,800	
Glass: Single Pane	5%			LIFE	* *	5	$24,800	
Gypsum Board	5%			LIFE	* *	5	$19,800	
Masonry: Brick	12%			LIFE	* *			
Masonry: Brick	3%	Now	$77,400	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : At Columns In Basement								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	12%	Now	$98,900	LIFE	* *	5	$23,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Classrooms 509, 506, 507								
Plaster	43%			LIFE	* *	5	$85,300	
SGFT/Glazed Masonry	10%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Interior								
Ceilings								
Gypsum Board	3%			LIFE	* *	5	$2,400	
Plaster	97%	Now	$190,100	LIFE	* *	5	$38,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Stairwell C, At Skylight Room 501								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various Classrooms Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$20,800	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout Parking Lot And Activity Yard								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout Parking Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$2,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : On 4th Street And 5th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	$32,800	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Lot On Entrance On 5th Street								
Explanation : 50 Percent Of Lot Used By New York Police Department 9th Precinct								
Activity Yard								
Asphalt	100%	Now	$380,700	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	80%			2034	$66,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$7,200	5		
Molded Case Bkrs	95%			2050	* *	5	$1,000	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	$7,300	5		
Locally Mounted	90%			2047	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	78%			2029	$488,100	10	$29,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Fluorescent	20%			2034	$125,200	10	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Fluorescent	2%			2029	$12,500	10	$800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Egress Lighting								
Emergency, Battery	50%			2034	$35,200	10	$4,900	
Exit, Battery	50%			2034	$29,700	10	$1,400	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$15,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$26,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : 3,500 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%	0-2	$73,200	2047	* *	1	$36,500	
Broken, Extent : Moderate, Area Affected : 60%								
Location : Basement. One Broken Steam Boilers Due To Multiple Mechanical, Electrical Defects								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement. One Boiler Not In Service								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Central Plant Steam Piping/Pmp	80%	0-2	$283,300	2044	* *	4	$1,600	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Basement. Two Broken Condensate, Vacuum Pump								
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Deteriorating Steam And Condensate Return Line Connection Points								
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Beyond Boiler Room								
Central Plant Steam Piping/Pmp	20%			2054	* *	4	$400	
Terminal Devices								
Convector/Radiator	90%	Now	$30,900	2032	$309,000	1	$10,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Radiator In Room 504								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout, Defective Climate Control								
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2034	$104,100	1	$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	$50,900	2032	$127,200	1		
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : Throughout. 50 Percent Of Window Units Are Old And Frequently Break Down								
No Component	20%							
Dehumidifier								
Generic	100%			2035	$557,900			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 751 - M (CAREER DEVELOPMENT/ OLD 25)
Asset # : 519

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : First Floor								
Exhaust Fans								
Interior	100%			2029	$186,200	2	$1,300	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Basement								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%			2032	$428,800	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Dual Fuel, Instantaneous Type. No Capacity								
Sanitary Piping								
Cast Iron	100%	0-2	$52,900	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 20%								
Location : Basement. Cracked And Leaking Waste Piping At Basement								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Waste Piping At Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$8,400	4	$900	
Backflow Preventer								
No Component	98%							
Generic	2%			2039	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Boiler Only								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Storage Areas								
Explanation : Serves Storage Areas								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.030 / 15580**
Area Sq Ft : **102,000**
Date of Survey : **19-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **683** **Lot** : **1**

Agency's Number : **R880**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$247,500	$214,800
Interior Architecture		$89,300
Electrical	$43,800	$2,910,900
Mechanical	$2,999,700	$2,918,500
Site Pavements	$62,700	
Total	**$3,353,700**	**$6,133,500**
Importance Code A	$247,500	$230,600
Importance Code B	$3,043,500	$5,813,600
Importance Code C	$62,700	$89,300
Total	**$3,353,700**	**$6,133,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,600			$34,700
Interior Architecture	$82,800	$5,900		$16,600
Electrical	$11,700	$11,400	$58,600	$9,700
Mechanical	$47,100	$20,000	$97,600	$22,500
Total	**$162,100**	**$37,300**	**$156,200**	**$83,500**
Importance Code A	$25,700	$5,000	$5,100	$39,900
Importance Code B	$136,500	$26,400	$151,100	$43,600
Importance Code C		$5,900		
Total	**$162,100**	**$37,300**	**$156,200**	**$83,500**

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX

Asset # : 15580

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
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	$119,300	
Masonry: Brick Cavity	60%			LIFE	* *	5	$47,700	
Metal/Glass Curt Wall	10%			LIFE	* *	5	$14,900	
Windows								
Aluminum	100%			2050	* *	5	$69,400	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Front Side Of Building								
Parapets								
Metal Rail	100%			2047	* *	5-10	$243,100	
Roof								
Built-Up (BUR)	95%			2039	* *	10	$99,900	
Built-Up (BUR)	5%	Now	$18,800	2039	* *			
Patching Evident, Extent : Light, Area Affected : 100%								
Location : At Middle Of Lower Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 100%								
Location : At Lower Roof Near Wall								
Soffits								
Plaster	100%	2-4	$1,800	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Pedestrian Cover								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Right Side Of Building B								
Explanation : This Is A Pedestrian Cover Between Building B And A.								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$34,100	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Terrazzo	5%			LIFE	* *	5	$6,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs And Landing								
Explanation : Minor Finish								
Vinyl Tile	80%			2039	* *	3	$62,300	
Vinyl Tile 9" X 9"	5%			2039	* *	3	$3,900	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$11,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilets Throughout								
Explanation : Minor Finish								
Concrete Masonry Unit	95%			LIFE	* *	5	$89,300	

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX

Asset # : 15580

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
Interior								
Ceilings								
AcousTile,Adhered	55%			2047	* *	5	$85,700	
AcousTileSusp.Lay-In	30%			2047	* *	5	$46,700	
Exposed Struc: Steel	15%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Exposed Structural Steel And Concrete With Fireproofing.								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Right Side Of Building								
Explanation : This Is Retaining Wall At Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	$62,700	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Right And Rear Side Parking Areas								
Ponding, Extent : Light, Area Affected : 5%								
Location : Right Side Of Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2060	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : Two Main Service Switches Rated 4,000 Amperes And Two At Rated 2,000 Amperes								
Fused Disc Sw	30%			2034	$15,800	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : One Main Service Switch Rated At 2,000, One Rated At 1,200 Amperes And Two At 1,600 Amperes								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX

Asset # : 15580

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
Under 600 Volts								
Transformers								
Dry Type	100%			2039	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Electrical Room And Boiler Room								
Explanation : One Transformer Rated 112.5 Kilovolt Amperes And One Rated At 30 Kilovolt Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$266,300	5	$2,700	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$2,700	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	30%			2051	* *	5	$200	
Locally Mounted	10%			2032	$18,600	5	$100	
Motor Control Center	55%			2032	$409,500	5	$1,500	
Variable Frequency Drive	5%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	$1,525,800	10	$91,700	
HID	1%			2029	$12,400	10		
Incandescent	1%			2029	$28,900	2		
Egress Lighting								
Emergency, Battery	25%			2029	$43,800	10	$6,200	
Emergency, Battery	25%			2034	$43,800	10	$6,200	
Exit, Battery	50%			2034	$74,000	10	$3,400	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$196,100	1	$38,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$269,400	1-3	$62,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX
Asset # : 15580

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Natural Gasoline, Oil No.2								
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Hydronic Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$5,000	
Terminal Devices								
Convector/Radiator	75%			2047	* *	1	$24,700	
Fan Coil Unit/Heat	25%			2034	$647,400	1	$8,200	
Controls								
Digital	100%			2029	$2,999,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	$1,540,900	1	$47,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$132,700	
Heat Rejection								
Water Cooling Tower	100%	0-2	$26,400	2032	$527,600	2	$82,100	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Roof Cooling Tower No.1 Leaking								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$56,900	
Exhaust Fans								
Roof	100%			2034	$202,700	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2044	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 - BUILDING B MICHAEL J. PETRIDES COMPLEX

Asset # : 15580

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
Plumbing								
Sump Pump(s)								
Submersible	100%	0-2	$3,200	2029	$3,200	4	$2,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Sump Pump Not In Service								
Backflow Preventer								
Generic	100%			2034	$46,600	1	$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor To 3rd								
Explanation : 1 Elevator								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$51,400	
Sprinkler								
Generic	100%			2044	* *	1-2	$28,600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P.S. 80 ATHLETIC FIELDHOUSE - AF MICHAEL J. PETRIDES COMPLEX**			
Address	:	**715 OCEAN TERRACE**			
Borough	:	**STATEN ISLAND**	**Agency's Number**	:	**R010**
Program / Asset #	:	**BOE1197.010 / 15578**	**Yr Built/Renovated**	:	**1965 /**
Area Sq Ft	:	**985**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**26-Jan-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**683** **Lot** : **1**	**BIN**	:	**5113169**

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,800		$5,800	
Interior Architecture				
Electrical			$15,900	
Total	**$5,800**		**$21,700**	
Importance Code A	$5,800		$5,800	
Importance Code B			$15,900	
Total	**$5,800**		**$21,700**	

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 ATHLETIC FIELDHOUSE - AF MICHAEL J. PETRIDES COMPLEX

Asset # : 15578

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
Exterior								
Exterior Walls								
Metal Panel	100%			2054	* *	5-10	$21,200	
Roof								
Metal Panel	100%			2047	* *	10	$5,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$3,700	
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			

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
Under 600 Volts								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5		
Wiring								
Thermoplastic	100%			2044	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2029	$15,000	10	$900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 AX - BUILDING E MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.090 / 15586**
Area Sq Ft : **14,000**
Date of Survey : **20-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **683** **Lot** : **1**

Agency's Number : **R887**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$228,500
Mechanical	$79,700	$589,000
Total	**$79,700**	**$817,500**
Importance Code B	$79,700	$817,500
Total	**$79,700**	**$817,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,400		$17,700	$600
Interior Architecture	$28,500	$200		$400
Electrical	$1,500	$1,600	$8,400	$1,300
Mechanical	$800	$1,100	$25,000	$1,100
Total	**$36,200**	**$2,900**	**$51,100**	**$3,500**
Importance Code A	$5,400		$17,700	$600
Importance Code B	$2,900	$2,900	$33,400	$2,900
Importance Code C	$27,900			
Total	**$36,200**	**$2,900**	**$51,100**	**$3,500**

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 AX - BUILDING E MICHAEL J. PETRIDES COMPLEX

Asset # : 15586

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
Exterior								
Exterior Walls								
Cast in Place Concrete	40%			LIFE	* *	5	$26,900	
Masonry: Brick Cavity	15%			LIFE	* *	5	$2,000	
Window Wall	45%			2054	* *	5	$22,700	
Windows								
Aluminum	98%			2050	* *	5	$1,200	
Aluminum	2%	Now	$500	2056	* *	5		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
Roof								
Built-Up (BUR)	10%			2039	* *	10	$600	
Single Ply Membrane	90%			2039	* *	10	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloped Roof								
Explanation : This Is Epdm Rubber.								
Soffits								
Plaster	100%	0-2	$5,000	LIFE	* *	5	$800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Near Roof Leader								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$400	
Ceramic Tile	10%			2043	* *	5	$400	
Vinyl Tile	85%			2039	* *	3	$1,600	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	$5,500	
Concrete Masonry Unit	5%	Now	$27,900	LIFE	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement								
Explanation : Water Leaks At Room No. Rmac3a								
Ceilings								
AcousTile,Adhered	10%			2047	* *	5	$300	
Exposed Struc: Concrete	20%			LIFE	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Delivery Dock								
Explanation : This Is Unpainted								
Plaster	70%			LIFE	* *	5	$1,500	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Exterior Steps								
Explanation : Area Drain Insufficient, Overflow During Heavy Rainfall.								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 AX - BUILDING E MICHAEL J. PETRIDES COMPLEX

Asset # : 15586

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
Site Pavements								
On-Site Walkways								
Asphalt	100%			2043	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Asphalt	60%			2043	* *			
Rubber Matting	40%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Side Of Building E								
Explanation : Children's Playground								

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$111,000	5	$400	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	55%			2034	$117,500	10	$7,100	
LED	45%			2042	* *			
Egress Lighting								
Emergency, Battery	25%			2029	$6,000	10	$800	
Emergency, Battery	25%			2034	$6,000	10	$800	
Exit, Battery	50%			2034	$10,200	10	$500	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$26,900	1	$5,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 AX - BUILDING E MICHAEL J. PETRIDES COMPLEX

Asset # : 15586

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$37,000	1-3	$8,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building E								
Explanation : Fed From Main Fire Alarm Panel At Building C								

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	$355,400	1	$4,500	
Controls								
Electrical	100%			2029	$79,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2032	$233,600	2	$900	
Ventilation								
Exhaust Fans								
Roof	100%			2039	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$3,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 AX - BUILDING K MICHALE J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.050 / 15582**
Area Sq Ft : **10,000**
Date of Survey : **26-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **683** **Lot** : **1**

Agency's Number : **R883**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$219,200
Mechanical		$161,900
Total		**$381,200**
Importance Code A		$66,600
Importance Code B		$314,600
Total		**$381,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,200		$20,400	$1,300
Interior Architecture	$10,000	$800		$1,800
Electrical	$1,100	$1,100	$15,600	$900
Mechanical	$800	$1,000	$4,800	$1,000
Total	**$62,100**	**$2,900**	**$40,800**	**$5,100**
Importance Code A	$50,700	$500	$21,000	$1,800
Importance Code B	$11,400	$2,400	$19,800	$3,300
Total	**$62,100**	**$2,900**	**$40,800**	**$5,100**

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 80 AX - BUILDING K MICHALE J. PETRIDES COMPLEX
Asset # : 15582

Architecture

System / Component / Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	$20,200	
Windows								
Aluminum	90%			2050	* *	5	$2,600	
Aluminum	10%	Now	$4,200	2056	* *	5	$100	
Unit Inoperable, Extent : Moderate, Area Affected : 80%								
Location : Various Locations Throughout								
Parapets								
Metal Rail	100%			2047	* *	5-10	$75,800	
Roof								
Built-Up (BUR)	100%			2039	* *	10	$20,400	
Interior								
Floors								
Ceramic Tile	10%			2043	* *	5	$1,600	
Vinyl Tile	90%			2039	* *	3	$7,300	
Ceilings								
AcousTileSusp.Lay-In	100%			2047	* *	5	$16,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			

Electrical

System / Component / Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	$66,600	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 225 Ampere Main Service Switches								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$300	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 AX - BUILDING K MICHALE J. PETRIDES COMPLEX

Asset # : 15582

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
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$152,600	10	$9,200	
Egress Lighting								
Emergency, Battery	25%			2029	$4,300	10	$600	
Emergency, Battery	25%			2034	$4,300	10	$600	
Exit, Battery	50%			2034	$7,300	10	$300	
Exterior Lighting								
HID	20%			2029	$9,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$19,200	1	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$26,400	1-3	$6,200	

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$4,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Whole Building								
Explanation : Hot Water System Heating From B Building								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,600	
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2032	$161,900	2	$600	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$13,000	
Ventilation								
Exhaust Fans								
Roof	100%			2034	$19,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 AX - BUILDING K MICHALE J. PETRIDES COMPLEX

Asset # : 15582

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 40 Gallons								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 AX BUILDING C MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.080 / 15585**
Area Sq Ft : **42,000**
Date of Survey : **20-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **683** **Lot** : **1**

Agency's Number : **R886**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$116,400	$142,900
Interior Architecture		$60,000
Electrical	$32,100	$663,900
Mechanical		$2,552,500
Total	**$148,500**	**$3,419,200**
Importance Code A	$116,400	$142,900
Importance Code B	$32,100	$3,276,300
Total	**$148,500**	**$3,419,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$76,900	$2,800
Interior Architecture	$67,500			$5,100
Electrical	$5,300	$3,900	$27,100	$4,700
Mechanical	$1,400	$2,100	$15,000	$2,100
Total	**$74,100**	**$6,000**	**$119,100**	**$14,800**
Importance Code A			$76,900	$2,800
Importance Code B	$74,100	$6,000	$42,100	$12,000
Importance Code C				
Total	**$74,100**	**$6,000**	**$119,100**	**$14,800**

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.*

DEPARTMENT OF EDUCATION - 040
P.S. 80 AX BUILDING C MICHAEL J. PETRIDES COMPLEX
Asset # : 15585

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$67,500	
Masonry: Brick Cavity	70%			LIFE	* *	5	$47,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building C								
Explanation : Building C, D And E Are Contiguous. Auditorium Is Located Here.								
Window Wall	10%			2054	* *	5	$25,300	
Windows								
Aluminum	100%			2050	* *	5	$5,700	
Parapets								
Metal Rail	100%			2047	* *	5-10	$191,800	
Roof								
Built-Up (BUR)	60%			2039	* *	10	$38,600	
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Near Street Side								
Single Ply Membrane	40%			2039	* *	10	$25,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloping And Curved Roof								
Explanation : This Is Ethylene Propylene Diene Monomer (EPDM) Rubber.								
Soffits								
Plaster	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Building C And A								
Explanation : This Is Pedestrian Cover								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$45,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Painted Surface								
Cast in Place Concrete	10%			LIFE	* *	5	$15,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Vinyl Tile	60%			2039	* *	3	$20,600	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Hallway Between Building C And D								
Explanation : Minor Crack								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$38,500	
Granite Panels	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	$22,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : This Is Wood Paneling At Rear								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P.S. 80 AX BUILDING C MICHAEL J. PETRIDES COMPLEX
Asset # : 15585

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
Interior								
Ceilings								
AcousTile,Adhered	50%			2047	* *	5	$34,300	
AcousTile,Adhered	5%	Now	$45,200	2051	* *	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 80%								
Location : 1st Floor And Basement Hallways								
Plaster	45%			LIFE	* *	5	$19,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$166,500	5	$1,100	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	65%			2034	$416,700	10	$25,000	
Fluorescent	5%			2029	$32,100	10	$1,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Conference Room								
LED	30%			2042	* *			
Egress Lighting								
Emergency, Battery	25%			2029	$18,000	10	$2,500	
Emergency, Battery	25%			2034	$18,000	10	$2,500	
Exit, Battery	50%			2034	$30,500	10	$1,400	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 80 AX BUILDING C MICHAEL J. PETRIDES COMPLEX
Asset # : 15585

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
Alarm								
Security System								
Generic	100%			2034	$80,700	1	$15,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$26,700	

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2044	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Building Recieving Steam From Building B								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$6,800	
Fan Coil Unit/Heat	50%			2034	$533,100	1	$6,800	
Controls								
Digital	100%			2032	$1,235,200			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2032	$700,700	2	$2,600	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$54,600	
Ventilation								
Exhaust Fans								
Roof	100%			2034	$83,400	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 -BLDG D & ATHLETIC FIELD MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.070 / 15584**
Area Sq Ft : **30,000**
Date of Survey : **20-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **683** **Lot** : **1**
Agency's Number : **R885**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$419,800
Mechanical	$1,119,700	$897,900
Site Pavements	$69,900	
Total	**$1,189,600**	**$1,317,700**
Importance Code B	$1,119,700	$1,317,700
Importance Code C	$69,900	
Total	**$1,189,600**	**$1,317,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$29,500	$300
Interior Architecture	$26,100			$1,000
Electrical	$3,800	$2,800	$18,000	$3,400
Mechanical	$1,000	$1,200	$1,000	$1,200
Site Enclosure	$100			
Site Pavements	$34,100			
Total	**$65,000**	**$4,000**	**$48,500**	**$5,800**
Importance Code A			$29,500	$300
Importance Code B	$64,700	$4,000	$19,000	$5,500
Importance Code C	$300			
Total	**$65,000**	**$4,000**	**$48,500**	**$5,800**

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 -BLDG D & ATHLETIC FIELD MICHAEL J. PETRIDES COMPLEX

Asset # : 15584

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
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$13,400	
Masonry: Brick Cavity	85%			LIFE	* *	5	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building D								
Explanation : Building D, C And E Are Contiguous. Gymnasium Is Located Here.								
Windows								
Aluminum	100%			2050	* *	5	$600	
Roof								
Built-Up (BUR)	30%			2039	* *	10	$8,900	
Single Ply Membrane	70%			2039	* *	10	$20,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloping Roof								
Explanation : This Is Epdm Rubber.								
Interior								
Floors								
Terrazzo	5%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair								
Explanation : Minor Finish								
Vinyl Tile	25%			2039	* *	3	$3,900	
Wood	70%			2062	* *	5	$40,900	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$21,800	
Ceilings								
AcousTile,Adhered	30%			2047	* *	5	$9,400	
Exposed Struc: Steel	70%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Basketball, Tennis Courts								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$33,900	2051	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Of Building								
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Cast in Place Concrete	50%	Now	$200	2051	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Left Side Of Building								
Parking/Driveway								
Asphalt	100%	0-2	$69,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Front Of Building								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 -BLDG D & ATHLETIC FIELD MICHAEL J. PETRIDES COMPLEX

Asset # : 15584

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
Site Pavements								
Activity Yard								
Traffic Topping	100%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Oval Runway, Basketball And Tennis Courts								
Explanation : Surface Finish Over Concrete								

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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	$133,200	5	$800	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$800	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	$229,000	10	$13,800	
LED	50%			2042	* *			
Egress Lighting								
Emergency, Battery	25%			2029	$12,900	10	$1,800	
Emergency, Battery	25%			2034	$12,900	10	$1,800	
Exit, Battery	50%			2034	$21,800	10	$1,000	
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$57,700	1	$11,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$19,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fed From The Main Fire Alarm Panel At Building C								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 -BLDG D & ATHLETIC FIELD MICHAEL J. PETRIDES COMPLEX

Asset # : 15584

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
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	$761,600	1	$9,700	
Controls								
Digital	100%			2029	$882,300			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2029	$116,400	1		
Ventilation								
Exhaust Fans								
Interior	100%			2034	$136,200	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$121,100	4		

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S. 80 MAINTENANCE BUILDING MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.100 / 15587**
Area Sq Ft : **1,800**
Date of Survey : **26-Jan-2023**
Areas Surveyed : **Roof, Floors 1**
Block : **683** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$140,000
Site Pavements	$112,200	
Total	**$112,200**	**$140,000**
Importance Code A		$66,600
Importance Code B		$73,400
Importance Code C	$112,200	
Total	**$112,200**	**$140,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,600		$5,700	
Interior Architecture	$45,600			
Electrical	$100	$200	$100	$100
Mechanical	$1,100	$200	$34,900	$300
Total	**$49,400**	**$400**	**$40,700**	**$400**
Importance Code A	$3,600	$100	$5,800	$100
Importance Code B	$200	$300	$34,900	$300
Importance Code C	$45,600			
Total	**$49,400**	**$400**	**$40,700**	**$400**

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 MAINTENANCE BUILDING MICHAEL J. PETRIDES COMPLEX

Asset # : 15587

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$6,700	
Metal Sect. OHD	20%			2047	* *	5	$5,200	
Windows								
Aluminum	100%			2050	* *	5		
Roof								
Built-Up (BUR)	100%			2039	* *	10	$5,700	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Near Storage Door								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$7,300	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$4,300	
Concrete Masonry Unit	10%	Now	$45,600	LIFE	* *	5	$500	
Diagonal Cracks, Extent : Moderate, Area Affected : 60%								
Location : Wall At Storage Area								
Ceilings								
Exposed Struc: Concrete	80%			LIFE	* *	5	$400	
Exposed Struc: Steel	20%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$112,200	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : At Driveway								

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	$66,600	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Maintenance Building								
Explanation : 125 Ampere Main Service Switch								
Raceway								
Conduit	100%			2034	$16,600	1		
Panelboards								
Molded Case Bkrs	100%			2033	$30,700	5		
Wiring								
Thermoplastic	100%			2034	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2032	$73,400	5		

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 MAINTENANCE BUILDING MICHAEL J. PETRIDES COMPLEX

Asset # : 15587

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$27,500	10	$1,700	
Exterior Lighting								
HID	20%			2034	$1,700	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2034	$4,800	1-3	$1,100	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Maintenance Building								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$600	
Conversion Equipment								
Hot Water Boiler	100%	0-2	$1,000	2032	$19,600	1	$800	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$100	
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	$45,700	1	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 5 Units								
Controls								
Electrical	100%			2029	$10,200			
Ventilation								
Exhaust Fans								
Roof	100%			2034	$3,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hung In The Bathroom								
Explanation : 5 Gallon Water Heater								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

P.S. 80 MAINTENANCE BUILDING MICHAEL J. PETRIDES COMPLEX

Asset # : 15587

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
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$500	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)**
Address : **210 CHESTER STREET BTWN: SUTTER AVE., BLAKE AVE.**
Borough : **BROOKLYN**
Agency's Number : **K263**
Program / Asset # : **BOE0555.000 / 2618**
Yr Built/Renovated : **1955 / 2000**
Area Sq Ft : **131,000**
Project Type : **EDUCATION**
Date of Survey : **02-Feb-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **3542** **Lot** : **1** **BIN** : **3081442**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$3,194,100
Interior Architecture	$2,270,900	
Electrical	$701,000	$3,148,800
Mechanical	$3,617,900	$4,488,700
Total	**$6,589,800**	**$10,831,500**
Importance Code A		$4,363,300
Importance Code B	$6,528,700	$6,468,300
Importance Code C	$61,100	
Total	**$6,589,800**	**$10,831,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,100		$12,900	$24,000
Interior Architecture	$86,200		$9,700	$21,800
Electrical	$37,300	$13,700	$32,800	$14,700
Mechanical	$22,100	$21,100	$149,500	$27,600
Site Enclosure	$3,600			
Site Pavements	$64,200			
Total	**$220,600**	**$34,800**	**$205,000**	**$88,100**
Importance Code A	$20,100	$13,000	$25,900	$37,000
Importance Code B	$150,000	$21,900	$179,100	$51,100
Importance Code C	$50,600			
Total	**$220,600**	**$34,800**	**$205,000**	**$88,100**

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.*

DEPARTMENT OF EDUCATION - 040
P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$27,600	
Masonry: Brick Cavity	88%			LIFE	* *	5	$97,300	
Metal Panel	5%			2054	* *	5-10	$38,000	
Granite Panels	2%			LIFE	* *	5	$1,700	
Windows								
Aluminum	100%			2050	* *	5	$48,000	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$14,100	
Pre-Cast Concrete	10%			LIFE	* *	5	$9,900	
Roof								
IRMA/Protected Membrane	95%			2034	$2,974,000	10	$122,700	
Metal Panel	3%			2047	* *	10	$7,100	
Modified Bitumen	2%			2039	* *	10	$2,600	
Soffits								
Metal Panel	10%			2054	* *	5-10		
Stucco Cement	90%			2039	* *	5		
Interior								
Floors								
Carpet	3%			2033	$112,600	3	$12,400	
Cast in Place Concrete	10%			LIFE	* *	5	$45,400	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%	Now	$12,000	2043	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Terrazzo	5%			LIFE	* *	5	$8,100	
Vinyl Tile	60%	Now	$70,400	2039	* *	3	$46,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridors And Throughout								
Vinyl Tile 9" X 9"	12%	Now	$101,900	2029	$2,037,500	3	$9,300	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms Throughout								
Wood	5%			2049	* *	5	$19,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

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
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	3%	Now	$7,500	2037	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Concrete Masonry Unit	10%			LIFE	* *	5	$8,900	
Folding Partition	1%	Now	$15,800	2042	* *	5	$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Glazed Ceramic Panel	2%			LIFE	* *			
Plaster	55%	Now	$61,100	LIFE	* *	5	$36,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkheads And Stair 1 And 2								
SGFT/Glazed Masonry	19%			LIFE	* *			
Ceilings								
AcousTile,Adhered	35%	Now	$47,800	2039	* *	5	$36,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium And Cafeteria								
Exposed Struc: Concrete	50%			LIFE	* *	5	$16,200	
Plaster	15%			LIFE	* *	5	$19,400	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	* *			
Iron Picket	30%	4+	$3,600	2054	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$19,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : At Tree Pits								
On-Site Walkways								
Asphalt	20%	Now	$2,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side								
Cast in Place Concrete	80%	2-4	$14,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$7,500	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Dumpster								
Activity Yard								
Asphalt	80%	Now	$21,400	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Rubber Matting	20%			2039	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%			2034	$299,600	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2034	$295,800	1		
Panelboards								
Fused Disc Sw	5%			2033	$15,300	5	$200	
Molded Case Bkrs	15%			2056	* *	5	$500	
Molded Case Bkrs	80%			2033	$245,200	5	$2,800	
Wiring								
Braided Cloth	90%	2-4	$368,200	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Thermoplastic	10%			2034	$40,900	1		
Motor Controllers								
Locally Mounted	80%			2032	$148,600	5	$700	
Locally Mounted	20%	2-4	$22,300	2054	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Mechanical Room								
Explanation : On Extended Life								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler Room								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

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
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$1,799,600	10	$108,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2029	$112,600	10	$15,800	
Exit, Battery	50%			2029	$95,000	10	$4,400	
Exterior Lighting								
HID	20%			2029	$125,200	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Operated Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$251,800	1	$48,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$83,200	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	$307,800	5	$40,600	
Conversion Equipment								
Steam Boiler	100%			2032	$1,169,200	1	$129,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2034	$1,074,200			
Terminal Devices								
Air Handler	20%			2029	$504,900	1	$16,200	
Convector/Radiator	80%			2032	$877,500	1	$33,900	
Controls								
Pneumatic	100%			2028	$2,592,500			
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P.S./ I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

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
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2032	$355,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,000	
Exhaust Fans								
Interior	60%			2029	$357,000	2	$2,400	
Roof	40%			2029	$104,100	2	$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2034	$648,600	4	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, Used As Storage Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$26,900	4	$2,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2029	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Heat Exchangers Being Used As Storage Tanks								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$55,700	1-2	$1,100	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kichen								
Explanation : Covers 40 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY**			
Address	:	**202 SHERMAN AVENUE @ W.204 ST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M263**
Program / Asset #	:	**BOE1108.000 / 14564**	**Yr Built/Renovated**	:	**2010 /**
Area Sq Ft	:	**78,919**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**2226** **Lot** : **41**	**BIN**	:	**1081910**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$841,700	$87,500
Interior Architecture		$69,900
Mechanical	$245,300	$1,609,100
Total	**$1,087,000**	**$1,766,500**
Importance Code A	$841,700	$338,900
Importance Code B	$245,300	$1,357,700
Importance Code C		$69,900
Total	**$1,087,000**	**$1,766,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,600		$13,500	$7,100
Interior Architecture	$148,300	$24,100	$1,500	$25,200
Electrical	$45,200	$7,400	$17,400	$9,900
Mechanical	$32,900	$11,400	$36,600	$11,400
Site Enclosure	$700			
Site Pavements	$4,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$279,900**	**$57,800**	**$83,900**	**$68,500**
Importance Code A	$37,500	$3,900	$17,500	$11,000
Importance Code B	$155,100	$32,700	$66,400	$44,200
Importance Code C	$87,300	$21,200		$13,200
Total	**$279,900**	**$57,800**	**$83,900**	**$68,500**

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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DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	$780,500	LIFE	* *	5	$87,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East And West Facade Classrooms Around Windows								
Masonry: Sandstone	10%	0-2	$61,200	LIFE	* *	5	$7,700	
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : South Side Lower Floor								
Metal Panel	2%			2054	* *	5-10	$14,200	
Window Wall	3%			2054	* *	5	$11,600	
Windows								
Aluminum	95%			2050	* *	5	$14,300	
Metal Louvers	5%			2043	* *	10	$4,700	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$46,900	
Masonry: Brick Cavity	45%			LIFE	* *	5	$5,100	
Metal Rail	5%			2047	* *	5-10	$10,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$7,100	
Roof								
IRMA/Protected Membrane	100%	Now	$27,400	2039	* *			
Gravel/Stone Ballast, Extent : Light, Area Affected : 50%								
Location : Upper Roof Area								
Paver Block Ballast, Extent : Light, Area Affected : 50%								
Location : Over Gymnasium And Cafeteria								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Play Area								
Explanation : Paver Pedestal Uneven, Paver Blocks Rocking								
Soffits								
Metal Panel	100%			2054	* *	5-10	$14,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$12,900	
Ceramic Tile	5%			2043	* *	5	$5,900	
Terrazzo	2%			LIFE	* *	5	$1,800	
Traffic Topping	2%			2039	* *	5	$3,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Liquid Applied Floor Coating								
Vinyl Tile	81%			2039	* *	3	$47,800	
Wood	5%			2062	* *	5	$11,100	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$16,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Ceramic Tile	20%			2043	* *	5	$42,300	
Concrete Masonry Unit	9%	Now	$36,700	LIFE	* *	5	$7,600	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair B								
Concrete Masonry Unit	4%			LIFE	* *	5	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Acoustic Concrete Masonry Unit								
Folding Partition	5%			2050	* *	5	$26,500	
Gypsum Board	55%	Now	$33,400	LIFE	* *	5	$69,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East And West Facde Classrooms Around Windows								
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	7%	Now	$2,700	2047	* *	5	$3,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Laboratory Prep Room								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
AcousTileSusp.Lay-In	65%			2047	* *	5	$73,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	$900	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	5%	Now	$5,000	LIFE	* *	5	$7,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Windows On 5th Floor, East And West Side								
Metal Panel	3%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Decorative Ceiling Panel								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$600	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side, Along 204th Street								
Free Standing Walls								
Cast in Place Concrete	90%	Now	$200	2069	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Play Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard, Roof Of Gymnasium								
Explanation : Wall Is Actually Metal Panel								
Masonry: Brick	10%			2054	* *			

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

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Rubber Matting	25%	Now	$4,200	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Playground								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Playground								
Open Seams, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Playground								
No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Rooftop								
Explanation : Activity Yard Located On Roof Of Gymnasium And Cafeteria								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches; One Rated At 3,000 Amperes And One Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$300	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2050	* *	5	$300	
Molded Case Bkrs	85%			2050	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$9,500	
Exit, LED	30%			2062	* *	1		
Exit, Battery	20%			2034	$22,900	10	$1,100	
Exterior Lighting								
Fluorescent	3%			2039	* *	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : Controlled Via Timer								
LED	7%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$600	
Alarm								
Security System								
Generic	100%			2039	* *	1	$29,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$41,700	2042	* *	1-3	$44,200	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Heating								
Conversion Equipment								
Furnace	100%			2034	$251,400	1	$39,000	
Terminal Devices								
Convector/Radiator	10%			2047	* *	1	$2,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Main Lobby And Hallways Throughout								
Explanation : Electric Baseboard								
Induction Unit	90%	Now	$13,500	2043	* *	1	$20,600	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Faulty Fan Powered Box Operation. Temperature Controls Issues.								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	$67,900	2034	$1,357,700	2	$3,900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof. One Compressor Is Broken								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Faulty Compressor Starters								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Packaged Units On Roof . Building Management System Front End Is Not Present								
Distribution								
Ductwork/Diffusers	100%	0-2	$177,500	LIFE	* *	2	$102,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 510. Condensate Leaking On Ceiling								
Ventilation								
Exhaust Fans								
Roof	15%			2039	* *	2	$400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	7%	Now		2032	$2,400	2		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement, One Of Two Circulation Pumps Is Leaking.								
Gas Fired	93%			2032	$32,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$2,500	

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

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 263 - M WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	4+	$8,500	2034	$42,300	4	$3,100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement Mechanical Room								
Backflow Preventer								
Generic	100%			2039	* *	1	$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$22,100	
Fire Pump								
Generic	100%	Now	$3,900	2037	* *	1	$13,300	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Corrosion Occurring. Located In Basement								
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Hood								
Explanation : 1 Set Fire Suppression System Covers 100 Square Feet (20x5)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **PARK EAST HIGH SCHOOL - M**		
Address	: **230 EAST 105 STREET 2ND - 3RD AVES.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M495**
Program / Asset #	: **BOE0134.000 / 1626**	**Yr Built/Renovated**	: **1928 / 2012**
Area Sq Ft	: **55,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1654** **Lot** : **33**	**BIN**	: **1075643**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$378,700	$204,500
Interior Architecture	$729,900	$1,744,900
Electrical		$691,900
Mechanical	$108,900	$2,584,500
Total	**$1,217,600**	**$5,225,800**
Importance Code A	$378,700	$621,800
Importance Code B	$499,700	$4,604,000
Importance Code C	$339,100	
Total	**$1,217,600**	**$5,225,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$135,200		$2,200	
Interior Architecture	$141,600		$5,300	$8,600
Electrical	$22,100	$5,100	$5,300	$6,700
Mechanical	$76,900	$8,600	$13,800	$8,600
Site Enclosure	$6,600			
Site Pavements	$6,900			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$396,800**	**$21,200**	**$34,100**	**$31,400**
Importance Code A	$144,300	$4,600	$7,600	$4,600
Importance Code B	$211,500	$16,500	$25,400	$26,000
Importance Code C	$41,000		$1,200	$800
Total	**$396,800**	**$21,200**	**$34,100**	**$31,400**

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Exterior								
Exterior Walls								
Bronze/Brass	4%			LIFE	* *	10	$30,500	
Masonry: Brick	92%	Now	$378,700	LIFE	* *	5	$44,900	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Various Locations Throughout								
Masonry: Limestone	4%			LIFE	* *	5	$2,900	
Windows								
Aluminum	70%			2052	* *	5	$16,000	
Aluminum	27%			2052	* *	5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Windows At Grade								
Explanation : Protective Metal Grilles								
Metal Louvers	3%	Now	$23,400	2049	* *			
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Air Vents Adjacent To Condensate Tank. Water Flowing To Electrical Wiring At Basement								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	$11,200	
Masonry: Brick Cavity	85%			LIFE	* *	5-10	$23,000	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : South West Side								
Explanation : Several Tall Trees Banging On Walls During Heavy Wind Load, Vibrating The Walls Of Library.								
Metal Rail	5%			2049	* *	5-10	$3,600	
Roof								
Built-Up (BUR)	60%	Now	$40,900	2036	$204,500			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Debris on Roof, Extent : Moderate, Area Affected : 10%								
Location : South West Roof								
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : South West Side								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : South West Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Connecting Roof Between Library And Gymnasium, Rooms 213, 405								
Copper/Terne	5%			2051	* *	10	$3,600	
Modified Bitumen	35%			2044	* *	10	$10,000	
Soffits								
Plaster	100%			LIFE	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Interior								
Floors								
Cast in Place Concrete	7%	0-2	$10,200	LIFE	* *	5	$12,800	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Basement Corridors								
Ceramic Tile	5%			2045	* *	5	$4,200	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Bathrooms								
Panel/Paver: Cer/Brk	10%	Now	$16,300	2044	* *	5	$9,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stair In Elevator Lobby, Exit From Gymnasium								
Traffic Topping	3%	Now	$36,700	2041	* *	5	$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Room 411								
Poor Subfloor Evident, Extent : Severe, Area Affected : 70%								
Location : Room 411								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Room 411								
Explanation : Epoxy Coating								
Traffic Topping	10%	Now	$8,200	2041	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Kitchen And 4th Floor Corridors								
Vinyl Tile	45%	Now	$21,200	2036	$1,061,800	3	$14,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Classrooms								
Vinyl Tile 9" X 9"	10%			2031	$683,100	3	$4,200	
Worn/Erode, Extent : Light, Area Affected : 35%								
Location : 1st Floor Classrooms								
Wood	10%	Now	$203,800	2064	* *	5	$7,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium Near Stage								
Misaligned/Bulging, Extent : Moderate, Area Affected : 35%								
Location : Gymnasium Near Stage								

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Interior								
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$2,300	
Ceramic Tile	2%			2045	* *	5	$1,500	
Concrete Masonry Unit	10%	Now	$14,800	LIFE	* *	5	$3,100	
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Classroom Within West Connector Between Library And Gymnasium								
Gypsum Board	5%			LIFE	* *	5-10	$6,500	
Masonry: Brick	15%	Now	$224,400	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Electrical Closet								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Basement								
Explanation : Electrical Closet With Brick Wall Damaged.								
Plaster	60%	Now	$114,700	LIFE	* *	5	$13,800	
Water Penetration, Extent : Severe, Area Affected : 7%								
Location : Gymnasium, 1st Floor Classroom, Main Entry Corridors								
Wood	5%			LIFE	* *	5	$30,700	
Ceilings								
AcousTile,Adhered	15%	Now	$8,200	2041	* *	5	$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 3rd And 4th Floor Corridors								
AcousTileSusp.Lay-In	10%			2049	* *	5	$8,300	
Gypsum Board	3%			LIFE	* *	5-10	$8,600	
Plaster	72%	Now	$187,000	LIFE	* *	5	$37,500	
Water Penetration, Extent : Severe, Area Affected : 7%								
Location : Various Locations, Rooms B7, B2, 213, 405, Exit 2								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$6,600	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 70%								
Location : South And West Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$6,900	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building. East 105th Street								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Electrical Hatch At East 105th Street								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	75%			2036	$149,800	5	$200	
Fused Disc Sw	25%			2046	* *	5	$100	
Raceway								
Conduit	80%			2036	$118,400	1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	8%			2035	$11,400	5	$100	
Fused Disc Sw	2%			2044	* *	5		
Molded Case Bkrs	20%			2044	* *	5	$300	
Molded Case Bkrs	70%			2035	$100,100	5	$1,000	
Wiring								
Braided Cloth	60%			2035	$122,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2046	* *	1		
Thermoplastic	20%			2036	$40,900	1		
Motor Controllers								
Locally Mounted	20%			2034	$14,700	5	$100	
Locally Mounted	80%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%	Now	$10,600	LIFE	* *	5	$800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
LED	100%			2044	* *			
Egress Lighting								
Emergency, Battery	40%			2031	$37,800	10	$5,300	
Emergency, Battery	10%			2041	* *	10	$1,300	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2044	* *	1	$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$145,300	1-3	$34,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Electricity	10%			2056	* *	1		
Fuel Oil No 2	90%			2036	$116,300	5	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Oil Tank Room								
Explanation : Two 3,000 Gallons Tanks								
Conversion Equipment								
Radiant Heater	15%			2041	* *	2	$3,800	
Steam Boiler	85%	Now	$8,300	2034	$417,200	1	$41,700	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement. Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Boiler Room								
Explanation : Two Units								
Distribution								
Steam Piping/Pump	100%	Now	$9,000	2036	$451,000			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement. Boiler Room, Condensate Return Pump Room								
Terminal Devices								
Air Handler	10%			2031	$106,000	1	$3,400	
Air Handler	10%			2041	* *	1	$3,400	
Convector/Radiator	70%			2034	$322,400	1	$12,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	5%	Now	$7,000	2041	* *	1	$800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Room 311								
Unit Heater - Steam	5%			2031	$16,000	4	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, Gymnasium								
Window/Wall Unit	85%			2031	$181,300	1		

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$48,600	
Exhaust Fans								
Interior	30%			2031	$74,900	2	$500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Roof	70%	Now	$1,500	2031	$76,500	2	$900	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	$10,100	2036	$506,300	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 115								
Galvanized Steel	30%	0-2	$10,800	2034	$215,700	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%	Now	$108,900	2046	* *	4	$5,400	
Broken, Extent : Severe, Area Affected : 90%								
Location : Basement. Heat Exchanger Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Basement. Heat Exchanger Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$4,000	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Boiler Room, Corridor								
Sump Pump(s)								
Non-Submersible	100%			2031	$11,300	4	$1,700	
Sewage Ejector(s)								
Electric	100%	Now	$2,900	2036	$29,500	4	$2,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement. Pump Room								
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2041	* *	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : One Unit								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

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
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2036	$116,800	1-2	$2,300	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **PARK WEST HIGH SCHOOL - M**		
Address	: **525 W. 50 ST BTWN: 10 AVE., 11 AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M535**
Program / Asset #	: **BOE0140.000 / 1631**	**Yr Built/Renovated**	: **1978 / 2014**
Area Sq Ft	: **407,924**	**Project Type**	: **EDUCATION**
Date of Survey	: **24-Oct-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5**		
Block	: **1079** **Lot** : **29**	**BIN**	: **1083802**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$76,500	$4,485,900
Interior Architecture	$16,279,900	$2,051,800
Electrical	$6,438,700	$6,951,300
Mechanical	$1,397,600	$10,649,100
Total	**$24,192,600**	**$24,138,200**
Importance Code A	$76,500	$4,485,900
Importance Code B	$21,913,000	$19,425,800
Importance Code C	$2,203,100	$226,400
Total	**$24,192,600**	**$24,138,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$38,300	$53,000		$30,500
Interior Architecture	$906,800	$13,700		$74,800
Electrical	$45,300	$41,100	$46,300	$42,800
Mechanical	$125,000	$254,000	$156,600	$218,600
Site Enclosure	$1,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$1,131,600**	**$376,800**	**$217,800**	**$381,600**
Importance Code A	$78,700	$93,400	$40,400	$71,800
Importance Code B	$1,007,300	$283,400	$177,400	$309,800
Importance Code C	$45,600			
Total	**$1,131,600**	**$376,800**	**$217,800**	**$381,600**

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.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$272,300	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,500	
Glass: Special Gauge	2%			LIFE	* *	1		
Masonry: Brick Cavity	55%			LIFE	* *	5	$149,800	
Metal Panel	2%			2050	* *	5-10	$37,400	
Mosaic Tile	5%	Now	$32,200	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Pre-Cast Concrete	5%			LIFE	* *	5	$44,200	
Stucco Cement	6%			2043	* *	5	$40,800	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	85%			2038	* *	5	$30,100	
Metal Louvers	15%	4+	$6,000	2039	* *			
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : North Side At Sidewalk								
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	$11,500	
Masonry: Brick	45%			LIFE	* *	5	$15,200	
Metal Panel	5%			2050	* *	5	$6,600	
Metal Rail	5%			2043	* *	5-10	$30,600	
Metal: Cage/Fence	5%			2043	* *	5-10	$13,100	
Pre-Cast Concrete	10%			LIFE	* *	5	$21,300	
Roof								
IRMA/Protected Membrane	75%			2035	$3,902,800	10	$161,100	
Paver: Asphalt	25%	Now	$76,500	2039	* *			
Expansion Joint Failure, Extent : Severe, Area Affected : 25%								
Location : Water Infiltration Through Plaza Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roof Plaza								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout Roof Plaza								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Roof Plaza								
Soffits								
Cast in Place Concrete	25%			LIFE	* *	5		
Stucco Cement	75%			2043	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Interior								
Floors								
Carpet	6%	Now	$199,000	2027	$663,400	3	$55,000	
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Auditorium And Library								
Cast in Place Concrete	11%	Now	$117,000	LIFE	* *	5	$146,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room And Basement Mechanical Spaces								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	3%	0-2	$52,900	2039	* *	5	$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Quarry Tile	3%			2043	* *	5	$27,500	
Vinyl Tile	74%	Now	$255,600	2030	$12,780,600	3	$169,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Expansion Joint Locations Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Library								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joint Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Rooms 420, 430 And Library. Water From Roof - Expansion Joint Defective Above								
Wood	3%	Now	$111,900	2058	* *	5	$17,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout Both Gymnasium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : Throughout Both Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	3%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Precast Acoustical Panels In Auditorium								
Ceramic Tile	5%	Now	$44,300	2039	* *	5	$19,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Concrete Masonry Unit	52%	Now	$787,000	LIFE	* *	5	$163,500	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Folding Partition	3%	Now	$1,337,800	2046	* *	5	$29,500	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Partition Walls In Auditorium And Gymnasiums								
Glass: Single Pane	2%			LIFE	* *	5	$11,800	
Metal Panel	8%			LIFE	* *			
Plaster	20%	Now	$78,300	LIFE	* *	5	$47,200	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rooms 147, 420, 430, And Library								
Wood	2%			LIFE	* *	5	$62,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	$143,500	2035	$1,435,300	5	$54,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement Corridors								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout Basement Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Basement Corridors								
AcousTileSusp.Lay-In	40%	0-2	$79,100	2043	* *	5	$116,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium And Library								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Room 420, 430 And Library								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room 420, 430 And Library								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Gymnasiums								
Exposed Struc: Concrete	5%			LIFE	* *	5	$4,500	
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	5%			2030	$463,800			
Metal Panel	5%			LIFE	* *	5	$36,300	
Plaster	20%	Now	$72,300	LIFE	* *	5	$72,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement, 5th Floor Stair								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Free Standing Walls								
Cast in Place Concrete	100%	4+	$1,300	2065	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

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

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.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 4,000 Ampere Main Disconnect Switches And One 1,200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	$799,000	5	$1,400	
Fused Disc Sw	20%			2050	* *	5	$400	
Raceway								
Conduit	90%			2030	$932,100	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2029	$100,100	5	$900	
Molded Case Bkrs	20%			2046	* *	5	$2,100	
Molded Case Bkrs	70%			2029	$701,000	5	$7,500	
Wiring								
Thermoplastic	90%			2030	$1,242,000	1		
Thermoplastic	10%			2050	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$390,200	5	$1,900	
Locally Mounted	30%			2043	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$125,500	
Generators								
Diesel	100%			2045	* *	1	$158,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : A New 250 Kilowatt Generator Has Been Installed. It Is Operational, But It Has Not Been Handed To The School.								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$15,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Outdoor								
Fuel Storage								
Day Tank	50%			2055	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor, Under Generator								
Explanation : It Is Located Under The New Generator.								
Main Tank	50%			2033	$39,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Tank Is Rated 200 Gallons And It Is In Satisfactory Condition.								

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.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$5,915,300	10	$355,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fixtures Are T-8 Lamp Type. They Are In Satisfactory Condition.								
Fluorescent	5%			2035	$311,300	10	$18,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Fixtures Are Compact Fluorescent; However, The Lighting Control Does Not Work.								
Egress Lighting								
Emergency, Battery	50%			2035	$350,600	10	$49,200	
Exit, Service	50%			2030	$90,100	1		
Exterior Lighting								
HID	100%			2030	$1,949,000	10	$1,200	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	$235,200	2040	* *	1	$41,100	
Malfunctioning, Extent : Light, Area Affected : 30%								
Location : Throughout								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2038	* *	1-3	$75,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Floor								
Explanation : Fire Alarm Sytem Was Replaced About 4 Years Ago.								

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	* *	5	$126,400	
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$404,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Basement Controls For Boilers								
Distribution								
Steam Piping/Pump	100%			2050	* *			
Terminal Devices								
Air Handler	50%			2035	$3,930,200	1	$126,100	
Convector/Radiator	25%			2043	* *	1	$32,900	
Fan Coil Unit/Heat	25%			2035	$2,589,100	1	$32,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Air Conditioning								
Energy Source								
Electricity	60%			2046	* *	1		
Natural Gas	40%			2050	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	40%			2038	* *	1	$176,600	
Centrifugal, Elec Chiller	20%			2043	* *	1	$88,300	
Split Unit	10%			2035	$991,900			
Window/Wall Unit	30%			2027	$474,700	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$30,200	
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	* *	1	$126,100	
Fan Coil - 4 Pipe	50%			2038	* *	1	$65,900	
Heat Rejection								
Water Cooling Tower	100%			2034	$2,109,800	2	$410,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$227,500	
Exhaust Fans								
Roof	100%			2035	$810,500	2	$12,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%	Now	$105,200	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Kitchen Grease Traps								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$83,600	4	$8,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Areas								
Explanation : Multiple Duplex Units								
Sewage Ejector(s)								
Electric	100%			2030	$218,700	4	$16,200	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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.*

DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : Two Units, 1 Is Broken								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$205,700	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$22,900	
Fire Pump								
Generic	100%			2027	$398,800	1	$76,200	
Chemical System								
No Component	80%							
Generic	20%			2028	$11,900	1-10	$5,800	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**PAUL ROBESON HIGH SCHOOL - BK**			
Address	:	**150 ALBANY AVENUE @BERGEN ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K625**
Program / Asset #	:	**BOE0651.000 / 689**	**Yr Built/Renovated**	:	**1904 / 2000**
Area Sq Ft	:	**144,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**01-Oct-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,3,4,Mez**			
Block	:	**1223** **Lot** : **42**	**BIN**	:	**3030837**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$271,400	$166,900
Interior Architecture	$653,800	$4,224,100
Electrical	$105,700	$2,277,200
Mechanical		$4,975,300
Site Pavements	$62,600	
Total	**$1,093,500**	**$11,643,400**
Importance Code A	$271,400	$166,900
Importance Code B	$763,000	$11,476,500
Importance Code C	$59,000	
Total	**$1,093,500**	**$11,643,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$85,800	$33,100	$7,600	
Interior Architecture	$303,600			$20,300
Electrical	$44,300	$23,700	$27,700	$26,100
Mechanical	$128,100	$37,400	$86,400	$32,500
Site Enclosure	$33,000			
Site Pavements	$14,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$623,300**	**$108,500**	**$136,200**	**$93,300**
Importance Code A	$97,200	$44,500	$19,000	$11,400
Importance Code B	$423,300	$64,000	$117,200	$81,900
Importance Code C	$102,800			
Total	**$623,300**	**$108,500**	**$136,200**	**$93,300**

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.*

DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$92,000	
Recent Replace Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	50%			LIFE	* *	5	$117,800	
Painted Surfaces, Extent : Light, Area Affected : 10%								
Location : Portion Of West Elevation								
Masonry: Granite	5%			LIFE	* *	5	$8,800	
Masonry: Limestone	40%			LIFE	* *	5	$70,700	
Windows								
Aluminum w/ Guards	98%			2058	* *	5	$66,200	
Metal Louvers	1%			2039	* *	10	$4,200	
Wood	1%			2044	* *	5	$6,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairwell G - H								
Explanation : One Remaining Wood Window Not In Window Replacement Contract								
Parapets								
Masonry: Brick	70%			LIFE	* *	5-10	$75,600	
Masonry: Limestone	30%			LIFE	* *	5-10	$57,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Parapets								
Spalling, Extent : Light, Area Affected : 10%								
Location : Decorative Cornice								
Roof								
Copper/Terne	10%			2051	* *	10	$33,800	
Modified Bitumen	80%			2044	* *	10	$108,000	
Paver: Asphalt	10%	2-4	$96,200	2045	* *			
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Entrance Plaza								
Interior								
Floors								
Carpet	2%	4+	$75,400	2038	* *	3	$6,200	
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$91,000	
Mosaic Tile	5%			2041	* *	5	$26,000	
Quarry Tile	3%			2041	* *	5	$9,400	
Terrazzo	5%	Now	$49,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Entry Vestibules								
Vinyl Tile	70%	0-2	$412,000	2036	$4,119,600	3	$54,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Classrooms And Upper Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 40%								
Location : Classrooms And Upper Corridors								
Wood	5%			2051	* *	5	$19,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$6,400	2039	* *	5	$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Bathrooms								
Concrete Masonry Unit	10%	Now	$36,200	LIFE	* *	5	$7,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Behind Stage And Boiler Room								
Gypsum Board	10%			LIFE	* *	5-10	$32,000	
Masonry: Brick	5%			LIFE	* *	10	$2,800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : Repair In Progress								
Marble Panels	1%	0-2	$10,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridors								
Marble Panels	4%			LIFE	* *	10	$3,000	
Plaster	57%			LIFE	* *	5-10	$91,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor								
Repairs in Progress, Extent : N/A, Area Affected : 15%								
Location : 4th Floor								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$9,400	
Ceilings								
AcousTileConcealSpLn	10%	Now	$7,900	2041	* *	5	$14,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria, Gymnasium And Auditorium								
AcousTileSusp.Lay-In	5%			2041	* *	5	$11,900	
Gypsum Board	10%	0-2	$21,400	LIFE	* *	5	$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor And Gymnasium								
Metal Panel	5%			LIFE	* *	5	$29,900	
Plaster	70%			LIFE	* *	5-10	$287,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Site Enclosure								
Retaining Walls								
Masonry: Brick	40%			2046	* *			
Masonry: Fieldstone	60%	Now	$33,000	2046	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Main Entry								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entry Courtyard								
Explanation : Component Actually Granite Panels								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$62,600	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	$14,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Ramp								
Masonry: Granite	50%			LIFE	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Entry Courtyard								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : Scaffolding On top								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Service Disconnect Switches Rated At 4,000 Amperes, 1,600 Amperes, 800 Amperes And 600 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt Amperes, 208 Volts Primary, 480 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Six Vertical Sections								
Raceway								
Conduit	100%			2046	* *	1		

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2044	* *	5	$500	
Molded Case Bkrs	80%			2044	* *	5	$3,000	
Molded Case Bkrs	5%			2058	* *	5	$200	
Wiring								
Thermoplastic	95%			2046	* *	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	20%			2041	* *	5	$200	
Locally Mounted	25%			2053	* *	5	$200	
Variable Frequency Drive	5%			2041	* *			
Variable Frequency Drive	50%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$44,300	
Generators								
Diesel	100%			2039	* *	1	$55,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$32,100	
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2031	$1,758,400	10	$105,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2036	$45,400	1		
Exit, Service	50%			2036	$31,800	1		
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors And Exterior Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2036	$138,400	1	$26,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$380,300	1-3	$91,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2039	* *			
Steam Boiler	80%			2041	* *	1	$114,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2044	* *	4	$5,300	
Steam Piping/Pump	50%	Now	$29,500	2046	* *			
Steam Traps Faulty, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2041	* *	1	$26,700	
Fan Coil Unit/Heat	50%			2036	$1,827,900	1	$23,300	
Unit Heater - Hot Water	20%			2036	$174,800			
Controls								
Electrical	100%			2034	$819,700			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	28%			2041	* *	1	$18,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Reciprocating Compr/Chiller	12%	Now	$5,200	2031	$261,000	1	$7,200	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Chiller No.2 Compressor								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Chillers In Basement								
Split Unit	10%			2036	$350,100			
Window/Wall Unit	40%			2034	$223,400	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	$4,300	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2041	* *	1	$35,600	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%	4+	$5,400	2037	* *	2	$46,400	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Roof								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$127,100	
Exhaust Fans								
Interior	20%			2031	$130,800	2	$900	
Roof	80%			2041	* *	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Sanitary Piping								
Cast Iron	10%	0-2	$3,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : Basement Locker Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$1,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room								
Cast Iron	90%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

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
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2036	$29,500	4	$4,600	
Sewage Ejector(s)								
Electric	100%			2036	$77,200	4	$8,600	
Backflow Preventer								
Generic	100%			2036	$65,900	1	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mezzanine Storage Room								
Explanation : Not Located At Water Meter								
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2031	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 120 Gallon Tank								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Mezzanine, 1st To 4th Floor								
Explanation : Two Units. Both Units Are Frequently Down Due To Electrical Problem.								
Fire Suppression								
Standpipe								
Generic	100%			2036	$678,900	1-5	$75,300	
Sprinkler								
No Component	85%							
Generic	15%			2036	$305,900	1-2	$6,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **PAVE ACADEMY CHARTER SCHOOL - BK**
Address : **732 HENRY STREET**
Borough : **BROOKLYN**
Agency's Number : **K990**
Program / Asset # : **BOE1140.000 / 14886**
Yr Built/Renovated : **2013 /**
Area Sq Ft : **44,000**
Project Type : **EDUCATION**
Date of Survey : **15-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,5,Ph**
Block : **539** **Lot** : **24** **BIN** : **3397377**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$145,400	$197,700
Interior Architecture		$56,700
Mechanical	$1,294,000	$884,400
Total	**$1,439,400**	**$1,138,800**
Importance Code A	$145,400	$197,700
Importance Code B	$1,294,000	$884,400
Importance Code C		$56,700
Total	**$1,439,400**	**$1,138,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$52,900	$17,600		
Interior Architecture	$92,200		$6,700	
Electrical	$6,700	$47,900	$5,500	$4,100
Mechanical	$20,900	$49,600	$30,100	$8,800
Site Pavements	$25,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$205,700**	**$122,300**	**$49,500**	**$20,100**
Importance Code A	$55,100	$19,900	$2,200	$2,200
Importance Code B	$76,300	$102,400	$47,300	$18,000
Importance Code C	$74,300			
Total	**$205,700**	**$122,300**	**$49,500**	**$20,100**

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

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
Exterior								
Exterior Walls								
Cement - Fiber Panel	30%	0-2	$24,500	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair And Courtyard								
Masonry: Brick Cavity	20%			LIFE	* *	5	$17,600	
Metal Panel	45%			2053	* *	5-10	$271,800	
Window Wall	5%	Now	$6,800	2053	* *	5	$8,200	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Main Lobby								
Windows								
Aluminum	100%	2-4	$71,300	2049	* *	5	$7,300	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Windows Throughout								
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$39,400	
Masonry: Brick	10%			LIFE	* *	5	$800	
Metal Panel	30%			2053	* *	5	$8,900	
Metal Rail	10%			2046	* *	5-10	$13,800	
Roof								
IRMA/Protected Membrane	100%	Now	$21,600	2038	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Throughout Roofs								
Gravel/Stone Ballast, Extent : Light, Area Affected : 75%								
Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : At Roof Drains								
Soffits								
Cement - Fiber Panel	100%			2038	* *	10	$13,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$16,700	
Quarry Tile	5%			2046	* *	5	$5,700	
Terrazzo	10%			LIFE	* *	5	$6,000	
Vinyl Tile	70%			2038	* *	3	$20,100	
Wood	5%			2061	* *	5	$7,200	
Interior Walls								
Ceramic Tile	50%			2042	* *	5	$94,500	
Gypsum Board	50%	0-2	$27,100	LIFE	* *	5	$56,700	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Corridors Throughout All Floors								

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	$17,900	2046	* *	5	$26,300	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : 3rd Floor Corridor								
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	10%			2038	* *			
Gypsum Board	5%			LIFE	* *	5	$4,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	50%			2046	* *			
Pavers/Stone	20%			2046	* *			
Rubber Matting	30%	Now	$25,800	2038	* *			
Ponding, Extent : Light, Area Affected : 10%								
Location : Play Yard								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Play Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 3,000 Ampere And One 1,600 Ampere Main Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2053	* *	1		

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

DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2046	* *	5	$300	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Service Room								
Explanation : Access To Room From The Street								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$38,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Cafeteria								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$5,300	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	$4,200	2038	* *	1	$14,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$27,100	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$21,800	
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$2,200	
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$14,200	
Controls								
Digital	100%			2028	$1,294,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Management System Monitors And Operates Rooftop Units.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%			2033	$741,800	2	$2,600	
Split Unit	2%			2033	$21,400			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$57,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,500	
Exhaust Fans								
Interior	5%			2033	$10,000	2	$100	
Roof	95%			2033	$83,100	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$10,500	2028	$35,000	2		
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Boiler Room - Combustion Air Fan Is Noisy								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Explanation : Water Heater Tank Divided Into 2 Drums, One Of Which Is Defective. 2 Units - 50 Gallons Each.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	$20,100	1	$2,700	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Passenger Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$22,200	
Sprinkler								
Generic	100%			2053	* *	1-2	$12,300	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Building Exterior								
Explanation : Missing Cap At Fire Department Connection.								
Fire Pump								
Generic	100%			2036	$43,000	1	$8,200	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood: 48 Square Feet (8x6).								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **PORT RICHMOND HIGH SCHOOL - SI**
Address : **85 ST. JOSEPHS AVE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0949.000 / 1200**
Area Sq Ft : **240,604**
Date of Survey : **07-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **1121** **Lot** : **1**

Agency's Number : **R445**
Yr Built/Renovated : **1927 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5026076**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$446,800	$118,300
Interior Architecture	$415,600	$7,129,600
Electrical	$635,500	$3,371,100
Mechanical	$3,372,200	$7,201,000
Site Pavements	$435,000	
Total	**$5,305,200**	**$17,820,000**
Importance Code A	$446,800	$118,300
Importance Code B	$4,386,000	$17,647,800
Importance Code C	$472,400	$53,900
Total	**$5,305,200**	**$17,820,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,500	$28,800		$6,600
Interior Architecture	$10,200	$338,900		$60,400
Electrical	$73,100	$42,200	$42,300	$44,700
Mechanical	$130,900	$98,600	$101,400	$98,600
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$262,300**	**$530,100**	**$165,300**	**$231,900**
Importance Code A	$68,800	$52,300	$23,500	$30,600
Importance Code B	$193,500	$477,900	$141,800	$201,400
Importance Code C				
Total	**$262,300**	**$530,100**	**$165,300**	**$231,900**

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	$199,500	LIFE	* *	5	$118,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Chimney And Bulkhead								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Adjacent To Fieldhouse And Chimney								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Through Foundation Wall Into Basement Boiler Room								
Masonry: Granite	3%			LIFE	* *	5	$3,000	
Masonry: Limestone	5%	0-2	$108,400	LIFE	* *	5	$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Sect. OHD	2%			2040	* *	5	$8,400	
Pre-Cast Concrete	2%			LIFE	* *	5	$8,700	
Windows								
Aluminum	98%			2051	* *	5	$55,800	
Metal Louvers	2%			2038	* *	10	$7,100	
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	$19,300	
Masonry: Brick	70%	Now	$22,600	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%	0-2	$3,900	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Rail	10%			2048	* *	5-10	$22,500	
Roof								
Metal Panel	3%			2048	* *	10	$8,000	
Modified Bitumen	95%			2040	* *	10	$138,900	
Skylight, Plastic	2%			2048	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 2 Skylights								
Soffits								
Stucco Cement	100%			2040	* *	5	$4,700	
Interior								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Interior								
Floors								
Carpet	5%			2028	$321,200	3	$26,600	
Cast in Place Concrete	5%			LIFE	* *	5	$38,800	
Ceramic Tile	5%			2038	* *	5	$17,700	
Terrazzo	15%			LIFE	* *	5	$41,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby Area And Throughout								
Vinyl Tile	65%	Now	$326,100	2035	$6,522,200	3	$86,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Kitchen Office And Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Room B217 And Classrooms Throughout								
Wood	5%			2050	* *	5	$33,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$7,200	
Gypsum Board	10%			LIFE	* *	5	$21,600	
Marble Panels	3%			LIFE	* *			
Plaster	50%	Now	$89,500	LIFE	* *	5	$53,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Exit 15 Interior Stair Wall Top Section								
SGFT/Glazed Masonry	25%			LIFE	* *			
Wood	2%			LIFE	* *	5	$28,700	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$30,000	
AcousTileSusp.Lay-In	10%	Now	$10,200	2040	* *	5	$15,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	25%			LIFE	* *	5	$11,700	
Fiber Board	10%			2035	$478,500			
Gypsum Board	20%			LIFE	* *	5	$74,900	
Plaster	25%			LIFE	* *	5	$46,800	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2045	* *			
Iron Picket	30%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stone Clad								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Front Facade								
Explanation : Stone Covered Concrete								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$52,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	50%	0-2	$59,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$323,700	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Activity Yard								
Asphalt	15%			2048	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Athletic Field								
Explanation : New Tennis Courts								
Rubber Matting	25%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Athletic Field								
Explanation : New 400 Meter Track								
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Athletic Field								
Explanation : Artificial Grass								

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	55%			2045	* *	5	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Disconnect Switches Rated At 2500, 3000 And 4000 Amperes								
Fused Disc Sw	35%			2035	$36,800	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 And 2,500 Amperes								
Photovoltaic Panel(s)	10%			2048	* *	1		
Transformers								
Dry Type	100%			2033	$27,400	5	$900	
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$665,800	5	$1,000	
Raceway								
Conduit	70%			2035	$483,300	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$65,400	5	$600	
Molded Case Bkrs	90%			2034	$588,600	5	$5,700	
Wiring								
Thermoplastic	30%			2035	$276,000	1		
Thermoplastic	70%			2055	* *	1		
Motor Controllers								
Locally Mounted	29%			2033	$107,800	5	$500	
Motor Control Center	70%			2033	$1,042,300	5	$4,600	
Variable Frequency Drive	1%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$74,000	
Generators								
Diesel	100%			2031	$142,000	1	$93,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Room A514								
Explanation : One 200 Kilowatt, 250 Kilovoilt Amperes Capacity								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$53,600	

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2034	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallon Tank								
Main Tank	50%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gallon Tank								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$44,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	2-4	$4,600	2040	* *	1	$40,400	
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : Exterior								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2030	$635,500	1-3	$152,800	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Oil Tanks 10,000 Gallon Each								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Heating								
Conversion Equipment								
Steam Boiler	10%	Now	$21,200	2040	* *	1	$21,100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : 4 Fresh Air Louvers, Dampers Defective At All Boilers In The Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Dual Fuel Steam Boilers.								
Steam Boiler	90%			2040	* *	1	$211,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$682,400	2055	* *	4	$11,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room. 2 Condensate Pumps Leaking								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Explanation : Float And Thermostatic Traps And Terminal Unit Thermostatic Traps Were Upgraded In 2020.								
Terminal Devices								
Air Handler	20%			2035	$913,400	1	$29,300	
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Defective Controls At Various Locations Throughout								
Air Handler	20%			2045	* *	1	$29,300	
Recent Installation, Extent : N/A, Area Affected : 20%								
Location : Mechanical Room								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Mechanical Room								
Explanation : 2 New Air Handler Installed								
Convector/Radiator	60%			2040	* *	1	$45,900	
Controls								
Pneumatic	100%	0-2	$2,380,700	2033	$4,761,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Controls System								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2044	* *	1	$153,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room. Roof								
Explanation : 2 Water Cooled Chillers Actively Used.								
Centrifugal, Elec Chiller	5%			2044	* *	1	$12,800	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 2 Packaged Air Cooled Chillers Are Abandoned In Penthouse Mechanical Room On Roof								
Exterior Pkg Unit - Cooling	20%			2040	* *	2	$2,900	
Window/Wall Unit	15%	0-2	$2,800	2030	$137,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2055	* *	4	$10,500	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	* *	1	$146,600	
Heat Rejection								
Water Cooling Tower	60%			2036	$735,500	2	$143,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$132,200	
Exhaust Fans								
Roof	100%	Now	$23,500	2035	$470,900	2	$5,800	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 4 Roof Exhaust Fans Inoperable On Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		
Noisy/Vibrating, Extent : Light, Area Affected : 5%								
Location : One Circulating Pump In Boiler Room								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$23,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$171,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Adjacent To Cafeteria. Clogged Rain Storm Drain Channel								
Cracked, Extent : Severe, Area Affected : 5%								
Location : 10 Feet Of Cracked Storm Piping In Basement								
Sump Pump(s)								
Non-Submersible	100%	Now	$4,900	2035	$49,300	4	$5,100	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2035	$129,000	4	$14,400	
Backflow Preventer								
No Component	33%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : 1 Of 3 Water Mains Is Missing Backflow Preventer								
Generic	67%	Now	$3,600	2035	$72,600	1	$8,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Of 3 Water Mains, Each Have A Reduced Pressure Zone Device, 1 Of 2 Reduced Pressure Zone Devices Is Leaking.								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Freight Unit From Basement To 1st Floor, 2 Passenger Units From 1st To 4th Floor								
Explanation : 3 Elevator Units. One Freight And 2 Passenger Plus One Handicap Lift								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$6,600	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	

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Print Date : 13-Aug-2025

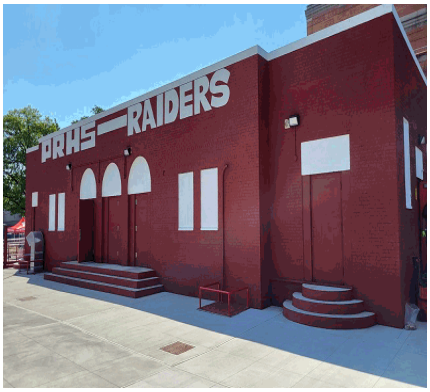
DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE**
Address : **85 ST. JOSEPHS AVE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE0949.010 / 2944**
Area Sq Ft : **2,100**
Date of Survey : **07-Sep-2023**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1121** **Lot** : **1**

Agency's Number : **R445**
Yr Built/Renovated : **1927 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5026076**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		$60,500
Total		**$60,500**
Importance Code B		$60,500
Total		**$60,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$37,300			
Interior Architecture	$20,000			
Electrical				$300
Mechanical	$22,700	$300	$500	$600
Site Pavements	$4,600			
Total	**$84,500**	**$300**	**$500**	**$900**
Importance Code A	$48,500	$200	$200	$200
Importance Code B	$24,600	$100	$300	$700
Importance Code C	$11,400			
Total	**$84,500**	**$300**	**$500**	**$900**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2944

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$8,400	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Windows								
Wood	100%	Now	$26,500	2060	* *	5	$3,200	1
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$1,500	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	90%	Now	$9,300	LIFE	* *	5	$1,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2045	* *	10	$12,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$30,100	
Interior Walls								
Cast in Place Concrete	20%	Now	$9,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Plaster	15%	Now	$2,200	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	65%			LIFE	* *			
Ceilings								
Plaster	100%	Now	$8,600	LIFE	* *	5	$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2944

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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2065	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Athletic Field								
Explanation : New Fence								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaway								
Explanation : Areaways Stairs To Basement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$4,600	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Under Construction	100%							
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							

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
Under 600 Volts								
Transformers								
Dry Type	100%			2040	* *	5		
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Fused Disc Sw	20%			2034	$6,100	5		
Molded Case Bkrs	80%			2034	$24,500	5		
Wiring								
Braided Cloth	70%			2034	$15,400	1		
Thermoplastic	30%			2035	$6,600	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room Basement								
Explanation : Connected To The Main Water Pipe								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2944

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
Lighting								
Interior Lighting								
Fluorescent	60%			2035	$19,200	10	$1,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	40%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$300	
Exit, Battery	50%			2035	$1,500	10	$100	
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	$4,900	5	$700	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Field House Yard								
Conversion Equipment								
Steam Boiler	100%	0-2	$11,200	2055	* *	1	$1,900	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Defective And Failed Boiler In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Boiler Unit. Temporary Boiler Installed 3 Years Ago Located Outside Of Field House.								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$6,000	2035	$60,500	4	$100	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Terminal Devices								
Convector/Radiator	100%			2033	$17,600	1	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,200	
Exhaust Fans								
Interior	100%	0-2	$3,800	2045	* *	2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Locker Room								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$27,500	1		

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2944

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%	Now	$1,000	2035	$10,400	4	$200	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$400	2045	* *	4		
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Backflow Preventer								
Generic	100%			2035	$1,000	1	$100	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**PROSPECT HEIGHTS HIGH SCHOOL -BK**			
Address	:	**883 CLASSON AVE. BTWN: UNION ST., PRESIDENT ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K440**
Program / Asset #	:	**BOE0628.000 / 1225**	**Yr Built/Renovated**	:	**1924 / 2006**
Area Sq Ft	:	**246,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**07-Sep-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Ph**			
Block	:	**1187** **Lot** : **1**	**BIN**	:	**3029686**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$68,400	$798,100
Interior Architecture	$2,008,100	$683,300
Electrical	$236,400	$4,752,100
Mechanical	$14,330,300	$11,067,700
Site Enclosure	$91,300	
Site Pavements	$732,600	
Total	**$17,467,200**	**$17,301,200**
Importance Code A	$178,200	$2,993,700
Importance Code B	$16,120,100	$14,229,800
Importance Code C	$1,168,900	$77,700
Total	**$17,467,200**	**$17,301,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$31,200	
Interior Architecture	$142,100			$22,100
Electrical	$121,300	$40,100	$63,900	$44,700
Mechanical	$93,200	$68,600	$213,800	$64,000
Site Enclosure	$32,400			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$403,800**	**$123,600**	**$323,800**	**$145,700**
Importance Code A		$24,400	$56,100	$24,400
Importance Code B	$337,300	$99,200	$267,700	$121,400
Importance Code C	$66,500			
Total	**$403,800**	**$123,600**	**$323,800**	**$145,700**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$269,700	
Masonry: Granite	2%			LIFE	* *	5	$4,500	
Masonry: Limestone	8%			LIFE	* *	5	$18,000	
Windows								
Aluminum	25%			2056	* *	5	$28,500	
Metal Louvers	2%			2043	* *	10	$14,200	
Wood	73%	Now	$68,400	2042	* *	5	$416,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$14,800	
Masonry: Limestone	15%			LIFE	* *	5	$3,700	
Metal Rail	10%			2051	* *	5-10	$35,600	
Roof								
Copper/Terne	10%			2049	* *	10	$31,200	
Modified Bitumen	90%			2042	* *	10	$112,300	
Interior								
Floors								
Cast in Place Concrete	10%	Now	$61,700	LIFE	* *	5	$77,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 4%								
Location : Penthouse And Basement At Expansion Joint								
Ceramic Tile	10%	Now	$40,900	2043	* *	5	$17,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Pool Locker Rooms								
Marble Panels	3%			LIFE	* *	5	$8,000	
Poured Epoxy/Resin	2%	Now	$243,800	2033	$406,300			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Penthouse Science Laboratory Rooms								
Quarry Tile	10%			2051	* *	5	$53,100	
Terrazzo	5%	4+	$33,900	LIFE	* *	5	$13,800	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout 1st Floor								
Vinyl Tile	50%	Now	$100,200	2042	* *	3	$66,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads								
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Cafeteria And Throughout 3rd And 5th Floors								
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Basement Near Kitchen								
Explanation : Cracking Tile At Expansion Joint								
Wood	10%			2062	* *	5	$66,400	

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	$168,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Below Pool								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Oil Tank Room And Oil Pump Area								
Ceramic Tile	7%	Now	$34,100	2043	* *	5	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Locker Rooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,600	
Masonry: Brick	10%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stair 1 And 2 And 1st Floor Hallway Column								
Plaster	60%	0-2	$645,400	LIFE	* *	5	$77,700	
Paint Peeling, Extent : Severe, Area Affected : 75%								
Location : Pool And Pool Locker Rooms								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Staff Dining Room And Security Office								
Explanation : Damaged Acoustical Tiles On Walls								

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

DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Interior								
Ceilings								
AcousTile,Adhered	15%	2-4	$350,200	2039	* *	5	$26,600	
Worn/Erode, Extent : Light, Area Affected : 75%								
Location : Throughout Basement Rooms								
Exposed Struc: Concrete	3%	Now	$163,000	LIFE	* *	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement Beams In Storage Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : Roof Bulkhead								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Basement And Boys And Girls Pool Locker Rooms								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Storage Room And Boiler Room Area								
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Random Locations In Basement								
Explanation : Exposed And Corroding Steel Beam								
Exposed Struc: Concrete	7%			LIFE	* *	5	$3,900	
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And Mechanical Penthouse.								
Explanation : Location Noted								
Gypsum Board	10%			LIFE	* *	5	$44,300	
Metal Panel	5%			LIFE	* *	5	$22,100	
Plaster	50%	Now	$275,800	LIFE	* *	5	$110,700	
Paint Peeling, Extent : Severe, Area Affected : 30%								
Location : Pool Area And Gymnasium Locker Rooms								
Spalling, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Throughout 3rd And 5th Floors								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout 3rd And 5th Floor Corridors								
Plaster	5%			LIFE	* *	5	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Decorative Molding In Auditorium								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	18%			2044	* *			
Iron Picket	80%	0-2	$32,400	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Along President Street								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Along Union Street								
Masonry: Brick	2%			2054	* *			

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	$91,300	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Rear Yard Ramp Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard Ramp Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$377,100	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Random Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : Deteriorated Curbs								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	$138,300	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Courtyards At Rear And President Street								
Pavers/Stone	10%	Now	$122,600	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Various Entry Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Entry Stairs								
Parking/Driveway								
Asphalt	97%	Now	$94,600	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Rear Parking Area								
Cast in Place Concrete	3%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 2,000 Ampere, Two 1,200 Ampere And One 1,600 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,100	

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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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Under 600 Volts								
Raceway								
Conduit	80%			2054	* *	1		
Conduit	20%			2034	$138,100	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$6,500	
Wiring								
Thermoplastic	80%			2054	* *	1		
Thermoplastic	20%			2034	$184,000	1		
Motor Controllers								
Locally Mounted	90%			2032	$334,400	5	$1,500	
Locally Mounted	10%			2039	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$75,700	
Generators								
Diesel	100%			2037	* *	1	$95,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : 350 Kilowatts, 438 Kilovoltamperes								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$54,800	
Fuel Storage								
Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Room								
Explanation : 100 Gallons								
Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Oil Tank Room								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$3,379,500	10	$203,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2034	$187,700	10	$11,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building Closets And Library								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2034	$77,600	1		
Exit, Service	1%			2029	$1,100	1		
Exit, Battery	49%			2039	* *	10	$8,100	

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Lighting								
Exterior Lighting								
Incandescent	1%			2029	$13,500	2		
LED	9%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2029	$236,400	1	$45,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%	Now	$47,300	2034	$236,400	1	$41,300	
Cameras Damaged, Extent : Light, Area Affected : 20%								
Location : Interior And Exterior Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$156,200	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%	2-4	$109,800	2032	$2,195,600	1	$219,300	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room - Boiler No. 3 - 6 Plugged / Leaky Tubes								
Recent Repair Evident, Extent : N/A, Area Affected : 66%								
Location : Boiler Room - Boilers No.1, 2 Retubed								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units, 331 Bhp Each								
Distribution								
Steam Piping/Pump	100%	Now	$100,900	2034	$2,017,100			
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Vacuum And Gravity Condensate Return Pump Sets								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 95%								
Location : Throughout - Steam Traps Replaced								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Heating								
Terminal Devices								
Air Handler	40%			2029	$1,896,100	1	$60,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Convector/Radiator	58%			2032	$1,194,700	1	$46,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Unit Heater - Steam	2%			2029	$28,600	4	$500	
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Various Fan Rooms								
Explanation : Location Noted								
Controls								
Digital	40%	Now	$2,893,800	2034	$2,893,800			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Controllers At All Air Handlers Defective / Obsolete								
Digital	58%	Now	$209,800	2029	$4,196,000			
Broken, Extent : Moderate, Area Affected : 20%								
Location : Various Locations - Pneumatic Valves And Tubing								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room - Air Compressor Controls Defective								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wireless Digital / Pneumatic Thermostats With Pneumatic Valves At Radiators, Web-based Front-end								
Pneumatic	2%			2032	$97,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Science Room								
Explanation : Pneumatic Thermostat								
Air Conditioning								
Energy Source								
Electricity	82%			2042	* *	1		
No Component	18%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium, Kitchen And Other Locations								
Explanation : Location Noted								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	$19,900	2028	$199,200	2	$600	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Lyfe Center Room								
Reciprocating Compr/Chiller	30%	Now	$111,500	2029	$1,114,900	1	$30,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Penthouse Mechanical Room - 2 Compressors Defective, 1 On Each Chiller								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room - Chiller No. 1 With R-22 And Chiller No.2 With R-407c								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 2 Units, Air Cooled, Serving Auditorium, Cafeteria And Other Locations								
Split Unit	2%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Telecom Room								
Explanation : Location Noted								
Window/Wall Unit	45%	Now	$8,600	2029	$429,400	1		
Broken, Extent : Moderate, Area Affected : 5%								
Location : Various Locations - 6 Units Defective								
No Component	18%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	$2,000	2054	* *	4	$3,600	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Penthouse Mechanical Room - Pump No.1 Casing Is Broken								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Main Roof - South Wing								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2029	$801,600	1	$30,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Fan Rooms - Air Handlers With Steam And Chilled Water Coils Serving Auditorium, Cafeteria And Other Locations								
Fan Coil - 4 Pipe	10%			2029	$785,700	1	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Classrooms - Classon Avenue Side								
Explanation : Overhead Fan Coil Units								
No Component	70%							

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Air Conditioning								
Heat Rejection								
Dry Cooler	30%			2029	$284,400	2	$51,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof - South Wing								
Explanation : 2 Units, Air Cooled Condensers For Chillers								
No Component	70%							
Dehumidifier								
No Component	90%							
Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Pool Equipment Area								
Explanation : Unit For Swimming Pool Area								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$55,300	LIFE	* *	2-5	$13,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Rooms - 100 Linear Feet Approximately								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$123,500	
Exhaust Fans								
Interior	70%			2029	$782,000	2	$5,300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	30%			2034	$146,600	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$64,700	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Boiler Room - Pressure Booster Pumps Leaking								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$5,000	2029	$50,400	4	$5,200	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room - Simplex Set								
Pool Filter/Treatment								
Sand	100%	Now	$3,700	2032	$186,400	4	$700	
Controller Not Working, Extent : Light, Area Affected : 100%								
Location : Basement - Pool Equipment Area - Defective Pool Heater Temperature Control Valve								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Pool Equipment Area								
Explanation : 25m X 10m Swimming Pool, 2690 Square Feet								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	Now	$6,600	2034	$131,900	4	$9,800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Basement Blower Room - Ejector Pit Covered With Plywood, Permanent Cover Installation Pending								
Backflow Preventer								
Generic	100%			2034	$112,500	1	$15,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$1,300	2027	$66,300	2	$2,100	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - Defective Mixing Valve								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Pool Equipment Area								
Explanation : 2 Units, 400 Mbh Each Approximately								
Hot Water Storage Tank								
Generic	100%			2029	$47,300	1	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Pool Equipment Area								
Explanation : 1 Unit In Boiler Room, 300 Gallons Approximately, 2 Units In Pool Equipment Area, 120 Gallons Each								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2034	$1,159,900	1-5	$124,000	
Sprinkler								
No Component	75%							
Generic	25%			2034	$870,900	1-2	$17,200	
Fire Pump								
Generic	100%			2037	* *	1	$45,900	
Chemical System								
Generic	100%			2029	$178,500	1-10	$87,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 300 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **QUEENS ACADEMY H.S. - Q**		
Address	: **138-11 35 AVENUE @ UNION ST.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q023**
Program / Asset #	: **BOE0686.000 / 4421**	**Yr Built/Renovated**	: **1900 / 2001**
Area Sq Ft	: **21,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Att**		
Block	: **4956** **Lot** : **55**	**BIN**	: **4112106**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$118,800	$70,000
Interior Architecture	$181,400	$501,300
Electrical		$228,300
Mechanical		$408,800
Site Enclosure	$67,000	
Total	**$367,100**	**$1,208,400**
Importance Code A	$118,800	$70,000
Importance Code B	$181,400	$1,138,400
Importance Code C	$67,000	
Total	**$367,100**	**$1,208,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,400	$31,900	$5,100	
Interior Architecture	$3,300	$14,800	$800	$2,500
Electrical	$2,500	$41,900	$2,000	$2,400
Mechanical	$35,300	$2,900	$4,000	$3,100
Total	**$71,600**	**$91,600**	**$11,900**	**$8,000**
Importance Code A	$39,800	$34,000	$7,200	$2,100
Importance Code B	$31,800	$57,500	$4,700	$5,900
Importance Code C				
Total	**$71,600**	**$91,600**	**$11,900**	**$8,000**

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DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$17,300	
Masonry: Brick	95%			LIFE	* *	5	$70,000	
Masonry: Limestone	2%	Now	$118,800	LIFE	* *	5	$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills At Basement Windows								
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Window Sills At Basement Windows								
Windows								
Aluminum	100%			2049	* *	5	$10,200	
Parapets								
Wood Cornice	100%			2053	* *	5-10	$69,500	
Roof								
Copper/Terne	20%			2061	* *	10	$14,200	
Modified Bitumen	5%			2038	* *	10	$1,400	
Slate	75%	Now	$30,400	LIFE	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Duct								
Water Penetration, Extent : Moderate, Area Affected : 19%								
Location : Attic								
Soffits								
Stucco Cement	50%			2046	* *	5		
Wood	50%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$9,700	
Ceramic Tile	5%			2042	* *	5	$2,200	
Vinyl Tile	40%			2033	$501,300	3	$8,900	
Vinyl Tile	15%			2038	* *	3	$2,500	
Vinyl Tile 9" X 9"	5%	Now	$181,400	2043	* *	3	$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Stairs, Room 103								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Wood	25%			2048	* *	5	$20,800	
Interior Walls								
Ceramic Tile	10%			2046	* *	5	$7,800	
Masonry: Brick	25%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$15,200	
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	$8,900	
Metal Panel	10%			LIFE	* *	5	$5,500	
Plaster	70%			LIFE	* *	5	$19,400	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

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
Site Enclosure								
Fence/Gates								
Chain Link	10%			2043	* *			
Iron Picket	90%	4+	$67,000	2068	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 35th Avenue And Union Street								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : 35th Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Parking								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes And 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$66,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Fused Disc Sw	50%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Raceway								
Conduit	60%			2033	$37,600	1		
Conduit	40%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5		
Molded Case Bkrs	30%			2041	* *	5	$200	
Molded Case Bkrs	60%			2032	$61,300	5	$300	

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DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2038	* *	5	$100	
Locally Mounted	10%			2031	$7,300	5		
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	* *	10	$18,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2041	* *	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Attic And Basement								
LED	2%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : LED Lighting Fixtures								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$2,500	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	10%			2028	$8,600	10	$200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
HID	10%			2028	$10,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$7,800	
Fire/Smoke Detection								
Generic, Digital	100%			2033	$55,500	1-3	$13,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells								

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$9,400	2038	* *	1	$18,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Fresh Air Louvers Broken No. 2 Boiler Igniter Defective								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. Both Units Have Multiple Mechanical Defects.								
Distribution								
Steam Piping/Pump	10%	0-2	$6,900	2043	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Vacuum Pump Is Leaking								
Steam Traps Faulty, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Convector/Radiator	90%			2031	$158,300	1	$6,100	
Fan Coil Unit/Heat	10%	0-2	$2,700	2033	$53,300	1	$600	
Not in Service, Extent : Moderate, Area Affected : 80%								
Location : The Exits								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	$4,900	2031	$48,900	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Locations, 5 Units Are Not Working								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$8,200	
No Component	30%							
Exhaust Fans								
Interior	70%			2038	* *	2	$500	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2043	* *	1		
Galvanized Steel	40%			2031	$109,800	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$87,400	2		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

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
Plumbing								
Sanitary Piping								
Cast Iron	10%	Now	$10,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Water Backs Up Into The Basement								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2043	* *	1-2	$600	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **QUEENS GATEWAY TO HEALTH SCI. -Q**		
Address	: **160-20 GOETHALS AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q695**
Program / Asset #	: **BOE1115.000 / 14571**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **127,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **12-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4**		
Block	: **6858** **Lot** : **1**	**BIN**	: **4439814**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,500	$142,100
Interior Architecture		$316,400
Electrical	$114,200	
Mechanical	$3,794,400	$2,623,000
Site Pavements	$70,800	
Total	**$4,036,900**	**$3,081,600**
Importance Code A	$57,500	$142,100
Importance Code B	$3,979,400	$2,783,500
Importance Code C		$155,900
Total	**$4,036,900**	**$3,081,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$80,900	$2,900
Interior Architecture	$88,400			$16,600
Electrical	$29,000	$20,700	$21,600	$24,700
Mechanical	$8,800	$14,900	$80,000	$17,400
Site Enclosure	$47,900			
Site Pavements	$25,400			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$213,800**	**$49,900**	**$197,000**	**$76,000**
Importance Code A			$81,200	$2,900
Importance Code B	$97,200	$49,900	$115,800	$73,100
Importance Code C	$116,600			
Total	**$213,800**	**$49,900**	**$197,000**	**$76,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q
Asset # : 14571

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
Exterior								
Exterior Walls								
Ceramic Tile	2%			2060	* *	10	$2,900	
Masonry: Brick Cavity	91%			LIFE	* *	5	$142,100	
Window Wall	7%			2054	* *	5	$41,000	
Windows								
Aluminum	85%			2056	* *	5	$45,500	
Aluminum	15%			2056	* *	5	$8,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : First Floor And Parking Area Explanation : Window Guards								
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$20,100	
Metal Rail	5%			2051	* *	5-10	$21,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$14,900	
Roof								
Copper/Terne	5%			2069	* *	10	$14,400	
IRMA/Protected Membrane	40%			2039	* *	10	$46,000	
IRMA/Protected Membrane	40%			2042	* *	10	$46,000	
Paver Block Ballast, Extent : Light, Area Affected : 100% Location : Upper Roof								
Skylight, Metal/Glass	15%			2060	* *	10	$57,500	
Soffits								
Stucco Cement	100%			2051	* *	5	$2,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$20,800	
Ceramic Tile	5%			2047	* *	5	$9,500	
Quarry Tile	5%			2051	* *	5	$14,200	
Traffic Topping	5%			2042	* *	5	$11,900	
Vinyl Tile	70%			2039	* *	3	$66,400	
Wood	10%			2062	* *	5	$35,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	20%			2047	* *	5	$86,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$17,300	
Glass: Single Pane	5%			LIFE	* *	5	$16,200	
Gypsum Board	60%			LIFE	* *	5	$155,900	
Ceilings								
AcousTileSusp.Lay-In	90%			2051	* *	5	$160,500	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$11,100	
Site Enclosure								

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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.*

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q
Asset # : 14571

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
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	* *			
Iron Picket	80%	4+	$47,900	2078	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2078	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$70,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	20%	0-2	$2,900	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	80%			2047	* *			
Parking/Driveway								
Asphalt	100%	2-4	$22,400	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 3,000 Amperes Each.and One Main Disconnect Switch Rated At 1,200 Amperes For Fire Pump								
Transformers								
Dry Type	100%			2047	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 750 Kilovolt-ampere And One 75 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$300	
Molded Case Bkrs	90%			2050	* *	5	$3,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q
Asset # : 14571

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$400	
Variable Frequency Drive	50%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$39,100	
Generators								
Diesel	100%			2043	* *	1	$49,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Rear Yard								
Explanation : Emergency Generator Rated At 400 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,700	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Rear Yard								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	93%			2039	* *	10	$108,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2039	* *	10	$5,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Gymnasium								
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
Fluorescent	3%			2039	* *	10	$300	
HID	7%			2039	* *	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$1,200	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q
Asset # : 14571

Electrical

System Component Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2039	* *	1	$47,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Cafeteria, Gymnasium, Outside Perimeter								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$80,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical

System Component Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Controls								
Digital	100%			2029	$3,734,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2034	$1,966,400	2	$7,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Units. R-410a								
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2034	$224,400	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Computer Rooms								
Explanation : One Computer Room Per Floor								
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2034	$53,700	2	$8,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,800	
Exhaust Fans								
Roof	100%			2034	$252,300	2	$3,900	
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q
Asset # : 14571

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$68,100	4	$5,100	
Backflow Preventer								
Generic	100%			2034	$58,100	1	$7,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2034	$31,500	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : 600 Gallon Tank								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$35,600	
Fire Pump								
Generic	100%			2037	* *	1	$23,700	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **QUEENS VOCATIONAL TECH. H.S. - Q**		
Address	: **37-02 47TH AVE.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q600**
Program / Asset #	: **BOE0890.000 / 1456**	**Yr Built/Renovated**	: **1929 / 2005**
Area Sq Ft	: **163,050**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4**		
Block	: **228** **Lot** : **20**	**BIN**	: **4003259**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$555,300	$2,129,600
Interior Architecture	$878,400	$4,099,300
Electrical	$298,700	$319,300
Mechanical		$2,296,900
Site Pavements	$88,300	
Total	**$1,820,700**	**$8,845,100**
Importance Code A	$555,300	$2,316,500
Importance Code B	$628,300	$6,528,500
Importance Code C	$637,000	
Total	**$1,820,700**	**$8,845,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$67,700		$6,700	
Interior Architecture	$81,000		$17,100	$28,800
Electrical	$37,800	$26,600	$34,100	$26,600
Mechanical	$75,100	$29,600	$41,600	$28,100
Site Pavements	$10,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$286,200**	**$70,600**	**$114,000**	**$97,900**
Importance Code A	$79,300	$11,600	$18,300	$11,600
Importance Code B	$179,100	$59,000	$78,500	$75,300
Importance Code C	$27,800		$17,100	$11,000
Total	**$286,200**	**$70,600**	**$114,000**	**$97,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	$246,800	
Masonry: Brick Cavity	30%			LIFE	* *	5	$123,400	
Masonry: Limestone	5%			LIFE	* *	5	$15,400	
Pre-Cast Concrete	2%			LIFE	* *	5	$26,700	
Window Wall	3%			2046	* *	5	$23,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Fiberglass Panel Construction								
Windows								
Aluminum	75%	Now	$97,600	2044	* *	5	$20,000	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%								
Location : Various Locations Throughout								
Aluminum w/ Guards	25%			2044	* *	5	$13,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	$2,300	LIFE	* *	5	$4,800	
Open Joints, Extent : Light, Area Affected : 5%								
Location : Coping								
Masonry: Brick	90%			LIFE	* *	5-10	$75,700	
Efflorescence, Extent : Light, Area Affected : 25%								
Location : Bulkheads								
Metal Panel	5%			2046	* *	5	$2,400	
Roof								
Built-Up (BUR)	40%			2031	$529,300	10	$44,300	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Main Roof								
Explanation : Small Portion Under Construction In Association With New Science Laboratory								
Copper/Terne	5%			2051	* *	10	$13,800	
IRMA/Protected Membrane	50%	Now	$134,100	2031	$1,341,400			
Insul Miss/Displaced, Extent : Severe, Area Affected : 10%								
Location : Upper Roof Of 2005 Building								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Rooms 203, 207 And 211								
Sloped Glazing	5%			LIFE	* *	5	$147,600	
Soffits								
Stucco Cement	100%			2049	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$48,000	
Mosaic Tile	5%			2041	* *	5	$27,400	
Terrazzo	5%	4+	$52,600	LIFE	* *	5	$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : First Floor Corridor								
Vinyl Tile	65%	Now	$80,800	2036	$4,037,600	3	$53,500	
Uneven Substrate, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Wood	20%			2051	* *	5	$82,300	
Interior Walls								
Ceramic Tile	8%			2045	* *	5	$21,900	
Concrete Masonry Unit	10%			LIFE	* *	5	$21,900	
Folding Partition	5%			2044	* *	5	$34,300	
Gypsum Board	30%			LIFE	* *	5-10	$139,800	
Masonry: Brick	4%			LIFE	* *	10	$3,300	
Marble Panels	3%			LIFE	* *	10	$3,300	
Plaster	40%	0-2	$546,500	LIFE	* *	5	$32,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Stair X, Stair Z								
Ceilings								
AcousTileSusp.Lay-In	43%			2041	* *	5	$94,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$13,700	
Exposed Struc: Steel	5%			LIFE	* *	10	$22,000	
Metal Panel	2%			LIFE	* *	5	$11,000	
Plaster	43%			LIFE	* *	5-10	$162,300	
Plaster	2%			LIFE	* *	5-10	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2046	* *			
Iron Picket	95%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	60%			2056	* *			
Masonry: Brick	40%			2046	* *			
Site Pavements								

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.*

DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$88,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 47th Avenue, 38th Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Along 38th Street								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$10,300	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Activity Yard								
Cast in Place Concrete	100%			2041	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each And One Fire Pump Rated At 400 Ampere.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$700	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	45%			2036	$133,100	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$200	
Fused Disc Sw	5%			2035	$17,400	5	$200	
Molded Case Bkrs	85%			2044	* *	5	$3,600	
Under Construction	5%							
Wiring								
Braided Cloth	20%			2035	$81,800	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Section Of The Building								
Thermoplastic	75%			2046	* *	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	80%			2041	* *	5	$900	
Locally Mounted	20%			2034	$37,200	5	$200	
Ground								

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$50,200	
Generators								
Diesel	100%	Now	$142,000	2051	* *	1	$56,800	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Courtyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Emergency Generator Rated At 110 Kilowatts								
Batteries								
Nickel Cadmium	100%			2029	$2,500	5	$36,300	
Fuel Storage								
Day Tank	30%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Estimated 75 Gallons Rated Capacity								
Main Tank	70%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	3%			2036	$67,200	10	$4,000	
T-8 Lamps And Fixtures, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
LED	97%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	30%			2041	* *	10	$10,600	
Exit/Emergency Light Combo	1%			2041	* *			
Exit, Battery	44%			2041	* *	10	$4,400	
Not Functioning, Extent : Light, Area Affected : 5%								
Location : Staircase A/1								
Exterior Lighting								
LED	5%			2041	* *			
LED	5%			2044	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Alarm								
Security System								
Generic	50%			2044	* *	1	$30,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%	Now	$156,700	2046	* *	1	$27,400	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$100,500	

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
Heating								
Energy Source								
Natural Gas	40%			2056	* *	1		
Interruptible Gas/Dual Fuel	60%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 7,500 Gallon Tank								
Conversion Equipment								
Furnace	40%			2036	$186,900	1	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Gas Fired Packaged Rooftop Units								
Steam Boiler	60%			2041	* *	1	$87,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Dual Fuel Steam Boilers								
Distribution								
Steam Piping/Pump	50%			2036	$601,500			
Steam Piping/Pump	10%			2056	* *			
No Component	40%							

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Heating								
Terminal Devices								
Air Handler	10%			2031	$282,700	1	$9,100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement Fan Room, The Auditorium Blower Is Beyond Its Useful Life Cycle Limit								
Convector/Radiator	50%			2034	$614,200	1	$23,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Old Wing, The Radiators Are Beyond Their Useful Life Cycle Limit								
Fan Coil Unit/Heat	40%			2041	* *	1	$19,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout New Wing Of Building								
Explanation : Variable Air Volume (VAV) Boxes In Ductwork								
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2041	* *	2	$3,600	
Split Unit	1%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Food Storage Room								
Explanation : 1 Unit								
Window/Wall Unit	40%			2031	$227,600	1		
No Component	19%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$129,500	
Exhaust Fans								
Interior	10%			2031	$66,600	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Auditorium Exhaust Fan Is Beyond Its Useful Life Cycle Limit								
Roof	50%			2036	$145,700	2	$2,200	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	50%			2031	$26,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 100 Gallon Heaters								
Gas Fired	50%			2034	$26,200	2		
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

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
Plumbing								
Storm Drain Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	$30,100	4	$4,600	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$5,800	
Backflow Preventer								
Generic	100%			2041	* *	1	$9,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : C-4								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2056	* *	1-2	$16,400	
Fire Pump								
Generic	100%			2045	* *	1	$27,400	
Chemical System								
Generic	100%			2035	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 110 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**RALPH MCKEE VOCATIONAL H.S. - SI**			
Address	:	**290 ST MARKS PLACE @WALL ST.**			
Borough	:	**STATEN ISLAND**	**Agency's Number**	:	**R600**
Program / Asset #	:	**BOE0954.000 / 1204**	**Yr Built/Renovated**	:	**1935 / 2023**
Area Sq Ft	:	**126,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**06-Jun-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4**			
Block	:	**19** **Lot** : **4**	**BIN**	:	**5000314**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$126,000
Interior Architecture	$1,454,700	$282,300
Electrical	$2,219,100	$1,377,200
Mechanical	$4,292,600	$5,768,900
Site Enclosure	$319,100	
Total	**$8,285,500**	**$7,554,300**
Importance Code A		$1,303,200
Importance Code B	$7,560,000	$6,174,600
Importance Code C	$725,600	$76,500
Total	**$8,285,500**	**$7,554,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,600			
Interior Architecture	$115,400		$2,600	$13,400
Electrical	$25,100	$20,500	$120,200	$18,200
Mechanical	$90,200	$22,900	$111,500	$29,100
Site Enclosure	$53,600			
Site Pavements	$54,200			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$386,900**	**$58,300**	**$249,300**	**$75,500**
Importance Code A	$46,000	$12,500	$12,700	$12,500
Importance Code B	$278,800	$45,800	$236,500	$63,100
Importance Code C	$62,000			
Total	**$386,900**	**$58,300**	**$249,300**	**$75,500**

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Exterior								
Exterior Walls								
Masonry: Brick	53%			LIFE	* *	5	$53,200	
Efflorescence, Extent : Light, Area Affected : 40%								
Location : Throughout								
Masonry: Granite	10%			LIFE	* *	5	$7,500	
Masonry: Limestone	30%			LIFE	* *	5	$22,600	
Metal Coiling Doors	2%			2047	* *	5	$6,300	
Granite Panels	5%			LIFE	* *	5	$3,800	
Windows								
Aluminum	20%			2042	* *	5	$3,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	80%	Now	$12,000	2042	* *	5	$72,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$14,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	85%			LIFE	* *	5	$10,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$16,600	2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Student Cafeteria								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$45,900	
Ceramic Tile	5%	2-4	$121,300	2037	* *	5	$5,300	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Toilet Rooms								
Poured Epoxy/Resin	1%			2032	$120,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Science Laboratories								
Explanation : Location Noted								
Quarry Tile	1%			2047	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : 2nd Floor Science Laboratories								
Explanation : Location Noted								
Terrazzo	10%	4+	$40,200	LIFE	* *	5	$16,400	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Traffic Topping	2%			2039	* *	5	$5,300	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Vinyl Tile	51%	2-4	$606,000	2039	* *	3	$40,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	20%	2-4	$256,500	2037	* *	5	$39,400	
Poor Subfloor Evident, Extent : Light, Area Affected : 2%								
Location : Gymnasium								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout Classrooms And Gymnasium								

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	$12,300	2037	* *	5	$5,500	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Kitchen And Toilet Rooms								
Masonry: Brick	5%	4+	$71,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations In Basement								
Marble Panels	2%	4+	$26,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	70%			LIFE	* *	5	$76,500	
SGFT/Glazed Masonry	20%	2-4	$335,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	15%	Now	$20,800	2039	* *	5	$15,800	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Student Cafeteria								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Student Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Exposed Struc: Concrete	10%	2-4	$64,500	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	10%	4+	$14,200	LIFE	* *	5	$26,300	
Deteriorated Finish, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Plaster	65%			LIFE	* *	5	$85,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	0-2	$2,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Iron Picket Footings								
Chain Link	10%	0-2	$6,100	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Along Southeast Property Line								
Iron Picket	80%	0-2	$319,100	2069	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 1%								
Location : Along Belmont Avenue								
Retaining Walls								
Cast in Place Concrete	25%	2-4	$2,700	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Wall At Southeast Property Line								
Masonry: Fieldstone	75%	0-2	$42,400	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Coping Stones								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Along St. Marks Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$39,200	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : St. Marks Place								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : St. Marks Place And Belmont Place								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Wall Street								
Explanation : Cracked/ Missing Curb								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	5%	Now	$9,300	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%								
Location : Exit Stairs								
Parking/Driveway								
Cast in Place Concrete	100%	4+	$5,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bottom Of Ramp								

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.*

DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$266,300	5	$500	
Raceway								
Conduit	90%			2034	$224,600	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Knife Sw	1%			2033	$3,100	5		
Fused Toggle Switch	1%			2033	$3,100	5		
Molded Case Bkrs	98%			2042	* *	5	$3,300	
Wiring								
Thermoplastic	90%			2034	$315,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$185,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$38,800	
Generators								
Natural Gas	100%			2030	$142,000	1	$48,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 80 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,700	
Lighting								
Interior Lighting								
Fluorescent	90%	Now	$346,200	2029	$1,731,000			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 20%								
Location : Staircases								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2029	$35,700	2		
LED	9%			2039	* *			
Egress Lighting								
Emergency, Service	40%			2034	$31,800	1		
Emergency, Battery	10%			2034	$21,700	10	$3,000	
Exit, Service	30%			2029	$16,700	1		
Exit, Battery	20%			2034	$36,600	10	$1,700	

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Lighting								
Exterior Lighting								
HID	7%			2029	$42,100	10		
Incandescent	1%			2029	$6,900	2		
LED	2%			2044	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roofs								
No Component	90%							
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$23,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$332,800	1-3	$77,600	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, Fuel Oil No. 2, 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2032	$1,124,600	1	$124,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$51,700	2034	$1,033,200			
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Heating								
Terminal Devices								
Air Handler	20%			2029	$485,600	1	$15,600	
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Boiler Room Mechanical Areas								
Convector/Radiator	55%			2032	$580,300	1	$22,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	15%			2029	$479,800	1	$6,100	
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Various Locations - Unit Ventilators								
Unit Heater - Steam	10%	Now	$3,700	2029	$73,300	4	$1,200	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Custodian Office								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria, Shops, Custodian Office								
Explanation : Location Noted								
Controls								
Electrical	10%			2032	$71,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Heat Timer System								
Pneumatic	90%			2028	$2,244,200			
Air Conditioning								
Energy Source								
Electricity	90%			2033	$287,200	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Auto And Carpenter Shops								
Explanation : Location Noted								
Conversion Equipment								
Window/Wall Unit	78%			2027	$381,200	1		
Window/Wall Unit	7%	Now	$34,200	2034	$34,200	1		
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Various Locations - 11 Units								
No Component	10%							
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Shops In Room 101								
Explanation : Vrf Split System Under Construction								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$70,300	

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Ventilation								
Exhaust Fans								
Interior	80%			2029	$457,800	2	$3,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Areas								
Roof	5%			2029	$12,500	2	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof - Kitchen Hood Exhaust Fan								
Roof	5%			2034	$12,500	2	$200	
Wall Unit	10%			2029	$5,600	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Shops								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$1,657,000	1		
On Extended Life, Extent : Light, Area Affected : 75%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	40%	0-2	$21,000	2034	$21,000	2		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room - 1 Unit, 120 Gallons								
Gas Fired	30%			2032	$15,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, 80 Gallons								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Boiler Room								
Explanation : Refer To Tankless Water Heater								
HW Heat Exchanger								
Steam Fired	100%			2034	$623,900	4	$12,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 3 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$25,800	4	$2,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit, Kitchen Water Heater								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Passenger Unit From Basement To 5th Floor, One Freight Unit From Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2034	$356,800	1-2	$7,100	
Chemical System								
Generic	100%			2027	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 160 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **REGION 3 / ROC C - Q**		
Address	: **30-48 LINDEN PLACE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q859**
Program / Asset #	: **BOE1052.000 / 14267**	**Yr Built/Renovated**	: **1955 / 1993**
Area Sq Ft	: **93,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,6,Ph**		
Block	: **4370** **Lot** : **50**	**BIN**	: **4100749**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,327,300	$2,423,300
Interior Architecture	$309,200	$3,405,400
Electrical		$1,954,100
Mechanical		$3,580,400
Site Pavements	$221,400	
Total	**$2,857,900**	**$11,363,100**
Importance Code A	$2,327,300	$2,423,300
Importance Code B	$171,300	$8,510,500
Importance Code C	$359,300	$429,400
Total	**$2,857,900**	**$11,363,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,600	$45,300		
Interior Architecture	$64,600			$14,200
Electrical	$10,400	$9,400	$8,700	$10,400
Mechanical	$89,100	$55,200	$66,300	$44,000
Site Enclosure	$19,100			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$244,300**	**$125,300**	**$90,400**	**$84,100**
Importance Code A	$54,800	$54,700	$9,200	$9,200
Importance Code B	$170,300	$70,600	$81,200	$74,800
Importance Code C	$19,100			
Total	**$244,300**	**$125,300**	**$90,400**	**$84,100**

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Exterior								
Exterior Walls								
Masonry: Brick	65%	0-2	$1,319,500	LIFE	* *	5	$78,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal, Corrugated	5%			2043	* *	1		
Metal Coiling Doors	1%			2038	* *	5	$3,800	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Window Wall	29%	Now	$542,700	2043	* *	5	$65,500	
Glazing Clouded, Extent : Moderate, Area Affected : 60%								
Location : Various Locations Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Metal Louvers	100%	4+	$45,600	2036	$2,279,600			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Parapets								
Masonry: Brick	45%	0-2	$123,100	LIFE	* *	5	$9,500	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	45%			2043	* *	5	$36,800	
Metal Panel	10%			2043	* *	5	$8,200	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Coping								
Roof								
Built-Up (BUR)	100%	Now	$342,100	2038	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : North								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Side Above Computer Laboratory								
Soffits								
Cement - Fiber Panel	100%			2038	* *	10	$21,000	
Interior								

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Interior								
Floors								
Carpet	5%	Now	$12,900	2032	$128,800	3	$10,700	
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Room 302								
Cast in Place Concrete	30%	4+	$74,400	LIFE	* *	5	$93,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Garage Floor Near Garage Entrance Door								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Garage Area								
Ceramic Tile	5%	Now	$41,100	2036	$410,700	5	$3,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : First Floor Female Bathroom								
Vinyl Tile	60%			2033	$2,415,000	3	$42,700	
Interior Walls								
Ceramic Tile	5%			2036	$371,600	5	$6,600	
Concrete Masonry Unit	20%			LIFE	* *	5	$10,600	
Gypsum Board	73%	0-2	$138,000	LIFE	* *	5	$57,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Soffits								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$10,600	
Ceilings								
AcousTileSusp.Lay-In	80%	Now	$96,900	2038	* *	5	$56,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 6th Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Below Ceiling Units On 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,100	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$17,800	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	2-4	$19,100	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$221,400	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$400	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$200	
Molded Case Bkrs	90%			2041	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	$487,500	10	$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	60%			2033	$974,900	10	$51,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$79,900	10	$11,200	
Exit, LED	50%			2048	* *	1		

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Lighting								
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$89,400	1	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2038	* *	1	$17,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$245,600	1-3	$59,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detector, Manual Pull Box And Fire Alarm Panel								

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
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	95%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$92,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$4,600	
Terminal Devices								
Air Handler	95%			2033	$1,702,500	1	$54,600	
Fan Coil Unit/Heat	5%			2038	* *	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	78%			2034	$1,111,800	2	$4,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Ceiling Mounted At Each Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 33 Units								
Heat Pump Air Sourced	20%			2034	$285,100	2	$1,100	
Split Unit	2%			2033	$45,200			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Garage								
Explanation : 2 Units Serve Main Distribution Frame Room In The Basement								
Distribution								
Ductwork/Diffusers	2%	Now	$41,800	LIFE	* *	2	$2,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Ductwork/Diffusers	98%			LIFE	* *	2	$118,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$57,500	
Heat Rejection								
Water Cooling Tower	100%			2034	$481,000	2	$93,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit Installed In 2017								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$51,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	48%			2038	* *	1		
Galvanized Steel	2%	Now	$24,300	2053	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Riser From Basement To Penthouse								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit Installed In 2005								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$49,900	4	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement. Pump Room 013								
Explanation : 4 Pumps								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$46,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No Backflow Preventer On The Water Main Service For Standpipe.								
Sprinkler								
No Component	80%							
Generic	20%			2053	* *	1-2	$5,200	
Dry System, Extent : Light, Area Affected : 100%								
Location : Basement And Garage								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **REGION 7 / ROC F - BUILDING A MICHAEL J. PETRIDES COMPLEX**
Address : **715 OCEAN TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1197.020 / 15579**
Area Sq Ft : **82,000**
Date of Survey : **24-Jan-2023**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **683** **Lot** : **1**
Agency's Number : **R080**
Yr Built/Renovated : **1966 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5113169**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$348,400	$385,600
Interior Architecture	$300,600	$156,800
Electrical		$1,506,500
Mechanical		$2,398,600
Total	**$649,000**	**$4,447,400**
Importance Code A	$348,400	$385,600
Importance Code B	$300,600	$4,061,800
Total	**$649,000**	**$4,447,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$47,800	$14,600
Interior Architecture	$56,500			$11,900
Electrical	$10,500	$7,700	$77,800	$10,400
Mechanical	$5,700	$28,800	$12,000	$24,300
Total	**$72,800**	**$36,400**	**$137,700**	**$61,300**
Importance Code A	$1,000		$48,800	$14,800
Importance Code B	$71,800	$36,400	$88,900	$46,500
Importance Code C				
Total	**$72,800**	**$36,400**	**$137,700**	**$61,300**

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.*

DEPARTMENT OF EDUCATION - 040

REGION 7 / ROC F - BUILDING A MICHAEL J. PETRIDES COMPLEX

Asset # : 15579

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
Exterior								
Exterior Walls								
Cast in Place Concrete	55%			LIFE	* *	5	$261,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Not Building F But Should Be Building A.								
Masonry: Brick Cavity	40%			LIFE	* *	5	$38,000	
Masonry: Brick Cavity	5%	Now	$84,700	LIFE	* *	5	$4,700	
Water Penetration, Extent : Light, Area Affected : 80%								
Location : Rear And Left Side Of Building								
Windows								
Aluminum	100%			2050	* *	5	$29,300	
Parapets								
Metal Rail	100%			2047	* *	5-10	$316,800	
Roof								
Built-Up (BUR)	80%			2039	* *	10	$47,800	
Built-Up (BUR)	20%	0-2	$71,400	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 80%								
Location : Various Locations On Roof								
Soffits								
Plaster	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Building C And A								
Explanation : Pedestrian Cover								
Plaster	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Building A And B								
Explanation : Pedestrian Cover								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$59,300	
Cast in Place Concrete	10%	Now	$236,200	LIFE	* *	5	$29,700	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Basement Pipe Penetration								
Vinyl Tile	70%			2039	* *	3	$47,500	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$42,200	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement Pipe Penetration								
Explanation : Water Leaks								
Ceilings								
AcousTile,Adhered	95%			2047	* *	5	$128,800	
AcousTile,Adhered	5%	0-2	$44,700	2047	* *	5	$3,400	
Adhesion Failure, Extent : Moderate, Area Affected : 80%								
Location : Basement Hallway								
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

REGION 7 / ROC F - BUILDING A MICHAEL J. PETRIDES COMPLEX

Asset # : 15579

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Between Building A And B								
Explanation : This Is At Pedestrian Cover								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
Activity Yard								
Pavers/Stone	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Courtyard								
Explanation : Vegetation Growth								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : 1,600 Amperes Main Service Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2060	* *	5	$2,200	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	99%			2034	$1,239,100	10	$74,500	
Incandescent	1%			2029	$23,300	2		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

REGION 7 / ROC F - BUILDING A MICHAEL J. PETRIDES COMPLEX

Asset # : 15579

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
Lighting								
Egress Lighting								
Emergency, Battery	25%			2039	* *	10	$4,900	
Emergency, Battery	25%			2034	$35,200	10	$4,900	
Exit, Battery	50%			2039	* *	10	$2,800	
Exterior Lighting								
HID	10%			2029	$39,200	10		
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$157,600	1	$30,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System Only								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$52,100	

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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2054	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	100%			2043	* *	2	$5,000	
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$26,500	
Controls								
Electrical	100%			2032	$466,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Water Cooled interior Pkg Unit	100%			2032	$1,507,700	2		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$6,100	
Heat Rejection								
Water Cooling Tower	100%			2032	$424,100	2	$82,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

REGION 7 / ROC F - BUILDING A MICHAEL J. PETRIDES COMPLEX

Asset # : 15579

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$44,000	4	$3,300	
Backflow Preventer								
Generic	100%			2034	$37,500	1	$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$23,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **REGIONAL OPERATIONS CENTER - BK**		
Address	: **131 LIVINGSTON STREET BTWN: BOREUM PL., SMITH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K802**
Program / Asset #	: **BOE0660.000 / 335**	**Yr Built/Renovated**	: **1907 / 2010**
Area Sq Ft	: **123,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **30-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **154** **Lot** : **1**	**BIN**	: **3000420**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$83,300	$271,100
Interior Architecture	$1,843,800	$1,781,900
Electrical	$465,700	$478,100
Mechanical	$243,300	$2,880,200
Total	**$2,636,200**	**$5,411,300**
Importance Code A	$83,300	$295,700
Importance Code B	$1,977,200	$5,115,600
Importance Code C	$575,600	
Total	**$2,636,200**	**$5,411,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$19,300	$13,900
Interior Architecture	$79,800	$9,000		$34,100
Electrical	$40,800	$12,000	$11,800	$14,800
Mechanical	$20,300	$30,600	$54,900	$30,300
Site Pavements	$33,200			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$189,400**	**$66,900**	**$101,400**	**$108,300**
Importance Code A	$12,200	$12,200	$31,700	$26,100
Importance Code B	$177,300	$50,700	$69,600	$82,200
Importance Code C		$4,000		
Total	**$189,400**	**$66,900**	**$101,400**	**$108,300**

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.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

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
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *		5	$105,800	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%									
Location : Front Facade									
Masonry: Brick	85%			LIFE	* *		5	$115,100	
Metal Panel	5%			2054	* *		5-10	$46,600	
Windows									
Aluminum	80%			2050	* *		5	$22,800	
Aluminum	20%	4+	$83,300	2050	* *		5	$2,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%									
Location : Front Of Building									
Unit Inoperable, Extent : Light, Area Affected : 20%									
Location : Front Of Building									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *		5	$5,100	
Masonry: Brick	85%			LIFE	* *		5	$11,100	
Metal Panel	10%			2060	* *		5	$5,100	
Roof									
Built-Up (BUR)	95%			2042	* *		10	$50,100	
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Roof Near Drain									
Copper/Terne	5%			2069	* *		10	$6,600	
Interior									
Floors									
Carpet	20%			2033		$731,000	3	$80,700	
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Offices									
Cast in Place Concrete	15%	Now	$131,800	LIFE	* *		5	$66,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement And Stairway									
Ceramic Tile	5%			2043	* *		5	$10,100	
Terrazzo	5%	Now	$48,300	LIFE	* *		5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor Hallway									
Vinyl Tile	45%			2039	* *		3	$45,400	
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Classrooms									
Explanation : Wood Grain Vinyl									
Vinyl Tile 9" X 9"	10%	0-2	$82,600	2034		$1,652,600	3	$7,600	
Broken/Missing Elements, Extent : Light, Area Affected : 30%									
Location : Hallways And Classrooms									

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.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$8,000	
Marble Panels	20%	Now	$575,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Hallways, Various Floors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Hallways, Various Floors								
Plaster	70%			LIFE	* *	5	$33,500	
Wood	5%			LIFE	* *	5	$31,900	
Ceilings								
AcousTile,Adhered	25%	Now	$166,300	2039	* *	5	$25,200	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Cafeteria								
Exposed Struc: Concrete	10%	0-2	$619,300	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Basement								
Explanation : Vaulted Ceiling								
Metal Panel	15%	Now	$205,300	LIFE	* *	5	$37,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Corrugated Vaults Throughout Basement								
Plaster	50%	Now	$62,800	LIFE	* *	5	$63,100	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$33,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Of Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2054	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes.								
Fused Disc Sw	25%			2034	$24,600	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								

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.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2054	* *	5	$100	
Fused Knife Sw	80%	2-4	$266,300	2064	* *	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	90%			2034	$163,900	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$26,600	5	$300	
Fused Knife Sw	10%	2-4	$26,600	2059	* *	5	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	20%			2033	$53,100	5	$600	
Molded Case Bkrs	60%			2050	* *	5	$1,900	
Wiring								
Braided Cloth	50%	2-4	$199,400	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2054	* *	1		
Motor Controllers								
Locally Mounted	85%			2032	$40,800	5	$700	
Locally Mounted	15%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,800	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$14,800	
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$118,200	1	$23,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2034	$118,200	1	$23,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$78,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 6,000 Gallon And One 4,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$121,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Convector/Radiator	100%			2032	$1,029,900	1	$39,700	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	20%			2034	$598,200			
Window/Wall Unit	40%			2029	$190,900	1		
Water Cooled interior Pkg Unit	40%			2038	* *	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	$900	
Ductwork/Diffusers	20%			LIFE	* *	2	$32,000	
No Component	70%							
Heat Rejection								
Water Cooling Tower	40%			2032	$254,500	2	$49,500	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$68,600	

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.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

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
Ventilation								
Exhaust Fans								
Interior	50%			2034	$279,300	2	$1,900	
Roof	50%			2034	$122,200	2	$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%			2032	$160,800	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 225 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$1,300	2034	$25,200	4	$2,600	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Float For Both Pumps								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit From Basement To 6th Floor, One Unit From 1st To 6th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$62,000	
Sprinkler								
No Component	75%							
Generic	25%			2034	$435,400	1-2	$8,600	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 3rd And 6th Floors								
Explanation : Limited Coverage								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**			
Address	:	**1180 REVEREND JAMES A POLITE AVE @ HOME ST.**			
Borough	:	**BRONX**	**Agency's Number**	:	**X099**
Program / Asset #	:	**BOE1098.000 / 14449**	**Yr Built/Renovated**	:	**1940 / 2009**
Area Sq Ft	:	**74,742**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**08-Jul-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3**			
Block	:	**2692** **Lot** : **14**	**BIN**	:	**2005276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,232,000	$611,600
Electrical		$1,088,500
Mechanical	$151,400	$978,500
Site Pavements		$155,800
Total	**$4,383,400**	**$2,834,300**
Importance Code A	$4,285,300	$611,600
Importance Code B	$98,100	$2,066,900
Importance Code C		$155,800
Total	**$4,383,400**	**$2,834,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$93,700			
Interior Architecture	$114,500	$24,700	$3,500	
Electrical	$16,100	$30,600	$14,500	$12,200
Mechanical	$51,300	$47,500	$19,800	$11,000
Site Pavements	$23,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$306,600**	**$110,000**	**$45,100**	**$30,400**
Importance Code A	$103,200	$6,800	$6,700	$6,700
Importance Code B	$113,000	$103,200	$38,400	$23,700
Importance Code C	$90,500			
Total	**$306,600**	**$110,000**	**$45,100**	**$30,400**

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.*

DEPARTMENT OF EDUCATION - 040

REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX

Asset # : 14449

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$185,100	
Masonry: Brick	90%	Now	$3,595,900	LIFE	* *	5	$426,500	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Foundation Wall Into Sub-basement Fan Room								
Masonry: Limestone	5%			LIFE	* *	5	$17,800	
Windows								
Aluminum	95%	Now	$43,900	2049	* *	5	$9,000	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Cafeteria, Staircases, Gymnasium And Classrooms								
Wood	5%	Now	$39,000	2058	* *	5	$4,700	
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Basement Boiler Room								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Basement Boiler Room								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	$2,800	
Masonry: Limestone	5%			LIFE	* *	5	$300	
Metal Cornice	5%	Now	$10,700	2048	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : North End								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : North And South Ends								
Metal Rail	10%			2046	* *	5-10	$7,300	
Metal: Cage/Fence	10%			2046	* *	5-10	$3,100	
Roof								
Copper/Terne	5%			2061	* *	10	$8,400	
Modified Bitumen	85%	Now	$636,100	2043	* *			
Blisters, Extent : Severe, Area Affected : 20%								
Location : Gymnasium Room, Main Roof								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 3rd Floor								
Plaza Roof: Stone Panels	10%			2053	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX

Asset # : 14449

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$24,700	
Ceramic Tile	5%			2042	* *	5	$5,600	
Quarry Tile	5%			2046	* *	5	$8,500	
Sheet Vinyl/Rubber	5%			2038	* *	5	$8,500	
Terrazzo	3%			LIFE	* *	5	$2,600	
Traffic Topping	5%			2038	* *	5	$7,100	
Vinyl Tile	25%			2038	* *	3	$10,600	
Wood	6%	4+	$20,700	2061	* *	5	$6,300	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	36%			2061	* *	5	$76,100	
Interior Walls								
Cast in Place Concrete	5%	Now	$37,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fan Room And Stair In Basement								
Ceramic Tile	5%			2042	* *	5	$4,800	
Metal: Cage/Fence	5%	4+	$12,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Stairwells								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : Metal And Glass Partitions								
Granite Panels	5%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$17,200	
SGFT/Glazed Masonry	20%	Now	$35,200	LIFE	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Gymnasium At Broken Basketball Hoop								
Ceilings								
AcousTileSusp.Lay-In	30%			2038	* *	5	$33,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Metal Panel	5%	Now	$3,800	LIFE	* *	5	$7,100	
Bent/Warped Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen								
Plaster	50%			LIFE	* *	5	$35,300	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2053	* *			
Iron Picket	35%			2068	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	60%			2036	$155,800			
Cast in Place Concrete	40%	Now	$3,300	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stair At Rear Yard								
Activity Yard								
Asphalt	35%	0-2	$20,600	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basketball Court Play Area, Track								
Under Construction	65%							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$500	
Variable Speed Drives, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$23,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

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
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$28,900	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 255 Kilowatts, 319 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,800	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	90%			2033	$1,026,800	10	$61,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	5%			2033	$45,300	10	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Hight Intensity Discharge								
LED	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : LED Light								
Egress Lighting								
Emergency, Service	50%			2033	$23,600	1		
Emergency, Battery	5%			2033	$6,400	10	$900	
Exit, Service	45%			2033	$14,900	1		
Exterior Lighting								
HID	5%			2028	$17,900	10		
Not in Service, Extent : Severe, Area Affected : 2%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Photocell								
LED	15%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$27,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX

Asset # : 14449

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$46,100	

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
Heating								
Energy Source								
Fuel Oil No 2	80%			2053	* *	5	$18,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Gasoline Piping Installed But Not Used								
Natural Gas	20%			2053	* *	1		
Conversion Equipment								
Furnace	20%	0-2	$9,500	2033	$47,600	1	$6,700	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Roof. Two Units Not Working								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : 4 Units								
Steam Boiler	80%	0-2	$53,400	2038	* *	1	$53,300	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room. One Boiler Not Working. One Refurbished								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$8,300	
Steam Piping/Pump	80%	0-2	$98,100	2043	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Feed Water Pump Not Efficient								
Not in Service, Extent : Moderate, Area Affected : 75%								
Location : Boiler Room. 6 Out Of 8 Vacuum, Condensate Pump Not Working								
Terminal Devices								
Air Handler	20%			2033	$288,000	1	$9,200	
Convector/Radiator	60%			2038	* *	1	$14,500	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	5%			2033	$90,900			
Window/Wall Unit	75%			2031	$217,400	1		
No Component	20%							
Ventilation								

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.*

DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,700	
Exhaust Fans								
Interior	20%	0-2	$33,900	2033	$67,900	2	$400	
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : 3rd Floor Exhaust Fan Not Working								
Roof	80%			2033	$118,800	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$195,400	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,400	4	$2,400	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$37,700	
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$600	
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 96 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **RICHMOND EARLY LEARNING CENTER**
Address : **159 BROADWAY @ HENDERSON AVE.**
Borough : **STATEN ISLAND**
Program / Asset # : **ACS0004.000 / 13414**
Area Sq Ft : **22,752**
Date of Survey : **23-Dec-2021**
Areas Surveyed : **Roof, Floors 1,2**
Block : **174** **Lot** : **6**
Agency's Number : **N/A**
Yr Built/Renovated : **1973 / 2009**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **5004830**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$173,900	
Interior Architecture	$178,300	
Electrical		$587,700
Mechanical		$523,600
Total	**$352,200**	**$1,111,300**
Importance Code A	$173,900	
Importance Code B	$128,100	$1,111,300
Importance Code C	$50,300	
Total	**$352,200**	**$1,111,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,900	$2,700	$1,900	
Interior Architecture	$4,900			$2,800
Electrical	$2,600	$2,300	$2,100	$2,600
Mechanical	$4,200	$4,700	$15,200	$5,100
Site Pavements	$7,700			$300
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$53,600**	**$16,900**	**$26,400**	**$18,000**
Importance Code A	$27,500	$4,400	$2,400	$1,600
Importance Code B	$17,300	$12,500	$23,900	$16,100
Importance Code C	$8,800			$300
Total	**$53,600**	**$16,900**	**$26,400**	**$18,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$4,300	
Concrete Masonry Unit	30%	Now	$93,600	LIFE	* *	5	$5,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : All Facades								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : All Facades								
Masonry: Brick	67%	Now	$80,300	LIFE	* *	5	$19,000	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%			2049	* *	5	$3,700	
Parapets								
Metal Panel	15%			2053	* *	5	$2,100	
Metal: Cage/Fence	85%			2046	* *	5-10	$23,500	
Roof								
Modified Bitumen	20%	Now	$11,300	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Play Surface	80%	Now	$15,700	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Soffits								
Metal Panel	100%			2053	* *	5-10	$6,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Ceramic Tile	5%	Now	$3,800	2042	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Toilets								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets								
Uneven Surface, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Quarry Tile	5%			2046	* *	5	$2,000	
Vinyl Tile	85%	2-4	$128,100	2038	* *	3	$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$2,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,700	
Gypsum Board	85%	Now	$50,300	LIFE	* *	5	$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	100%			2046	* *	5	$26,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2053	* *			
Iron Picket	20%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout West Side								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	90%	Now	$1,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Side Of Building								
Metal	8%	Now	$6,100	2053	* *	1-3	$800	
Cracked Weld, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose Connections, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal	2%			2063	* *	1-3	$200	

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. 1st Floor								
Explanation : Three 200 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$133,200	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room At 1st Floor								
Explanation : The Switchboard Bus Bar Rated At 1,360 Amperes								
Raceway								
Conduit	30%			2033	$18,800	1		
Conduit	70%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	20%			2032	$20,400	5	$100	
Molded Case Bkrs	75%			2041	* *	5	$500	
Wiring								
Thermoplastic	90%			2043	* *	1		
Thermoplastic	10%			2033	$7,900	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2033	$17,400	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Fluorescent	95%			2033	$329,900	10	$19,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$19,600	10	$2,700	
Exit, Service	50%			2033	$5,000	1		
Exterior Lighting								
HID	20%			2033	$21,700	10		
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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
Alarm								
Security System								
Generic	50%			2033	$21,900	1	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Intrusion Alarm								
Generic	50%			2033	$21,900	1	$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Security Cameras System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$60,100	1-3	$14,500	

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
Heating								
Energy Source								
Electricity	50%			2053	* *	1		
Natural Gas	50%			2053	* *	1		
Conversion Equipment								
Furnace	50%			2033	$36,200	1	$5,600	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : Two HVAC Units								
Radiant Heater	50%			2038	* *	2	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Electrical Baseboard Radiant Heat								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	$391,400	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$29,600	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$1,300	
Ductwork/Diffusers	90%			LIFE	* *	2-5	$11,400	

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DEPARTMENT OF EDUCATION - 040
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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
Ventilation								
Exhaust Fans								
Roof	20%			2038	* *	2	$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$72,600	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$900	
Backflow Preventer								
Generic	100%			2038	* *	1	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To The Roof								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	10%							
Generic	90%			2053	* *	1-2	$5,700	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Explanation : 15 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **RICHMOND HILL HIGH SCHOOL - Q**
Address : **89-30 114TH STREET**
Borough : **QUEENS**
Agency's Number : **Q475**
Program / Asset # : **BOE0884.000 / 1476**
Yr Built/Renovated : **1929 / 2012**
Area Sq Ft : **210,000**
Project Type : **EDUCATION**
Date of Survey : **12-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4,5**
Block : **9321** **Lot** : **1** **BIN** : **4195688**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$492,500	$219,300
Interior Architecture	$2,477,700	$3,300,200
Electrical		$3,225,500
Mechanical	$65,900	$5,852,100
Site Pavements	$213,400	
Total	**$3,249,500**	**$12,597,100**
Importance Code A	$492,500	$324,600
Importance Code B	$2,124,800	$12,211,800
Importance Code C	$632,200	$60,700
Total	**$3,249,500**	**$12,597,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,100		$20,300	
Interior Architecture	$145,800		$40,100	$12,800
Electrical	$7,800	$7,800	$8,700	$10,000
Mechanical	$65,700	$16,700	$23,400	$17,000
Site Enclosure	$20,800			
Site Pavements	$26,500			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$330,100**	**$32,000**	**$99,900**	**$47,300**
Importance Code A	$56,100		$20,300	
Importance Code B	$170,200	$32,000	$68,800	$47,300
Importance Code C	$103,800		$10,700	
Total	**$330,100**	**$32,000**	**$99,900**	**$47,300**

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Exterior								
Exterior Walls								
Copper/Terne	5%			2056	* *	10	$22,400	
Masonry: Brick	83%			LIFE	* *	5	$316,600	
Masonry: Limestone	10%			LIFE	* *	5	$28,600	
Weathering Steel	2%			LIFE	* *	1		
Windows								
Aluminum	90%	Now	$165,900	2044	* *	5	$34,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Aluminum w/ Guards	7%	Now	$6,900	2044	* *	5	$2,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	3%			2045	* *	10	$14,200	
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	$197,200	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Roof Gymnasium								
Masonry: Limestone	5%			LIFE	* *	5-10	$20,700	
Metal Security Bars	5%	Now	$2,800	2051	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Low Roof Adjacent To Driveway								
Metal: Cage/Fence	5%			2041	* *	5-10	$13,100	
Roof								
Built-Up (BUR)	45%			2041	* *	10	$61,000	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Over Fourth Floor, Above Stair 2 To 3, 4 To 5, 7 To 8, 11 To 12 And Pool								
Copper/Terne	5%			2051	* *	10	$16,900	
Paver: Asphalt	10%			2039	* *	10	$20,300	
Skylight, Metal/Glass	5%			2046	* *	10	$22,600	
Slate	35%	Now	$13,500	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Interior								

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$256,700	
Mosaic Tile	8%			2049	* *	5	$58,700	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Locker Rooms, Bathrooms And Kitchen								
Marble Panels	2%	Now	$65,900	LIFE	* *	5	$4,400	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Sheet Vinyl/Rubber	5%			2041	* *	5	$22,000	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Weightroom And Gymnasium Running Track								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Auditorium Center Isle								
Explanation : Recent Repair Evident								
Terrazzo	5%			LIFE	* *	5	$22,900	
Vinyl Tile	35%	Now	$290,500	2036	$2,904,800	3	$38,500	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Auditorium								
Wood	25%	0-2	$895,900	2064	* *	5	$68,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Attic Classrooms, Gymnasium Running Track And Science Rooms								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Gymnasium								

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Interior								
Interior Walls								
Ceramic Tile	7%			2049	* *	5	$21,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Pool, Staff Bathrooms, Locker Rooms, And Kitchen								
Glass: Single Pane	2%			LIFE	* *	5	$9,200	
Gypsum Board	2%			LIFE	* *	5-10	$10,400	
Masonry: Brick	10%	Now	$298,900	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Fan Room								
Metal Panel	5%	Now	$81,200	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Stair A Handrail								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Stairwells								
Marble Panels	3%			LIFE	* *	10	$3,700	
Plaster	66%	Now	$252,100	LIFE	* *	5	$60,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Stair C At 5th Floor, Weightroom And Stair J								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Auditorium, Stair 4 To 5 And 11 To 12								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Weightroom And Stair J								
SGFT/Glazed Masonry	3%	4+	$16,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	2%			LIFE	* *	5	$49,100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Built In Library Book Shelves								

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	$9,700	2041	* *	5	$7,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Attic Classrooms								
AcousTileConcealSpLn	3%	Now	$145,000	2056	* *	5	$5,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Cafeteria								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$55,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Pool And Gymnasium								
Metal Panel	2%	2-4	$4,000	LIFE	* *	5	$7,300	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Plaster	70%	Now	$319,800	LIFE	* *	5	$128,400	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Attic Classrooms And Bathrooms								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Corridor, Stairwells								
Plaster	5%			LIFE	* *	5-10	$25,200	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Auditorium And Library								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* *			
Iron Picket	50%	Now	$20,800	2071	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Driveway Entry								
Retaining Walls								
Concrete Masonry Unit	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$124,000	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Entry Steps								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$26,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Driveway								

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Site Pavements								
Activity Yard								
Asphalt	100%	Now	$89,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,500 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room 502								
Explanation : 45 Kva Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$665,800	5	$900	
Raceway								
Conduit	80%			2036	$552,300	1		
Conduit	10%			2046	* *	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	10%			2035	$65,400	5	$500	
Fused Toggle Switch	1%			2035	$6,500	5		
Molded Case Bkrs	69%			2035	$451,200	5	$3,800	
Molded Case Bkrs	10%			2044	* *	5	$600	
Under Construction	10%							
Wiring								
Braided Cloth	60%			2035	$552,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2036	$184,000	1		
Thermoplastic	10%			2046	* *	1		
Under Construction	10%							
Motor Controllers								
Locally Mounted	80%			2034	$297,300	5	$1,100	
Locally Mounted	10%			2041	* *	5	$100	
Variable Frequency Drive	5%			2053	* *			
Under Construction	5%							
Ground								

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.*

DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$173,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2036	$26,500	1		
Emergency, Battery	20%			2036	$72,200	10	$10,100	
Exit/Emergency Light Combo	5%			2044	* *			
Exit, Service	1%			2031	$900	1		
Exit, Battery	35%			2036	$106,600	10	$5,000	
Under Construction	19%							
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	50%			2044	* *	1	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2044	* *	1	$39,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Under Construction	100%							

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
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Outside								
Explanation : Temp Boiler								

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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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Heating								
Distribution								
Steam Piping/Pump	75%			2036	$1,291,500			
Under Construction	25%							
Terminal Devices								
Air Handler	20%			2031	$809,300	1	$26,000	
Convector/Radiator	75%	Now	$65,900	2034	$1,318,800	1	$45,800	
Leak Evident, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Fan Coil Unit/Heat	5%			2031	$266,600	1	$3,400	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	15%			2041	* *			
Window/Wall Unit	70%			2034	$570,200	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$74,200	
No Component	60%							
Exhaust Fans								
Interior	40%	Now	$19,100	2031	$381,500	2	$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Boys Gymnasium								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	$549,000	1		
Water Heater With Tanks								
Electric	100%			2031	$24,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 50 Gallons								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

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
Plumbing								
Pool Filter/Treatment								
Sand	98%			2034	$152,800	4	$500	
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Pool Room								
Explanation : 75 Feet X 30 Feet								
Backflow Preventer								
Generic	100%			2031	$96,000	1	$12,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Under Construction	100%							
Hot Water Storage Tank								
Under Construction	100%							
Booster Pump w/Tank								
Generic	100%			2044	* *	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit								
Explanation : Basement To 4th Floor								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2036	$297,400	1-2	$5,900	
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 120 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SAMUEL GOMPERS HIGH SCHOOL - BX**			
Address	:	**455 SOUTHERN BLVD. @E. 145 STREET**			
Borough	:	**BRONX**	**Agency's Number**	:	**X655**
Program / Asset #	:	**BOE0335.000 / 326**	**Yr Built/Renovated**	:	**1935 / 2019**
Area Sq Ft	:	**164,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**26-Jul-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,Ph**			
Block	:	**2576** **Lot** : **26**	**BIN**	:	**2003883**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,270,200	$129,400
Interior Architecture	$6,358,900	$178,800
Electrical	$291,500	$683,300
Mechanical	$5,143,400	$10,288,100
Site Enclosure	$93,500	
Site Pavements	$92,500	
Total	**$13,250,100**	**$11,279,500**
Importance Code A	$1,270,200	$129,400
Importance Code B	$11,796,900	$11,150,100
Importance Code C	$183,000	
Total	**$13,250,100**	**$11,279,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$15,200		$4,700
Interior Architecture	$66,600	$15,500		$24,900
Electrical	$24,900	$18,000	$12,300	$81,400
Mechanical	$145,200	$50,800	$101,100	$82,600
Site Enclosure	$76,100			
Site Pavements	$24,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$351,300**	**$113,900**	**$127,700**	**$208,000**
Importance Code A	$16,200	$31,500	$16,200	$21,300
Importance Code B	$192,100	$76,900	$111,500	$186,600
Importance Code C	$143,000	$5,500		
Total	**$351,300**	**$113,900**	**$127,700**	**$208,000**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	$545,400	LIFE	* *	5	$129,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Towers								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$5,400	
Masonry: Limestone	5%	Now	$115,900	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$417,500	2051	* *	5	$18,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%								
Location : Various Classrooms								
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Replace Wood Windows In Various Rooms								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Wood	5%	Now	$80,500	2060	* *	5	$9,800	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Penthouse And Bulkheads								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Bulkheads								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Penthouse And Bulkheads								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$19,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	* *	5	$6,700	
Metal Rail	5%			2048	* *	5-10	$24,000	
Roof								
Built-Up (BUR)	60%			2040	* *	10	$56,800	
Recent Repair Evident, Extent : N/A, Area Affected : 25%								
Location : Towers And Main Roof								
Cast in Place Concrete	25%	Now	$54,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Courtyard Above Chiller Room								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Courtyard Above Chiller Room								
Copper/Terne	10%			2063	* *	10	$23,700	
Modified Bitumen	5%			2040	* *	10	$4,700	

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Exterior								
Soffits								
Masonry: Granite	5%			LIFE	* *	5		
Stucco Cement	95%			2048	* *	5	$1,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$27,200	
Ceramic Tile	5%			2038	* *	5	$12,400	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : All Student Toilet Rooms								
Explanation : Renovations Underway								
Quarry Tile	5%			2040	* *	5	$18,700	
Terrazzo	5%	2-4	$23,800	LIFE	* *	5	$9,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Lobby And Main Floor								
Vinyl Tile	25%	2-4	$351,900	2040	* *	3	$23,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile 9" X 9"	25%	Now	$5,093,400	2045	* *	3	$23,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	30%	2-4	$91,200	2063	* *	5	$70,000	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Various Classrooms								

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	$42,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Chiller Room Below Courtyard								
Ceramic Tile	5%			2038	* *	5	$11,000	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : All Student Toilet Rooms								
Explanation : Renovations Underway								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	2-4	$59,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Lobby								
Plaster	45%	Now	$123,400	LIFE	* *	5	$29,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout Towers								
SGFT/Glazed Masonry	25%			LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby And Main Floor								
Explanation : Location Noted								
Ceilings								
AcousTile,Adhered	10%	2-4	$82,000	2048	* *	5	$12,400	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	3%			2048	* *	5	$7,500	
Exposed Struc: Concrete	15%	Now	$286,300	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Chiller Room Below Courtyard								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Chiller Room Below Courtyard								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Chiller Room Below Courtyard								
Metal Panel	2%			LIFE	* *	5	$6,200	
Plaster	70%	Now	$271,200	LIFE	* *	5	$108,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Towers								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	$27,500	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Along Wales Avenue								
Iron Picket	50%	2-4	$15,000	2070	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : East 145th Street								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$33,600	2055	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Handball Court								
Retaining Walls								
Cast in Place Concrete	100%	Now	$93,500	2070	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various Locations At Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$92,500	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$5,000	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Steps At Tinton Avenue To Parking Area								
Parking/Driveway								
Asphalt	100%	Now	$19,100	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Various Locations								
Activity Yard								
Asphalt	100%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : All Asphalt Reported As Parking/ Driveway								

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Sub-basement								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$700	
Raceway								
Conduit	30%			2045	* *	1		
Conduit	70%			2035	$207,000	1		
Panelboards								
Fused Disc Sw	10%			2051	* *	5	$400	
Molded Case Bkrs	90%			2043	* *	5	$3,900	
Wiring								
Thermoplastic	70%			2035	$286,400	1		
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$111,500	5	$700	
Locally Mounted	10%			2040	* *	5	$100	
Motor Control Center	20%			2048	* *	5	$900	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	89%			2040	* *	10	$133,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	1%			2030	$46,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Main Entrance Lobby								
Explanation : Decorative Fixtures								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2040	* *	1		
Emergency, Battery	40%			2040	* *	10	$15,800	
Exit, Battery	50%			2040	* *	10	$5,500	
Exterior Lighting								
HID	10%	Now	$7,800	2035	$78,400			
Sensor/Timer Malfunction, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	$900	

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%	Now	$7,900	2030	$157,600	1	$27,600	
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Exit 11 Keypad Is Not Operational								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$101,100	

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$162,400	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$26,900	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Terminal Devices								
Air Handler	50%			2035	$1,580,100	1	$50,700	
Convector/Radiator	50%			2040	* *	1	$26,500	
Controls								
Digital	100%			2030	$4,823,000			
Air Conditioning								
Energy Source								
Electricity	20%			2051	* *	1		
Natural Gas	80%			2045	* *	1		

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	75%			2035	$3,462,100	1	$133,100	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Basement								
Explanation : 2 Units Using Lithium Bromide. Water As A Refrigerant								
Reciprocating Compr/Chiller	10%			2030	$247,700	1	$7,600	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : Auditorium Roof								
Split Unit	10%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : R-410 Refrigerant								
Window/Wall Unit	5%			2030	$31,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2045	* *	4	$6,100	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2035	$2,932,600	1	$91,300	
Fan Coil - 2 Pipe	10%	Now	$25,600	2035	$512,300	1	$4,800	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Condensate Drain Leak In Ceiling								
Heat Rejection								
Water Cooling Tower	100%			2033	$848,200	2	$165,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,400	
Exhaust Fans								
Interior	80%			2035	$595,800	2	$4,000	
Roof	20%			2035	$65,200	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Stairwells								
Explanation : Water Main Located Behind The Hatch In Two Staircases That Go To The Sub-Basement								
Water Heater With Tanks								
Electric	100%			2028	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 125 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	100%	Now	$7,900	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Sub-basement To 3rd Floor, 1 Unit From Sub-basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2035	$232,200	1-2	$4,600	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **SAMUEL J. TILDEN HIGH SCHOOL -BK**
Address : **5800 TILDEN AVE. BTWN: EAST 59 ST., EAST 58 ST.**
Borough : **BROOKLYN**
Agency's Number : **K415**
Program / Asset # : **BOE0624.000 / 686**
Yr Built/Renovated : **1930 / 2003**
Area Sq Ft : **245,000**
Project Type : **EDUCATION**
Date of Survey : **28-Sep-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2,3**
Block : **4742** **Lot** : **1** **BIN** : **3104598**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$4,614,400	$78,800
Interior Architecture	$17,532,100	$400,200
Electrical	$142,000	$5,304,800
Mechanical	$2,044,000	$5,862,100
Site Enclosure	$122,500	
Site Pavements	$674,400	
Total	**$25,129,300**	**$11,645,900**
Importance Code A	$4,614,400	$184,000
Importance Code B	$16,681,600	$11,409,200
Importance Code C	$3,833,200	$52,600
Total	**$25,129,300**	**$11,645,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture				$19,500
Electrical	$76,200	$41,500	$41,400	$44,600
Mechanical	$150,900	$47,100	$52,400	$35,000
Site Pavements	$40,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$282,000**	**$103,000**	**$108,100**	**$113,500**
Importance Code A	$24,300	$24,300	$24,800	$24,300
Importance Code B	$217,200	$78,700	$83,400	$89,200
Importance Code C	$40,600			
Total	**$282,000**	**$103,000**	**$108,100**	**$113,500**

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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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Exterior								
Exterior Walls								
Under Construction	5%							
Under Construction	5%							
Under Construction	85%							
Under Construction	5%							
Windows								
Aluminum	100%	Now	$4,614,400	2056	* *	5	$78,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Under Construction	5%							
Under Construction	85%							
Under Construction	10%							
Roof								
Under Construction	2%							
Under Construction	93%							
Under Construction	5%							
Interior								
Floors								
Cast in Place Concrete	20%	0-2	$1,359,600	LIFE	* *	5	$170,700	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ceramic Tile	10%	Now	$450,600	2043	* *	5	$19,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Terrazzo	15%	0-2	$1,120,800	LIFE	* *	5	$45,700	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Main Entrance And Corridors On 1st Floor, Throughout								
Vinyl Tile	40%	Now	$4,415,700	2044	* *	3	$58,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout Classrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Various Locations Throughout Classrooms								
Wood	15%			2069	* *	5	$109,800	
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$359,300	2043	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Concrete Masonry Unit	5%	Now	$153,500	LIFE	* *	5	$6,400	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Thoughout								
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	15%			LIFE	* *			
Marble Panels	5%	Now	$576,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Main Floor Corridors								
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Main Floor Corridors								
Plaster	55%	Now	$2,621,900	LIFE	* *	5	$52,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%	Now	$3,215,200	2054	* *	5	$48,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 80%								
Location : Classrooms, Throughout								
AcousTileSusp.Lay-In	5%	Now	$166,100	2051	* *	5	$9,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Exposed Struc: Concrete	15%			LIFE	* *	5	$9,100	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	50%	Now	$3,038,400	LIFE	* *	5	$122,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%	0-2	$62,100	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%	Now	$60,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At School Entrances At East 57th Street And 59th Street								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : At School Entrances At East 57th Street And 59th Street								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$389,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Front And Right Sidewalk								
Explanation : Tripping Hazard, Slab Height Offset More Than Half Inch								
On-Site Walkways								
Cast in Place Concrete	80%			2047	* *			
Masonry: Granite	20%	0-2	$40,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout Entrance Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Asphalt	100%	0-2	$284,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$105,200	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated At 5,000 Amperes, One 2,500 Amperes And One 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	75%			2054	* *	5	$800	
Fused Disc Sw	25%			2034	$166,500	5	$300	
Raceway								
Conduit	80%			2034	$552,300	1		
Conduit	20%			2054	* *	1		

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

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2033	$32,700	5	$300	
Fused Disc Sw	5%			2050	* *	5	$300	
Molded Case Bkrs	45%			2042	* *	5	$2,900	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Lighting Panel 3-5								
Explanation : Nuisance Tripping Of Circuit Breakers Reported								
Molded Case Bkrs	45%			2033	$294,300	5	$2,900	
Wiring								
Thermoplastic	60%			2054	* *	1		
Thermoplastic	40%			2034	$368,000	1		
Motor Controllers								
Locally Mounted	50%			2032	$185,800	5	$800	
Locally Mounted	50%			2039	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$75,400	
Generators								
Diesel	100%			2030	$142,000	1	$94,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 219 Kilovolt Amperes, 175 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$54,600	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallon Tank								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 275 Gallon Tank								
Lighting								

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Lighting								
Interior Lighting								
Fluorescent	80%			2034	$2,991,800	10	$179,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	10%			2034	$297,100	10	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium 3 And Pool								
Explanation : High Intensity Discharge Fixtures								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium 1 And 2								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Service	50%			2034	$77,300	1		
Exit, Service	50%			2034	$54,100	1		
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
Generic	50%			2039	* *	1	$45,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Intrusion Alarm System								
Generic	50%			2039	* *	1	$45,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$155,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors, Bells								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fuel Vault								
Explanation : Two 15,000 Gallon Tanks No. 2 Fuel Oil With Four Steam Boilers								

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$242,600	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Boiler Does Not Operate On Oil								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Four Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$141,100	2054	* *	4	$12,100	
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Piping Near Pool Filter, Vacuum Condensate Pumps And Near Hot Water Heat Exchanger								
Terminal Devices								
Air Handler	10%	Now	$47,200	2034	$472,100	1	$13,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coil Leaks In Auditorium Air Handler								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : Multiple Fans Are Not Working								
Convector/Radiator	40%			2039	* *	1	$31,700	
Fan Coil Unit/Heat	50%	Now	$933,000	2034	$3,110,000	1	$35,600	
Other Observation, Extent : Severe, Area Affected : 40%								
Location : All Floors								
Explanation : 40 Percent Of Units Are Not Working								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	$13,800	2034	$137,500	2	$600	
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Lower Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Lower Roof								
Ext Pkg Unit - Heating/Cooling	5%			2034	$210,700	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : One Unit On Roof								
Window/Wall Unit	80%			2029	$760,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$136,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Ventilation								
Exhaust Fans								
Interior	95%			2034	$1,057,000	2	$7,100	
Roof	5%	Now	$2,400	2034	$24,300	2	$300	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Roof								
Explanation : 1 Of 7 Fans Is Broken								
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$51,600	2044	* *	1		
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Basement								
Explanation : Bad Valves On Water Service								
Galvanized Steel	20%			2032	$640,500	1		
Water Heater With Tanks								
Electric	30%			2032	$21,800	4		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement Next To Pool								
Explanation : 1 Unit								
Gas Fired	70%			2032	$36,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room And Pool Filter Room								
Explanation : Two Units 180 Gallon Tanks Serving Locker Rooms Only And Gasoline Fired Back Up In Boiler Room For Seasonal Use								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$36,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 300 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$158,000	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Water Backs Up At 59th Street Basement And 2nd Floor Bathroom Rusty Grease Trap								
Storm Drain Piping								
Cast Iron	100%	Now	$17,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$7,800	
Pool Filter/Treatment								
Sand	100%			2047	* *	4	$200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Pool Filter Room								
Other Observation, Extent : Light, Area Affected : 1%								
Location : Pool Filter Room								
Explanation : 3 Old Discontinued Units Remain								

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.*

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

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
Plumbing								
Sewage Ejector(s)								
Electric	100%	Now	$39,400	2039	* *	4	$9,800	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : 1 Of 2 Units Is Broken								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 3rd Floor, One Unit From Basement To 1st Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$173,500	1-2	$3,400	
Chemical System								
Wet	2%			2032	$1,100	1-10	$600	
No Component	98%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**			
Address	:	**49 FLATBUSH AVE. EXT. BTWN: CONCORD ST., CHAPEL ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K805**
Program / Asset #	:	**BOE0663.000 / 336**	**Yr Built/Renovated**	:	**1921 / 2014**
Area Sq Ft	:	**173,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**30-Nov-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,3**			
Block	:	**2106** **Lot** : **9**	**BIN**	:	**3059161**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$517,200
Interior Architecture	$51,100	$244,700
Electrical	$490,500	$304,300
Mechanical	$519,600	$4,496,100
Total	**$1,061,200**	**$5,562,400**
Importance Code A		$517,200
Importance Code B	$1,061,200	$4,941,000
Importance Code C		$104,200
Total	**$1,061,200**	**$5,562,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$22,800		$2,600	$25,000
Interior Architecture	$56,200	$13,200		$17,400
Electrical	$30,600	$34,300	$29,600	$31,400
Mechanical	$31,600	$32,600	$76,100	$35,800
Site Enclosure	$2,800			
Elevators/Escalators	$24,500	$24,500	$24,500	$24,500
Total	**$168,500**	**$104,600**	**$132,800**	**$134,100**
Importance Code A	$35,700	$12,900	$15,800	$37,900
Importance Code B	$132,900	$81,700	$117,000	$96,300
Importance Code C		$10,100		
Total	**$168,500**	**$104,600**	**$132,800**	**$134,100**

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.*

DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Exterior								
Exterior Walls								
Cast in Place Concrete	45%			LIFE	* *	5	$158,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Facade								
Explanation : Sidewalk Shed Present								
Masonry: Brick	4%			LIFE	* *	5	$2,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Metal/Glass Curt Wall	40%			LIFE	* *	5	$53,000	
Metal Panel	1%			2060	* *	5-10	$4,900	
Stucco Cement	10%			2051	* *	5	$17,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Facade								
Windows								
Aluminum	10%	Now	$21,100	2050	* *	5	$1,100	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%								
Location : Various Locations, 2nd And 3rd Floor								
Unit Inoperable, Extent : Light, Area Affected : 25%								
Location : Various Locations, 2nd And 3rd Floor								
Aluminum	90%			2050	* *	5	$19,400	
Parapets								
Cast in Place Concrete	85%			LIFE	* *	5	$238,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Roof Area								
Metal Panel	5%			2054	* *	5	$5,300	
Metal Rail	5%			2051	* *	5-10	$24,500	
Stucco Cement	5%			2047	* *	5	$3,500	
Roof								
Built-Up (BUR)	95%			2042	* *	10	$67,000	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Roof Area								
Skylight, Metal/Glass	5%			2060	* *	10	$11,800	
Interior								

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$89,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Floors 1, 2, 3								
Explanation : Only Floors 1, 2, And 3 Belong To This School.								
Ceramic Tile	3%			2043	* *	5	$6,100	
Panel/Paver: Cer/Brk	2%			2042	* *	5	$9,200	
Quarry Tile	2%			2047	* *	5	$6,100	
Vinyl Tile	52%			2039	* *	3	$53,100	
Vinyl Tile	15%	Now	$17,300	2039	* *	3	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Classrooms								
Vinyl Tile 9" X 9"	1%	Now	$8,400	2044	* *	3	$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Classrooms And Hallways								
Wood	5%			2062	* *	5	$19,200	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	7%			2043	* *	5	$20,300	
Gypsum Board	60%			LIFE	* *	5	$104,200	
Masonry: Brick	3%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$21,700	
Ceilings								
AcousTileSusp.Lay-In	50%			2047	* *	5	$102,200	
Exposed Struc: Concrete	50%			LIFE	* *	5	$16,000	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$2,800	2069	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : At Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : At Front And Sides Of Building								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes								

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.*

DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$700	
Raceway								
Conduit	50%			2044	* *	1		
Conduit	50%			2034	$188,500	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$400	
Molded Case Bkrs	20%			2033	$61,300	5	$900	
Molded Case Bkrs	70%			2042	* *	5	$3,200	
Wiring								
Braided Cloth	30%	2-4	$172,900	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	70%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$53,200	
Generators								
Diesel	100%	0-2	$4,100	2043	* *	1	$60,300	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Generator Rated At 360 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$6,400	
Fuel Storage								
Day Tank	50%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 250 Gallon Capacity								
Main Tank	50%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Lighting								
Interior Lighting								
Fluorescent	96%			2039	* *	10	$152,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps Type Fixtures Were Installed Three Years Ago.								
LED	4%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasiums								
Explanation : LED Type Lighting Fixtures Were Installed In The Gymnasiums Three Years Ago.								
Egress Lighting								
Emergency, Service	50%			2034	$54,600	1		
Exit, Service	50%			2034	$38,200	1		
Exterior Lighting								
HID	20%			2029	$165,300	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$64,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$109,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Horns And Alarm Bells								

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
Heating								
Energy Source								
Natural Gas	25%			2054	* *	1		
Interruptible Gas/Dual Fuel	75%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement Vault								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	75%			2039	* *	1	$128,500	
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement								
Explanation : Three Steam Boilers								
Under Construction	25%							

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Heating								
Distribution								
Steam Piping/Pump	75%			2034	$1,063,900			
No Component	25%							
Terminal Devices								
Convector/Radiator	55%			2032	$796,700	1	$30,700	
Fan Coil Unit/Heat	25%			2034	$1,098,000	1	$14,000	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%	0-2	$74,400	2034	$744,100	2	$2,100	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Building Controls Are Not Operational								
R-134a Refrigerant, Extent : Light, Area Affected : 25%								
Location : 4 Units, Roof								
Split Unit	5%			2029	$210,300			
Window/Wall Unit	35%			2029	$234,900	1		
No Component	35%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	$45,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$96,500	
Exhaust Fans								
Interior	25%			2034	$196,400	2	$1,300	
Roof	75%			2034	$257,800	2	$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2044	* *	1		
Galvanized Steel	15%			2032	$339,200	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 8th Floor								
Explanation : 8th Floor Unit Serves 7th And 8th Floors. Basement Unit Serves All Other Floors								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2042	* *	1	$10,600	
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Asset # : 336

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From 1st To 8th Floor, One Unit From Basement To 8th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$90,500	
Sprinkler								
Generic	100%			2054	* *	1-2	$48,500	
Fire Pump								
Generic	100%			2043	* *	1	$32,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Located In Fire Pump Room On 1st Floor								
Chemical System								
No Component	90%							
Generic	10%			2032	$6,000	1-10	$2,900	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Explanation : Kitchen Hood Covers 100 Square Feet (20x5).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SEWARD PARK HIGH SCHOOL - M**		
Address	: **350 GRAND ST. BTWN: ESSEX ST., LUDLOW ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M445**
Program / Asset #	: **BOE0124.000 / 2769**	**Yr Built/Renovated**	: **1930 / 2014**
Area Sq Ft	: **236,632**	**Project Type**	: **EDUCATION**
Date of Survey	: **18-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **408** **Lot** : **30**	**BIN**	: **1005283**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$57,000	$400,300
Interior Architecture	$1,091,700	$546,300
Electrical	$1,315,000	$2,564,600
Mechanical	$1,366,500	$7,164,000
Total	**$3,830,200**	**$10,675,200**
Importance Code A	$57,000	$505,600
Importance Code B	$3,773,200	$10,081,500
Importance Code C		$88,100
Total	**$3,830,200**	**$10,675,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,900		$31,200	
Interior Architecture	$17,700	$25,000	$13,300	$13,300
Electrical	$16,000	$24,900	$85,100	$24,600
Mechanical	$95,400	$17,300	$30,900	$29,200
Site Enclosure	$19,300			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$180,300**	**$90,200**	**$183,500**	**$90,100**
Importance Code A	$8,900	$7,000	$31,700	
Importance Code B	$152,100	$72,300	$151,700	$90,100
Importance Code C	$19,300	$10,800		
Total	**$180,300**	**$90,200**	**$183,500**	**$90,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$117,100	
Masonry: Brick	53%			LIFE	* *	5	$158,800	
Masonry: Granite	30%			LIFE	* *	5	$67,400	
Masonry: Limestone	10%			LIFE	* *	5	$22,500	
Metal, Corrugated	2%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Playground								
Explanation : Bulkhead Walls								
Windows								
Aluminum	100%			2050	* *	5	$114,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$22,900	
Masonry: Brick	65%			LIFE	* *	5	$12,800	
Metal: Cage/Fence	10%			2047	* *	5-10	$15,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$12,400	
Roof								
Copper/Terne	3%			2062	* *	10	$9,400	
Exposed Struc: Steel	13%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : Exposed Steel Lattice Structure								
Modified Bitumen	25%			2039	* *	10	$31,200	
Plaza Roof: Stone Panels	59%			2054	* *			
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$193,700	
Ceramic Tile	8%			2043	* *	5	$28,300	
Cork Tile	2%	Now	$292,500	2064	* *	5	$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Library								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Library								
Mosaic Tile	3%			2039	* *	5	$26,600	
Terrazzo	5%			LIFE	* *	5	$13,800	
Vinyl Tile	20%	Now	$400,800	2039	* *	3	$26,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms, 5th Floor Kitchen								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Classrooms, Offices								
Vinyl Tile 9" X 9"	10%	Now	$145,000	2044	* *	3	$13,300	
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Rooms 409, 300								
Wood	27%			2049	* *	5	$179,300	

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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.*

DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Interior								
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$21,600	
Masonry: Brick	15%			LIFE	* *			
Metal: Cage/Fence	4%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells								
Explanation : Dividers								
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$84,200	
Plaster	3%			LIFE	* *	5	$3,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Auditorium								
Explanation : Murals								
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$35,400	
Exposed Struc: Concrete	10%	Now	$108,700	LIFE	* *	5	$5,500	
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Filter Room								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Filter Room								
Metal Panel	1%			LIFE	* *	5	$4,400	
Plaster	5%	Now	$55,200	LIFE	* *	5	$11,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Boys And Girls Gymnasium								
Plaster	74%			LIFE	* *	5	$163,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Auditorium And Library								
Explanation : Crown Moulding								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2044	* *			
Iron Picket	95%	4+	$19,300	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Grand Street								
Explanation : Gates Will Not Close								
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	75%			2039	* *			
Masonry: Granite	25%			LIFE	* *			

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Estimates are rounded to the nearest hundred dollars.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	70%			2034	$73,700	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Main Service Switch Rated At 3,500 Amperes.								
Fused Knife Sw	30%			2034	$31,600	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Service Switch Rated At 600 Amperes For Emergency Service.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	$532,600	5	$800	
Fused Disc Sw	20%			2044	* *	5	$200	
Raceway								
Conduit	95%			2034	$655,900	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	$32,700	5	$300	
Molded Case Bkrs	85%			2033	$555,900	5	$5,300	
Molded Case Bkrs	10%			2050	* *	5	$600	
Wiring								
Braided Cloth	75%	2-4	$690,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2044	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$260,100	5	$1,100	
Locally Mounted	20%			2039	* *	5	$300	
Variable Frequency Drive	10%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Lighting								
Egress Lighting								
Emergency, Service	25%			2029	$37,300	1		
Emergency, Battery	25%			2039	* *	10	$14,300	
Exit, Battery	50%			2039	* *	10	$8,000	
Exterior Lighting								
LED	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Controlled Via Timer								
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$454,900	1	$88,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Analog	50%	2-4	$312,500	2044	* *	1-3	$66,300	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Corridors								
Explanation : Manual Pull Stations, Bells								
Generic, Digital	50%			2029	$312,500	1-3	$72,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Utility Steam	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2043	* *	5	$14,100	

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Heating								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Basement. Steam Is Leaking On Return Line								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Basement. One Compressor Is Not Working								
Terminal Devices								
Air Handler	30%	0-2	$136,800	2039	* *	1	$39,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Pool Air Handling Unit								
Convector/Radiator	70%			2039	* *	1	$53,500	
Controls								
Pneumatic	100%			2032	$4,682,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	2%			2029	$115,100			
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof, Serves Rooms 318 And 418								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement								
Explanation : Staff Offices								
Window/Wall Unit	95%	0-2	$87,200	2027	$872,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations. 5 Percent Of Window Air Condition Units Are Not Working								
No Component	3%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$131,900	
Exhaust Fans								
Interior	95%			2039	* *	2	$6,900	
Roof	5%			2034	$23,500	2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Elevator Machine Roof Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	$2,178,400	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 10%								
Location : Duplex Pumps In Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Water Entry Points								
Galvanized Steel	30%			2039	* *	1		

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Plumbing								
Water Heater With Tanks								
Electric	5%			2027	$1,200	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Gallon Unit Serves Kitchen								
Electric	5%			2029	$1,200	4		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Kitchen								
Explanation : 30 Gallon Unit								
No Component	90%							
HW Heat Exchanger								
Steam Fired	90%			2054	* *	4	$21,100	
Steam Fired	10%			2034	$117,200	4	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Serves Pool								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$48,500	4	$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Single Pump Units								
Pool Filter/Treatment								
Sand	100%	0-2	$242,600	2054	* *	4	$900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : All Old Units Are Abandoned In Place In Basement								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Pool. The Pumps, Filter And Other Equipments Are Not Working								
Sewage Ejector(s)								
Electric	100%			2034	$126,900	4	$9,400	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Natural Gas	100%			2039	* *			
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor								
Explanation : 3 Units								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$3,300	
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : Storage*								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SHIRLEY CHISHOLM CAMPUS - BK**			
Address	:	**965 EAST 107TH STREET BTWN: FLATLANDS AVE. - AVENUE J**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K366**
Program / Asset #	:	**BOE1090.000 / 14441**	**Yr Built/Renovated**	:	**2009 /**
Area Sq Ft	:	**56,255**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**21-Nov-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,Ph**			
Block	:	**8215** **Lot** : **12**	**BIN**	:	**3230691**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$91,900
Interior Architecture		$65,500
Electrical	$214,700	
Mechanical	$59,500	$1,657,600
Total	**$274,200**	**$1,814,900**
Importance Code A		$253,100
Importance Code B	$274,200	$1,496,300
Importance Code C		$65,500
Total	**$274,200**	**$1,814,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,800	$15,300		$25,100
Interior Architecture	$9,300	$40,300	$14,700	$4,700
Electrical	$9,200	$10,600	$12,700	$22,300
Mechanical	$11,900	$7,600	$14,100	$29,100
Site Pavements	$3,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$79,200**	**$88,200**	**$55,900**	**$95,700**
Importance Code A	$33,300	$17,800	$2,500	$27,700
Importance Code B	$41,800	$70,400	$40,800	$67,900
Importance Code C	$4,100		$12,600	
Total	**$79,200**	**$88,200**	**$55,900**	**$95,700**

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$91,900	
Pre-Cast Concrete	3%	0-2	$4,300	LIFE	* *	5	$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 107th Street Facade								
Window Wall	2%			2055	* *	5	$7,300	
Windows								
Aluminum	100%			2051	* *	5	$21,600	
Parapets								
Cast in Place Concrete	30%	Now	$3,100	LIFE	* *	5	$17,200	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick Cavity	40%			LIFE	* *	5	$2,200	
Metal Rail	25%			2048	* *	5-10	$25,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Main Roof								
Explanation : This Component Is Actually Metal Cage Enclosure								
Pre-Cast Concrete	5%			LIFE	* *	5	$1,800	
Roof								
Copper/Terne	5%			2063	* *	10	$5,400	
IRMA/Protected Membrane	45%	Now	$23,400	2040	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Fourth Floor And Library								
IRMA/Protected Membrane	30%			2040	* *	10	$12,900	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Roof Enclosed By Metal Structure								
Modified Bitumen	20%			2040	* *	10	$8,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof Over Kitchen								
Explanation : Covered With Rubber Pads								
Soffits								
Metal Panel	100%			2055	* *	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Interior								
Floors								
Carpet	5%	Now	$3,800	2031	$76,200	3	$6,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Library								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Library								
Cast in Place Concrete	10%			LIFE	* *	5	$18,400	
Ceramic Tile	5%			2044	* *	5	$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Fourth Floor Boys Toilet								
Terrazzo	5%			LIFE	* *	5	$3,300	
Traffic Topping	5%			2040	* *	5	$5,300	
Vinyl Tile	65%			2040	* *	3	$20,500	
Wood	5%			2063	* *	5	$7,900	
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	15%			2044	* *	5	$25,200	
Concrete Masonry Unit	1%	2-4	$3,200	LIFE	* *	5	$700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium Expansion Joints								
Concrete Masonry Unit	9%			LIFE	* *	5	$6,000	
Folding Partition	5%			2051	* *	5	$21,000	
Gypsum Board	65%			LIFE	* *	5	$65,500	
Ceilings								
AcousTileSusp.Lay-In	8%	Now	$2,300	2048	* *	5	$3,400	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Room 417 And Library								
AcousTileSusp.Lay-In	70%			2048	* *	5	$58,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$700	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2040	* *			
Gypsum Board	5%			LIFE	* *	5	$5,300	
Metal Panel	2%			LIFE	* *	5	$2,100	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	40%			LIFE	* *			
Iron Picket	6%			2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Masonry: Brick	54%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$2,700	2048	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 107th Street								
Explanation : Caulking Deteriorated Where Sidewalk Meets The Building								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$800	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Entry								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Southeast Walkway								
Explanation : Caulking Deteriorated Where Sidewalk Meets The Building								
Activity Yard								
Rubber Matting	100%			2040	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated At 2,000 Amperes And 1,200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$200	
Raceway								
Conduit	100%			2061	* *	1		
Panelboards								
Fused Disc Sw	15%			2051	* *	5	$200	
Molded Case Bkrs	85%			2051	* *	5	$1,300	
Wiring								
Thermoplastic	100%			2061	* *	1		
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Room								
Explanation : Connected To The Water Main Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$17,300	

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Stand-by Power								
Generators								
Diesel	100%			2044	* *	1	$21,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Emergency Generator Rated At 240 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,100	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	25%			2030	$214,700	10	$12,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	75%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2035	$17,700	1		
Exit, Service	50%			2035	$12,400	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$500	
Alarm								
Security System								
Generic	100%			2040	* *	1	$21,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Camera Stand Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$34,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detector, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns								

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
Heating								
Energy Source								
Electricity	10%			2055	* *	1		
Natural Gas	90%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Heating								
Conversion Equipment								
Furnace	90%			2035	$161,300	1	$25,000	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : Five Gasoline Fired Rooftop Packaged Units								
No Component	10%							
Terminal Devices								
Fan Coil Unit/Heat	10%			2035	$128,500	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwells And Vestibules								
Explanation : Electric Unit Heaters								
No Component	90%							
Controls								
Electrical	100%			2033	$288,200			
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	$967,800	2	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Five Package Units. R-410a Refrigerant								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,400	
Exhaust Fans								
Roof	100%			2035	$111,800	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2035	$30,200	4	$3,400	
Backflow Preventer								
Generic	7%	2-4	$1,100	2035	$1,800	1	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Leak At Main Shut Off Valve								
Generic	93%			2035	$23,900	1	$3,200	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through 4th Floor, Roof								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2055	* *	1-2	$15,800	
Fire Pump								
Generic	100%			2044	* *	1	$10,500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Set Kitchen Fire Suppression 5 Feet X 13 Feet Which Equals 65 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SKILLMAN H.S. - Q**				
Address	: **24-30 SKILLMAN AVE.**				
Borough	: **QUEENS**			**Agency's Number**	: **LEASE-Q667**
Program / Asset #	: **BOE1084.000 / 14430**			**Yr Built/Renovated**	: **1954 / 2005**
Area Sq Ft	: **45,804**			**Project Type**	: **EDUCATION**
Date of Survey	: **17-Feb-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,Ph**				
Block	: **100**	**Lot**	: **1**	**BIN**	: **4000744**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$117,800	$249,200
Electrical		$1,115,800
Mechanical		$978,800
Site Pavements	$357,800	
Total	**$475,600**	**$2,343,800**
Importance Code A	$117,800	$380,500
Importance Code B	$127,200	$1,963,300
Importance Code C	$230,600	
Total	**$475,600**	**$2,343,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$12,700	$2,800	
Interior Architecture	$56,000	$2,100	$7,300	
Electrical	$11,700	$7,700	$7,500	$8,300
Mechanical	$18,600	$42,400	$11,600	$7,400
Site Pavements	$34,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$127,600**	**$72,000**	**$36,400**	**$22,900**
Importance Code A	$2,000	$15,200	$4,900	$2,500
Importance Code B	$45,200	$56,800	$31,500	$20,400
Importance Code C	$80,400			
Total	**$127,600**	**$72,000**	**$36,400**	**$22,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

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
Exterior								
Exterior Walls								
Masonry: Brick	47%	2-4	$53,500	LIFE	* *	5	$31,700	
Efflorescence, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Explanation : Small Vertical Cracks In Brick Walls								
Masonry: Brick	38%			LIFE	* *	5	$25,700	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$6,300	
Metal Panel	10%			2053	* *	5-10	$46,400	
Windows								
Aluminum	100%			2049	* *	5	$5,700	
Parapets								
Metal Rail	100%			2046	* *	5-10	$191,800	
Roof								
IRMA/Protected Membrane	100%			2038	* *	10	$64,300	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,500	
Quarry Tile	5%			2046	* *	5	$5,100	
Traffic Topping	5%			2038	* *	5	$4,300	
Vinyl Tile	85%			2038	* *	3	$21,900	
Interior Walls								
Ceramic Tile	40%			2042	* *	5	$45,300	
Concrete Masonry Unit	5%	Now	$27,300	LIFE	* *	5	$2,300	
Diagonal Cracks, Extent : Light, Area Affected : 100%								
Location : Wall In Stairway B								
Gypsum Board	55%			LIFE	* *	5	$37,400	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	* *	5	$54,800	
Exposed Struc: Concrete	5%			LIFE	* *	5	$500	
Gypsum Board	10%	Now	$6,100	LIFE	* *	5	$8,600	
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Stairway A And B								
Metal Panel	5%			LIFE	* *	5	$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2053	* *			
Iron Picket	5%			2053	* *			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040
SKILLMAN H.S. - Q
Asset # : 14430

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$127,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : 49th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$30,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Stairs From Activity Yard								
Parking/Driveway								
Asphalt	100%	Now	$230,600	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Asphalt	95%	Now	$3,700	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Rubber Matting	5%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2043	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2038	* *	5	$100	
Variable Frequency Drive	80%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$14,100	
Generators								
Diesel	100%			2036	$142,000	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Outside								
Explanation : One 135 Kilowatts Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$1,700	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Outside								
Explanation : One 280 Gallons								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$699,200	10	$42,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	60%			2033	$17,300	1		
Exit, LED	15%			2048	* *	1		
Exit, Service	25%			2033	$5,100	1		
Exterior Lighting								
HID	30%			2033	$65,700	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$88,000	1	$17,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway, Exit Doors And Outside								
Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$121,000	1-3	$29,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes And Fire Alarm Panel								

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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DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

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
Heating								
Energy Source								
Electricity	10%			2053	* *	1		
Natural Gas	90%			2053	* *	1		
Conversion Equipment								
Furnace	90%			2033	$131,300	1	$20,400	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 5 Gas Fired Heating, Cooling Units On Roof								
Radiant Heater	10%			2038	* *	2	$2,100	
Terminal Devices								
Fan Coil Unit/Heat	10%			2038	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Electric Unit Heaters In Stairwells And Other Locations								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	$788,000	2	$2,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$25,500	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$10,500	2028	$35,000	2		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Storage Tank Mechanical Equipment Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Indirect Fired, 175 Gallon Storage								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$2,800	

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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.*

DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First To The Second Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$12,800	
Fire Pump								
Generic	100%			2042	* *	1	$8,600	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.**
Address : **1440 STORY AVENUE @ COLGATE AVE**
Borough : **BRONX**
Program / Asset # : **BOE1062.000 / 14375**
Area Sq Ft : **80,493**
Date of Survey : **11-May-2022**
Areas Surveyed : **Roof, Floors 1,2**
Block : **3622** **Lot** : **16**
Agency's Number : **X537-X519**
Yr Built/Renovated : **1961 / 2004**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **2022544**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$107,400	$68,400
Interior Architecture		$59,500
Electrical	$66,400	
Mechanical	$343,300	$1,829,700
Site Pavements		$135,700
Total	**$517,100**	**$2,093,300**
Importance Code A	$107,400	$324,800
Importance Code B	$409,700	$1,573,300
Importance Code C		$195,100
Total	**$517,100**	**$2,093,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$7,200	$6,800	
Interior Architecture	$5,800		$12,800	
Electrical	$17,100	$13,500	$15,700	$13,100
Mechanical	$8,200	$26,200	$41,600	$6,200
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$38,300**	**$54,100**	**$84,000**	**$26,500**
Importance Code A	$4,000	$11,400	$10,800	$4,000
Importance Code B	$31,500	$42,800	$73,200	$22,500
Importance Code C	$2,800			
Total	**$38,300**	**$54,100**	**$84,000**	**$26,500**

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.*

DEPARTMENT OF EDUCATION - 040

SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$68,400	
Metal Panel	5%			2053	* *	5-10	$24,800	
Windows								
Aluminum	100%			2049	* *	5	$13,500	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$3,500	
Masonry: Limestone	20%			LIFE	* *	5	$1,200	
Metal Panel	5%			2053	* *	5	$900	
Roof								
Built-Up (BUR)	95%			2038	* *	10	$107,400	
Skylight, Metal/Glass	5%			2053	* *	10	$18,800	
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$5,300	
Ceramic Tile	5%			2042	* *	5	$6,000	
Quarry Tile	5%			2046	* *	5	$9,000	
Vinyl Tile	85%			2038	* *	3	$38,400	
Wood	3%			2061	* *	5	$6,800	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$5,500	
Concrete Masonry Unit	3%			LIFE	* *	5	$1,300	
Glass: Single Pane	2%			LIFE	* *	5	$1,700	
Gypsum Board	90%			LIFE	* *	5	$59,500	
Ceilings								
AcousTileSusp.Lay-In	75%			2046	* *	5	$90,400	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,800	
Gypsum Board	5%			LIFE	* *	5	$7,500	
Metal Panel	5%			LIFE	* *	5	$7,500	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Iron Picket	70%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	60%			2036	$135,700			
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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.*

DEPARTMENT OF EDUCATION - 040

SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Room 108								
Explanation : One 4,000 And One 2,000 Amperes Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$24,800	
Generators								
Diesel	100%			2042	* *	1	$31,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 200 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,000	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2038	* *	10	$7,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Fluorescent	80%			2038	* *	10	$59,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-5 And T-8 Lamps Controlled By Lighting Control Panel								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		

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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.*

DEPARTMENT OF EDUCATION - 040

SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

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
Lighting								
Exterior Lighting								
HID	15%			2038	* *	10		
Incandescent	5%			2038	* *	2		
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$15,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Generic	50%			2038	* *	1	$15,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$49,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Front Of Building								
Explanation : Gasoline Entrance With Gasoline Pressure Pump								
Conversion Equipment								
Furnace	100%			2033	$256,400	1	$39,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Full Direct Digital Control System								
Terminal Devices								
Convector/Radiator	5%			2038	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs, Equipment Rooms, Entrances								
Explanation : Electric Resistance Heat								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	$131,600	2033	$1,315,500	2	$3,700	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controls System Is Not Working								
Split Unit	5%			2033	$97,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$104,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,900	
Exhaust Fans								
Roof	96%			2033	$153,500	2	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Areas								
Explanation : Serve Equipment Rooms, Toilet Rooms; Science And Miscellaneous Multipurpose Rooms								
Roof	3%			2033	$4,800	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two Hoods In Kitchen								
Roof	1%			2033	$1,600	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Smoke Control								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$211,700	2053	* *	1		
Booster Pump w/Tank, Extent : Moderate, Area Affected : 20%								
Location : Leaking Booster Pump								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Heater Room								
Explanation : Two Circulators								
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Heater Room								
Explanation : Boiler, Storage Tank, Circulator Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Floor								
Explanation : Three Grease Traps								

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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DEPARTMENT OF EDUCATION - 040

SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Hydraulic Unit Observed								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$22,500	
Chemical System								
No Component	98%							
Generic	2%			2028	$2,400	1-10	$1,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Kitchen Fire Suppression System Covers 102 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)**		
Address	: **701 ST. ANN'S AVE. BTWN: E.156 ST. - RAE ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X470**
Program / Asset #	: **BOE0331.000 / 349**	**Yr Built/Renovated**	: **1921 / 2022**
Area Sq Ft	: **105,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **31-Jul-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5**		
Block	: **2359** **Lot** : **240**	**BIN**	: **2001153**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,301,800	$202,300
Interior Architecture	$4,611,300	$248,700
Electrical	$350,500	$2,302,100
Mechanical	$2,922,200	$4,596,800
Site Pavements	$319,300	
Total	**$9,505,100**	**$7,349,800**
Importance Code A	$1,395,500	$1,192,000
Importance Code B	$7,635,900	$6,157,800
Importance Code C	$473,700	
Total	**$9,505,100**	**$7,349,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$57,300			
Interior Architecture	$56,400	$9,400		$24,400
Electrical	$49,300	$10,300	$10,000	$16,100
Mechanical	$56,000	$77,500	$28,000	$63,600
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$233,800**	**$112,100**	**$52,800**	**$119,000**
Importance Code A	$57,300	$10,400	$10,400	$10,600
Importance Code B	$138,500	$101,700	$42,400	$108,400
Importance Code C	$38,000			
Total	**$233,800**	**$112,100**	**$52,800**	**$119,000**

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$10,000	LIFE	* *	5	$40,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Cast Stone/Terra Cotta	5%	0-2	$66,400	LIFE	* *	5	$63,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Terra Cotta Trims								
Masonry: Brick	65%	2-4	$446,700	LIFE	* *	5	$106,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Original Building								
Masonry: Brick	20%	2-4	$55,000	LIFE	* *	5	$32,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout 1960 Addition								
Stucco Cement	5%	2-4	$47,300	2040	* *	5	$10,200	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Penthouse And Bulkheads								
Windows								
Aluminum	80%	0-2	$38,900	2051	* *	5	$19,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Aluminum	20%	0-2	$11,200	2051	* *	5	$5,000	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Window Guards, Extent : Light, Area Affected : 100%								
Location : Locations Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$8,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Coping Joints Throughout								
Masonry: Brick	80%			LIFE	* *	5	$17,700	
Masonry: Limestone	5%			LIFE	* *	5	$1,400	
Metal Security Bars	10%			2050	* *			
Roof								
Built-Up (BUR)	75%			2030	$630,800	10	$52,800	
Copper/Terne	5%			2063	* *	10	$8,800	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1960 Addition								
Explanation : Temporary Roofing Installed Pending New Installation								
Interior								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Interior								
Floors								
Mosaic Tile	2%	Now	$387,200	2055	* *	5	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Mosaic Tile	3%	2-4	$174,300	2040	* *	5	$7,600	
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout Toilet Rooms								
Terrazzo	5%			LIFE	* *	5	$7,900	
Vinyl Tile	68%	2-4	$775,200	2045	* *	3	$51,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	17%	Now	$2,805,300	2045	* *	3	$12,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Various Locations On 3rd, 4th And 5th Floors								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout 3rd, 4th And 5th Floors								
Wood	5%			2063	* *	5	$18,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Stage								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	$17,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%	2-4	$12,900	2044	* *	5	$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Concrete Masonry Unit	10%			LIFE	* *	5	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Glazed Ceramic Panel	2%	2-4	$7,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby At 1960 Addition								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	50%	0-2	$142,800	LIFE	* *	5	$34,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Stairs And 1st Floor Toilet Room								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	20%	4+	$84,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	3%			2040	* *	5	$6,000	
AcousTileSusp.Lay-In	2%	2-4	$1,400	2040	* *	5	$2,000	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Kitchen Area								
Exposed Struc: Concrete	10%	0-2	$154,300	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Basement Rooms								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Various Basement Rooms								
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$160,600			
Metal Panel	5%	0-2	$17,100	LIFE	* *	5	$12,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Plaster	70%	0-2	$87,700	LIFE	* *	5	$88,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Various 5th Floor Rooms								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Site Enclosure								
Fence/Gates								
Chain Link	50%			2045	* *			
Iron Picket	50%			2040	* *			
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$72,800	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Along St. Ann's Avenue								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Along Rae Street								
On-Site Walkways								
Cast in Place Concrete	98%	0-2	$246,500	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Exit Stairs/ Ramps And Area North Of 1960 Addition								
Masonry: Granite	2%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2048	* *			
Activity Yard								
Asphalt	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere With 800 Ampere Fuses Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	50%			2055	* *	5	$200	
Molded Case Bkrs	50%			2035	$133,200	5	$1,400	
Raceway								
Conduit	70%			2035	$174,700	1		
Conduit	30%			2045	* *	1		
Panelboards								
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	10%			2034	$24,500	5	$300	
Molded Case Bkrs	89%			2051	* *	5	$2,500	

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Under 600 Volts								
Wiring								
Braided Cloth	20%			2034	$70,000	1		
Thermoplastic	10%			2035	$35,000	1		
Thermoplastic	70%			2045	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$130,100	5	$500	
Locally Mounted	20%			2048	* *	5	$100	
Variable Frequency Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	99%			2035	$1,586,700	10	$95,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	1%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Health Clinic, Auditorium, Gymnasium								
Egress Lighting								
Emergency, Service	10%			2035	$6,600	1		
Emergency, Battery	40%	Now	$21,700	2040	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Exit, Battery	50%			2040	* *	10	$3,500	
Exterior Lighting								
HID	8%	Now	$16,100	2035	$40,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof And Building Perimeter								
LED	2%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$19,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$100,900	1	$19,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	90%			2030	$249,600	1-3	$60,000	
Generic, Digital	10%			2040	* *	1-3	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : For Smoke Detection And Strobe Lights								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : One Tank 10,000 Gallons								
Conversion Equipment								
Steam Boiler	100%	Now	$93,700	2033	$937,100	1	$93,600	
Broken, Extent : Light, Area Affected : 70%								
Location : Basement - Boiler Room. Burners No.2, No.3 Modulators								
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement - Boiler Room. Water Feed Line Corroded								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$17,200	2035	$861,000			
Broken, Extent : Light, Area Affected : 100%								
Location : Boiler Room. Automatic Chemical Treatment								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout. Float and Thermostatic (F&T) Traps								
Terminal Devices								
Air Handler	10%			2030	$202,300	1	$6,500	
On Extended Life, Extent : Light, Area Affected : 10%								
Location : Boiler Room - Mechanical Room. Gymnasium Mechanical Room								
Convector/Radiator	90%			2033	$791,300	1	$30,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout. Terminal Unit Thermostatic Traps								
Controls								
Pneumatic	100%			2029	$2,077,900			
Air Conditioning								

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

DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Air Conditioning								
Energy Source								
Electricity	80%			2043	* *	1		
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Auditorium, Gymnasium, Cafeteria, Kitchen								
Explanation : Location Noted								
Conversion Equipment								
Split Unit	5%			2035	$127,700			
R-410a Refrigerant, Extent : Light, Area Affected : 5%								
Location : Telecom Room 523								
Window/Wall Unit	70%			2034	$285,100	1		
Window/Wall Unit	5%	Now	$20,400	2035	$20,400	1		
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Rooms 302, 305, 310, 405, 406								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,500	
Exhaust Fans								
Interior	90%			2030	$429,200	2	$2,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Roof	10%			2030	$20,900	2	$300	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$1,380,900	1		
Water Heater With Tanks								
Electric	100%			2028	$24,200	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$7,600	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 1%								
Location : Basement Corridor By Paint Storage Room								
Sump Pump(s)								
Non-Submersible	100%			2030	$21,500	4	$2,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Fixtures								
Generic	100%							

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

DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Asset # : 349

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$6,600	2028	$33,200	2	$1,000	
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room								
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 1 Unit, 235 Gallons								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$74,300	1-2	$1,500	
Chemical System								
Dry	100%	Now	$119,000	2035	$119,000	1	$45,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Kitchen. Automatic Dry Chemical System								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 115 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **SOUTH SHORE HIGH SCHOOL - BK**
Address : **6565 FLATLANDS AVE @ RALPH AVE.**
Borough : **BROOKLYN**
Agency's Number : **K515**
Program / Asset # : **BOE0643.000 / 1206**
Yr Built/Renovated : **1970 / 2011**
Area Sq Ft : **436,000**
Project Type : **EDUCATION**
Date of Survey : **03-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,4**
Block : **7998** **Lot** : **5** **BIN** : **3224139**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,852,400	$4,489,300
Interior Architecture	$25,542,600	$12,649,200
Electrical	$7,090,500	$4,710,800
Mechanical	$10,669,300	$9,072,500
Site Enclosure	$92,900	
Site Pavements	$1,379,000	
Total	**$46,626,700**	**$30,921,700**
Importance Code A	$1,852,400	$4,599,800
Importance Code B	$41,630,000	$25,217,100
Importance Code C	$3,144,200	$1,104,800
Total	**$46,626,700**	**$30,921,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,700	$4,300		$44,300
Interior Architecture		$55,300	$35,800	$71,300
Electrical	$70,000	$73,300	$75,500	$83,700
Mechanical	$76,600	$68,500	$125,900	$68,100
Site Enclosure	$98,000			
Site Pavements				
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$276,900**	**$222,900**	**$258,900**	**$288,900**
Importance Code A	$53,800	$47,500	$43,200	$88,300
Importance Code B	$191,200	$175,400	$206,500	$200,700
Importance Code C	$31,900		$9,200	
Total	**$276,900**	**$222,900**	**$258,900**	**$288,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Exterior								
Exterior Walls								
Cast in Place Concrete	4%			LIFE	* *	5	$75,200	
Cast Stone/Terra Cotta	1%			LIFE	* *	5	$29,400	
Glazed Ceramic Panel	20%			LIFE	* *	5	$352,600	
Masonry: Brick	71%	Now	$450,300	LIFE	* *	5	$267,000	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : West Walkway								
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Receiving Area								
Metal Panel	1%			2045	* *	5-10	$25,900	
Metal Sect. OHD	1%			2040	* *	5	$11,800	
Stucco Cement	2%	0-2	$8,700	2040	* *	5	$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	70%	Now	$58,500	2051	* *	5	$12,000	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Of Rotunda								
Aluminum	25%			2043	* *	5	$8,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : 1st Floor Windows								
Metal Louvers	5%	Now	$1,900	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Louver								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$12,700	
Glazed Ceramic Panel	10%			2045	* *	5-10	$34,800	
Masonry: Brick	80%			LIFE	* *	5	$26,300	
Metal Rail	5%			2040	* *	5-10	$29,700	
Roof								
Copper/Terne	1%			2050	* *	10	$9,200	
IRMA/Protected Membrane	14%			2030	$1,241,900	10	$51,300	
Modified Bitumen	85%			2035	$3,483,200	10	$311,200	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Main Roofs								
Explanation : Most Of The Roof Area Is Covered By Solar Panels								
Soffits								
Stucco Cement	100%	Now	$50,400	2040	* *	5	$28,500	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Exits 1, 2, 3, 5 And 8								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$155,000	
Mosaic Tile	5%	0-2	$170,200	2040	* *	5	$44,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilet Rooms								
Poured Epoxy/Resin	2%			2030	$812,900			
Quarry Tile	1%			2040	* *	5	$10,600	
Terrazzo	10%			LIFE	* *	5	$55,400	
Vinyl Tile	30%			2035	$6,012,600	3	$79,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Rotunda								
Explanation : Rotunda Area Was Renovated With Sheet Vinyl								
Vinyl Tile 9" X 9"	37%	Now	$429,400	2030	$21,467,700	3	$98,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%			2075	* *	5	$66,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Gymnasiums								
Interior Walls								
Cast in Place Concrete	5%	Now	$57,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	10%	0-2	$416,900	2038	* *	5	$37,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$29,600	
Folding Partition	1%			2034	$1,049,300	5	$18,500	
Masonry: Brick	1%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$55,500	
SGFT/Glazed Masonry	47%	Now	$1,600,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 4th Floor Stairs And Other Isolated Areas Throughout								
Wood	1%			LIFE	* *	5	$29,600	

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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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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	$83,200	2033	$4,162,400	5	$63,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
AcousTileConcealSpLn	10%			2033	$1,040,600	5	$78,900	
AcousTileSusp.Lay-In	5%			2048	* *	5	$31,600	
Exposed Struc: Concrete	49%			LIFE	* *	5	$48,400	
Fiber Board	5%			2030	$504,300			
Plaster	10%			LIFE	* *	5	$39,500	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Bulkheads								
Wood	1%			LIFE	* *	5	$55,300	
Site Enclosure								
Fence/Gates								
Chain Link	95%	0-2	$92,900	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Along Parking Areas And Walkways								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Flatlands Avenue								
Iron Picket	5%	Now	$26,600	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Glenwood Road								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Glenwood Road								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$5,300	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Handball Court								
Loose/Delam Surface, Extent : Moderate, Area Affected : 100%								
Location : Peeling Paint At Handball Court								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	60%	0-2	$32,200	2055	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Northeast Area Of School								
Masonry: Brick	35%	0-2	$29,500	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Flatlands And Ralph Avenue								
Masonry: Granite	5%	0-2	$4,400	LIFE	* *	5	$13,600	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Along Flatlands Avenue								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Along Flatlands Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Low Brick Retaining Walls								
Explanation : Actually Cast Stone Coping								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$92,400	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Perimeter Sidewalk								
On-Site Walkways								
Asphalt	70%	Now	$70,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway To Activity Yard And Other Areas								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Rear Exists								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : West Walkway								
Cast in Place Concrete	10%			2040	* *			
Paver: Asphalt	20%	Now	$184,200	2038	* *	5	$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Site Access At Glenwood Road								
Parking/Driveway								
Asphalt	95%	Now	$722,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Driveways, Refuse Area And Parking Lots								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Driveways								
Cast in Place Concrete	5%			2040	* *			
Activity Yard								
Rubber Matting	100%	0-2	$310,100	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Running Track								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Running Track								
Explanation : Rubber Track								

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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2035	$110,500	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 And 3,000 Amperes Each.								
Fused Disc Sw	15%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere Disconnect Switches Serving The Solar Panels								
Photovoltaic Panel(s)	15%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Solar Panels And Associated Distribution Equipment Connected To Electrical Service Observed								
Transformers								
Dry Type	100%			2048	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 225 Kilovolt Amperes, 480/277/208 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$998,700	5	$1,900	
Raceway								
Conduit	90%			2035	$932,100	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$100,100	5	$1,000	
Molded Case Bkrs	20%			2051	* *	5	$2,300	
Molded Case Bkrs	70%			2034	$701,000	5	$8,000	
Wiring								
Thermoplastic	95%			2035	$1,311,000	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$557,400	5	$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,400	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$13,700	2048	* *	1	$120,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not Functional								

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Stand-by Power								
Generators								
Natural Gas	100%	Now	$142,000	2050	* *	1	$152,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not Functional								
Batteries								
Lead/Acid	100%	Now	$2,500	2030	$2,500	5	$8,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not Functioning								
Lighting								
Interior Lighting								
Fluorescent	87%			2030	$5,790,000	10	$347,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	2%			2030	$105,700	10	$300	
Incandescent	1%	0-2	$123,700	2045	* *	2	$100	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Main Lobby								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$374,700	10	$52,600	
Exit, Service	50%			2030	$96,300	1		
Exterior Lighting								
HID	3%	Now	$37,500	2045	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof And Outside Perimeter								
LED	7%			2040	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2043	* *	1	$162,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : Intrusion Alarm And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$57,600	2040	* *	1-3	$244,300	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns								

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

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2055	* *	5	$135,100	
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$431,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	58%			2035	$4,872,800	1	$156,400	
Convector/Radiator	40%	Now	$73,000	2033	$1,460,300	1	$50,700	
Broken, Extent : Moderate, Area Affected : 30%								
Location : Pneumatic Valves At Various Radiators Throughout								
Unit Heater - Steam	2%			2040	* *	4	$1,200	
Controls								
Pneumatic	100%			2029	$8,628,300			
Air Conditioning								
Energy Source								
Electricity	85%			2043	* *	1		
No Component	15%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2040	* *	2	$2,700	
Split Unit	5%	Now	$53,000	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Main Distribution Frame Room								
Window/Wall Unit	70%			2030	$1,183,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$243,100	
Exhaust Fans								
Interior	40%			2035	$792,000	2	$5,300	
Roof	60%	Now	$52,000	2030	$519,800	2	$6,400	
Damaged, Extent : Moderate, Area Affected : 70%								
Location : Covers. Roof								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$91,700	2045	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Near Exit 4								
Galvanized Steel	20%			2033	$1,139,900	1		

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$43,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$89,400	4	$13,800	
Sewage Ejector(s)								
Electric	100%			2035	$233,800	4	$26,000	
Backflow Preventer								
Generic	100%			2040	* *	1	$26,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From 1st To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 2 Passenger Units And 1 Freight Unit.								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$308,700	1-2	$6,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE**			
Address	:	**6565 FLATLANDS AVE RALPH AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K515**
Program / Asset #	:	**BOE0643.010 / 14641**	**Yr Built/Renovated**	:	**1970 /**
Area Sq Ft	:	**3,302**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**03-Oct-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**7998** **Lot** : **5**	**BIN**	:	**3224139**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	$50,400	$73,400
Mechanical	$227,300	
Total	**$277,700**	**$73,400**
Importance Code B	$277,700	$73,400
Total	**$277,700**	**$73,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,700			
Interior Architecture	$21,100			
Electrical	$2,600	$200	$200	$9,000
Mechanical	$200	$19,000	$400	$17,300
Site Pavements	$100			
Total	**$39,700**	**$19,200**	**$600**	**$26,300**
Importance Code A	$15,900	$200	$200	$10,700
Importance Code B	$13,700	$19,000	$500	$15,600
Importance Code C	$10,100			
Total	**$39,700**	**$19,200**	**$600**	**$26,300**

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 14641

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
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$7,000	
Metal Panel	25%	Now	$15,700	2045	* *	5	$4,300	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	95%	2-4	$8,200	LIFE	* *	5	$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	5%	0-2	$700	2038	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Showers And Bathroom								
Interior Walls								
Ceramic Tile	10%	Now	$6,000	2038	* *	5	$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Shower And Bathroom								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Shower And Bathroom								
Concrete Masonry Unit	60%			LIFE	* *	5	$2,600	
Plaster	30%	Now	$4,000	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Showers And Bathroom								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Showers And Bathroom								
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *			
Gypsum Board	50%	Now	$2,200	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Showers And Bathrooms								
Site Pavements								
On-Site Walkways								
Asphalt	100%	2-4	$100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Perimeter Of Building								

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 14641

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Main Service Disconnect Switch Rated At 100 Amperes.								
Raceway								
Conduit	100%			2035	$16,600	1		
Panelboards								
Fused Disc Sw	5%			2034	$1,500	5		
Molded Case Bkrs	95%			2034	$29,100	5	$100	
Wiring								
Thermoplastic	100%			2035	$22,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$73,400	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$50,400	10	$3,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2030	$2,800	10	$400	
Exit, Battery	50%			2030	$2,400	10	$100	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$2,600	2035	$8,700	1-3	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Main Panel Trouble Signals								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Alarm Bells Only								

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2030	$10,500	1	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 14641

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
Heating								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,800	
Controls								
Electrical	100%			2028	$18,800			
Ventilation								
Exhaust Fans								
Roof	100%			2030	$6,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$227,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 500 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING**			
Address	:	**6565 FLATLANDS AVE @RALPH AVE**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K515**
Program / Asset #	:	**BOE0643.020 / 14642**	**Yr Built/Renovated**	:	**2002 /**
Area Sq Ft	:	**595**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**03-Oct-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**7998** **Lot** : **5**	**BIN**	:	**3224139**

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$300		
Interior Architecture				
Electrical				
Total		**$300**		
Importance Code A		$300		
Importance Code B				
Total		**$300**		

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.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING
Asset # : 14642

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
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$3,300	
Windows								
Metal Louvers	100%			2038	* *	10		
Roof								
Asphalt Shingle	100%			2038	* *	10	$300	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$1,900	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5		
Ceilings								
Gypsum Board	100%			LIFE	* *	5	$1,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

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
Under 600 Volts								
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5		
Wiring								
Thermoplastic	100%			2045	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$9,100	10	$500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	10%			2035	$300	10		
No Component	90%							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SPRING CREEK EDUCATIONAL CAMPUS - BK**		
Address	: **1065 ELTON STREET @ FLATLANDS AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K422**
Program / Asset #	: **BOE1124.000 / 14729**	**Yr Built/Renovated**	: **2012 /**
Area Sq Ft	: **154,058**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,Ph**		
Block	: **4449** **Lot** : **1**	**BIN**	: **3398623**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$82,000	$320,900
Interior Architecture	$121,300	$243,700
Electrical	$134,200	
Mechanical		$181,900
Total	**$337,600**	**$746,600**
Importance Code A	$82,000	$320,900
Importance Code B	$255,500	$329,900
Importance Code C		$95,800
Total	**$337,600**	**$746,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$30,100
Interior Architecture	$36,400	$21,600	$12,100	$25,800
Electrical	$30,500	$27,300	$30,000	$25,100
Mechanical	$21,700	$25,500	$34,400	$28,600
Site Pavements	$24,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$127,000**	**$88,800**	**$90,800**	**$124,000**
Importance Code A	$7,600	$7,900	$7,600	$37,700
Importance Code B	$104,600	$80,900	$83,200	$74,300
Importance Code C	$14,900			$12,000
Total	**$127,000**	**$88,800**	**$90,800**	**$124,000**

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

DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$2,100	
Masonry: Brick Cavity	68%			LIFE	* *	5	$111,600	
Efflorescence, Extent : Light, Area Affected : 5% Location : West Facade								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$30,800	
Metal Panel	10%			2059	* *	5-10	$112,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$53,300	
Windows								
Aluminum	98%			2055	* *	5	$38,200	
Metal Louvers	2%			2046	* *	10	$4,900	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$41,300	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,700	
Masonry: Brick	40%			LIFE	* *	5	$4,000	
Metal Rail	10%			2050	* *	5-10	$18,100	
Roof								
IRMA/Protected Membrane	100%			2041	* *	10	$156,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 95% Location : Throughout								
Paver Block Ballast, Extent : Light, Area Affected : 5% Location : Throughout								
Soffits								
Metal Panel	50%			2059	* *	5-10		
Stucco Cement	50%			2050	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$25,200	
Ceramic Tile	6%	0-2	$21,600	2046	* *	5	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : First Floor And Stair Landings								
Ceramic Tile	14%			2046	* *	5	$32,300	
Quarry Tile	5%			2050	* *	5	$17,300	
Vinyl Tile	18%	Now	$58,700	2041	* *	3	$15,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout								
Vinyl Tile	42%			2041	* *	3	$36,300	
Wood	10%			2068	* *	5	$43,200	

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	30%			2046	* *	5	$95,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,400	
Folding Partition	3%			2055	* *	5	$23,900	
Glass Block	2%			LIFE	* *			
Glass: Single Pane	5%			LIFE	* *	5	$12,000	
Gypsum Board	13%	2-4	$14,900	LIFE	* *	5	$24,900	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Gypsum Board	37%			LIFE	* *	5	$70,900	
Ceilings								
AcousTileSusp.Lay-In	55%			2053	* *	5	$125,200	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$85,400	
Metal Panel	5%			LIFE	* *	5	$14,200	
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2059	* *			
Chain Link	50%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$24,100	2050	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : By Front Entry Plaza								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			
Activity Yard								
Asphalt	75%			2046	* *			
Rubber Matting	25%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$700	
Raceway								
Conduit	100%			2053	* *	1		

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

DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$400	
Molded Case Bkrs	90%			2049	* *	5	$3,700	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$700	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$47,400	
Generators								
Diesel	100%			2042	* *	1	$59,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 350 Kilowatts.								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$5,700	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$134,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	10%			2038	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And Entrance Door								
Explanation : T-5 Lamp								
HID	20%			2038	* *	10	$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,600	

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

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
Alarm								
Security System								
Generic	100%			2038	* *	1	$57,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$94,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$60,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Hot Water Boiler	20%			2046	* *	1	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2049	* *	4	$1,500	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2046	* *	1	$10,000	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2038	* *	2	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Units, R-410c Refrigerant								
Split Unit	20%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Various Locations								
Explanation : About 10 Units								

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

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
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2038	* *	1	$10,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2038	* *	2	$21,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,900	
Exhaust Fans								
Roof	100%			2038	* *	2	$4,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$122,400	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Tankless Units. One 120 Gallon Tank. One 400 Gallon Tank.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$6,100	
Backflow Preventer								
Generic	100%			2038	* *	1	$9,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$43,200	
Fire Pump								
Generic	100%			2042	* *	1	$28,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covering 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SPRINGFIELD GARDENS H.S. - Q**		
Address	: **143-10 SPRINGFIELD BLVD.**		
Borough	: **QUEENS**	**Agency's Number**	: **Q420**
Program / Asset #	: **BOE0872.000 / 2759**	**Yr Built/Renovated**	: **1965 / 2006**
Area Sq Ft	: **272,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **13057** **Lot** : **56**	**BIN**	: **4280845**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,119,800	$453,600
Interior Architecture	$20,365,000	$492,800
Electrical	$1,891,800	$7,174,800
Mechanical	$3,553,800	$760,800
Site Pavements	$103,000	$152,200
Total	**$28,033,400**	**$9,034,200**
Importance Code A	$2,119,800	$558,900
Importance Code B	$25,569,800	$8,181,600
Importance Code C	$343,800	$293,800
Total	**$28,033,400**	**$9,034,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$51,400		
Interior Architecture		$23,900	$24,700	$33,800
Electrical	$55,200	$104,100	$44,300	$44,300
Mechanical	$130,100	$101,500	$72,400	$41,900
Site Enclosure	$24,700			
Site Pavements	$7,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$224,900**	**$288,200**	**$148,600**	**$127,200**
Importance Code A	$48,500	$78,900	$26,900	$26,900
Importance Code B	$144,000	$199,400	$97,000	$100,200
Importance Code C	$32,300	$9,900	$24,700	
Total	**$224,900**	**$288,200**	**$148,600**	**$127,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	$225,700	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Building Expansion Joints								
Metal Panel	5%			2043	* *	5-10	$86,200	
Window Wall	5%			2053	* *	5	$47,000	
Windows								
Aluminum	100%	4+	$87,400	2049	* *	5	$44,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Classrooms And Library								
Parapets								
Masonry: Brick Cavity	60%			LIFE	* *	5	$27,200	
Metal Panel	5%			2043	* *	5	$8,800	
Metal Rail	35%			2038	* *	5-10	$286,800	
Roof								
Built-Up (BUR)	50%			2038	* *	10	$210,300	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Copper/Terne	5%			2061	* *	10	$52,600	
Modified Bitumen	35%	Now	$1,648,000	2043	* *			
Alligatoring, Extent : Severe, Area Affected : 50%								
Location : Gymnasium, Auditorium And Main Entrance Canopy								
Blisters, Extent : Severe, Area Affected : 20%								
Location : Gymnasium, Auditorium								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Gymnasium. Auditorium								
Plaza Roof: Stone Panels	10%			2053	* *			
Soffits								
Metal Panel	50%			2053	* *	5-10		
Stucco Cement	50%			2046	* *	5		
Interior								

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$147,700	
Quarry Tile	5%			2046	* *	5	$33,800	
Terrazzo	5%			LIFE	* *	5	$17,600	
Traffic Topping	5%			2038	* *	5	$28,100	
Vinyl Tile	10%	Now	$63,700	2038	* *	3	$16,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	50%	Now	$921,500	2028	$18,429,600	3	$84,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Classrooms. Corridors, 1st, 2nd And 3rd Floors								
Worn/Erode, Extent : Severe, Area Affected : 5%								
Location : 1st Floor, Corridors At Stairs And Egress Doors								
Wood	10%			2061	* *	5	$84,400	
Interior Walls								
Ceramic Tile	2%	Now	$222,600	2042	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Toilet Rooms								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Ceramic Tile	3%			2048	* *	5	$19,800	
Concrete Masonry Unit	15%			LIFE	* *	5	$39,500	
Folding Partition	3%			2049	* *	5	$49,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$88,900	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%	2-4	$121,200	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Lobby								
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	$52,700	

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.*

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$89,400	2046	* *	5	$67,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Entry Lobby								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : Entry Lobby								
AcousTileSusp.Lay-In	5%			2046	* *	5	$21,700	
Exposed Struc: Concrete	25%	2-4	$333,100	LIFE	* *	5	$17,000	
Spalling, Extent : Light, Area Affected : 10%								
Location : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	25%	Now	$184,000	LIFE	* *	5	$135,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, 1st Floor Corridor								
Plaster	15%			LIFE	* *	5	$40,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2053	* *			
Iron Picket	20%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$24,700	2043	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Southwest Corner Of Site								
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$103,000	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Asphalt	5%	2-4	$7,600	2036	$152,200			
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : North Side Of Building								
Cast in Place Concrete	80%			2046	* *			
Pavers/Stone	15%			2042	* *			
Parking/Driveway								
Asphalt	90%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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

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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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 3,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$1,200	
Raceway								
Conduit	100%			2033	$690,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$600	
Molded Case Bkrs	85%			2032	$555,900	5	$6,100	
Molded Case Bkrs	5%			2058	* *	5	$400	
Wiring								
Braided Cloth	65%	2-4	$598,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$276,000	1		
Thermoplastic	5%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$371,600	5	$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$83,700	
Generators								
Diesel	100%			2036	$142,000	1	$105,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 165 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$10,100	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 275 Gallons								
Lighting								

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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Lighting								
Interior Lighting								
Fluorescent	94%			2033	$3,902,700	10	$234,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2033	$83,000	10	$5,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	4%			2041	* *			
Egress Lighting								
Emergency, Service	45%			2033	$77,200	1		
Emergency, Battery	10%			2028	$46,800	10	$6,600	
Exit, Service	45%			2028	$54,000	1		
Exterior Lighting								
HID	5%			2028	$65,000	10		
HID	15%	Now	$194,900	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Wall Perimeter								
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$50,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2028	$261,400	1	$50,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2028	$718,400	1-3	$167,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Smoke Detectors, Manual Pull Stations And Fire Alarm Panel								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2053	* *	5	$84,300	

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.*

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Heating								
Conversion Equipment								
Steam Boiler	10%	0-2	$24,300	2038	* *	1	$24,200	
Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
Location : Basement								
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement. The Actuators Of Two Of The Boilers Are Defective								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units. Two Boilers Are Malfunctioning With Defective Actuator								
Steam Boiler	90%			2038	* *	1	$242,400	
Distribution								
Steam Piping/Pump	10%	Now	$11,200	2043	* *			
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Vacuum Pump, Return Line, Various Locations. Steam Leaking In Library.								
Steam Piping/Pump	90%			2043	* *			
Terminal Devices								
Air Handler	40%			2028	$2,096,500	1	$67,300	
Convector/Radiator	60%			2038	* *	1	$52,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	40%	0-2	$42,200	2028	$422,000	1		
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Various Locations. 25 Percent Of The Unit Is Not Working.								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$151,700	
Exhaust Fans								
Interior	20%			2028	$247,100	2	$1,700	
Roof	80%	0-2	$86,500	2033	$432,300	2	$5,300	
Malfunctioning, Extent : Light, Area Affected : 10%								
Location : Roof. 1 Unit Is Not Working								
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof. 1 Unit With Broken Bearing								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$40,300	

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

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

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
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	$701,700	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement. Corroded House Trap. Sewage Backup At Basement								
Cracked, Extent : Severe, Area Affected : 100%								
Location : House Trap Cracked Causing Sewage To Spill. Pungent Odor At Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$55,800	4	$5,700	
Sewage Ejector(s)								
Electric	100%			2033	$145,800	4	$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To The Third Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2043	* *	1-2	$2,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	

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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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **STATEN ISLAND TECH H.S. - SI**		
Address	: **485 CLAWSON ST. @ LINDBERGH AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R440**
Program / Asset #	: **BOE0948.000 / 1199**	**Yr Built/Renovated**	: **1936 / 2011**
Area Sq Ft	: **168,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **29-Feb-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4244** **Lot** : **1**	**BIN**	: **5107621**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,102,800	$365,900
Interior Architecture	$152,000	$3,567,800
Electrical	$753,700	$3,322,400
Mechanical	$2,066,200	$6,090,500
Site Pavements		$1,410,100
Total	**$4,074,800**	**$14,756,600**
Importance Code A	$1,102,800	$365,900
Importance Code B	$2,971,900	$14,390,700
Total	**$4,074,800**	**$14,756,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$9,600	$29,100		
Interior Architecture	$69,100	$25,700	$9,300	$4,700
Electrical	$23,700	$19,400	$17,400	$76,800
Mechanical	$45,600	$26,400	$41,400	$38,300
Site Enclosure	$39,500			
Site Pavements	$55,800			
Elevators/Escalators	$21,600	$21,600	$21,600	$21,600
Total	**$264,800**	**$122,200**	**$89,800**	**$141,400**
Importance Code A	$26,200	$45,800	$16,600	$17,000
Importance Code B	$141,600	$71,000	$73,200	$124,400
Importance Code C	$97,000	$5,500		
Total	**$264,800**	**$122,200**	**$89,800**	**$141,400**

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.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$168,500	
Masonry: Brick	60%			LIFE	* *	5	$86,300	
Masonry: Limestone	20%			LIFE	* *	5	$21,600	
Granite Panels	5%			LIFE	* *	5	$5,400	
Windows								
Aluminum	25%	Now	$9,600	2051	* *	5	$4,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Various Classrooms								
Aluminum	70%			2051	* *	5	$27,400	
Metal Louvers	5%			2031	$111,200	10	$12,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$20,600	
Masonry: Brick	80%			LIFE	* *	5	$21,300	
Metal Rail	10%			2048	* *	5-10	$48,000	
Roof								
Built-Up (BUR)	90%			2030	$1,017,700	10	$85,200	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Copper/Terne	5%			2063	* *	10	$11,800	
Skylight, Metal/Glass	5%			2045	* *	10	$15,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$54,400	
Ceramic Tile	5%			2038	* *	5	$12,400	
Panel/Paver: Cer/Brk	5%			2043	* *	5	$28,000	
Terrazzo	5%			LIFE	* *	5	$9,700	
Vinyl Tile	15%	Now	$21,100	2035	$1,055,600	3	$14,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%			2035	$2,111,300	3	$28,000	
Wood	30%			2038	* *	5	$139,900	
Interior Walls								
Cast in Place Concrete	10%	Now	$34,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2038	* *	5	$11,000	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$33,000	
Plaster	5%	Now	$13,700	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Elevator Machine Room								
SGFT/Glazed Masonry	20%			LIFE	* *			

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.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	$82,000	2040	* *	5	$31,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Corridors And Cafeteria In The Building Addition								
Exposed Struc: Concrete	20%			LIFE	* *	5	$7,800	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2035	$198,700			
Plaster	50%			LIFE	* *	5	$77,700	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	$39,500	2045	* *			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Driveway Gate On Lindburgh Avenue								
Iron Picket	10%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Handball Court								
Explanation : Handball Court Wall								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$46,200	2048	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Lindbergh Avenue And Allison Avenue								
On-Site Walkways								
Cast in Place Concrete	90%			2040	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	90%	Now	$9,600	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Ponding, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Cast in Place Concrete	10%			2040	* *			
Activity Yard								
Asphalt	50%			2038	* *			
Rubber Matting	50%			2035	$1,410,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Yard								
Explanation : Rubber Track								

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

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.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Raceway								
Conduit	90%			2035	$266,200	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$400	
Molded Case Bkrs	20%			2051	* *	5	$900	
Molded Case Bkrs	70%			2034	$243,200	5	$3,100	
Wiring								
Braided Cloth	70%	2-4	$286,400	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2061	* *	1		
Thermoplastic	20%			2035	$81,800	1		
Motor Controllers								
Locally Mounted	80%			2033	$148,600	5	$900	
Locally Mounted	20%			2048	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$2,436,200	10	$146,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And Some Areas								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$144,400	10	$20,300	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
HID	5%	Now	$8,000	2030	$40,100			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 50%								
Location : Roof And Exterior Doors								
LED	15%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$322,900	1	$62,700	

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DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$103,500	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$166,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 1 Heat Exchanger To Convert Steam To Hot Water.								
Distribution								
Hot Wtr Piping/Pump	20%			2034	$75,200	4	$1,700	
Steam Piping/Pump	10%	Now	$13,800	2035	$137,800			
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steam Piping/Pump	70%			2035	$964,300			
Terminal Devices								
Air Handler	20%			2030	$647,500	1	$20,800	
Convector/Radiator	60%			2040	* *	1	$32,600	
Fan Coil Unit/Heat	20%			2030	$853,000	1	$10,900	
Controls								
Pneumatic	100%			2033	$3,324,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Split Unit	5%			2035	$204,200			
Window/Wall Unit	70%			2030	$456,200	1		
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2035	$125,200	1	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Television Studio								
Explanation : Using Steam Coil For Heating. Air Handler Is Ceiling Mounted								
No Component	95%							

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			2035	$18,700	2	$5,900	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$93,700	
Exhaust Fans								
Interior	85%			2035	$648,500	2	$4,400	
Roof	15%			2030	$50,100	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$439,200	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 120 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$5,300	4	$3,500	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$10,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	35%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : One Unit								
Hydraulic	65%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 2nd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	$118,900	1-2	$2,400	

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DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

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
Fire Suppression								
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 20 Square Feet							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **STATEN ISLAND TECH H.S. - SI FIELDHOUSE**
Address : **485 CLAWSON ST. @ LINDBERGH AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **R440**
Program / Asset # : **BOE0948.010 / 2943**
Yr Built/Renovated : **1963 / 2008**
Area Sq Ft : **3,600**
Project Type : **EDUCATION**
Date of Survey : **29-Feb-2024**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **4244** **Lot** : **1** **BIN** : **5107621**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$81,800
Electrical	$11,000	$113,700
Total	**$11,000**	**$195,500**
Importance Code A		$81,800
Importance Code B	$11,000	$113,700
Total	**$11,000**	**$195,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,900			$700
Interior Architecture			$800	
Electrical	$500	$100	$200	$11,200
Mechanical	$3,900	$200	$400	$24,200
Total	**$48,300**	**$300**	**$1,400**	**$36,000**
Importance Code A	$44,100	$200	$200	$900
Importance Code B	$4,200	$100	$1,100	$35,100
Importance Code C			$200	
Total	**$48,300**	**$300**	**$1,400**	**$36,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI FIELDHOUSE
Asset # : 2943

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
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$28,500	LIFE	* *	5	$6,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Facades Throughout								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Elevations								
Metal Panel	5%			2055	* *	5-10	$2,600	
Metal Coiling Doors	5%	Now	$4,100	2040	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Overhead Door Motor								
Windows								
Aluminum	100%	Now	$5,500	2043	* *	5	$300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
Location : North And East Elevations								
Roof								
Built-Up (BUR)	100%	Now	$4,100	2035	$81,800			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%								
Location : Leader At Northwest Corner Of Building								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Soffits								
Stucco Cement	100%	4+	$1,800	2040	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	$5,200	
Ceramic Tile	30%			2044	* *	5	$1,200	
Vinyl Tile	10%			2035	$11,300	3	$200	
Interior Walls								
Ceramic Tile	20%			2044	* *	5	$400	
Concrete Masonry Unit	80%			LIFE	* *	5	$600	
Ceilings								
Exposed Struc: Concrete	75%			LIFE	* *	5	$500	
Exposed Struc: Steel	25%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Asphalt	60%			2044	* *			
Cast in Place Concrete	40%			2048	* *			

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

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI FIELDHOUSE
Asset # : 2943

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Raceway								
Conduit	95%			2035	$15,800	1		
Conduit	5%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2034	$30,700	5	$100	
Wiring								
Thermoplastic	95%			2035	$20,900	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	95%			2033	$69,700	5		
Locally Mounted	5%			2048	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Connected To Water Main Pipe								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	$44,000	10	$2,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2030	$11,000	10	$700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
Egress Lighting								
Emergency, Battery	50%			2035	$3,100	10	$400	
Exit, Battery	50%			2035	$2,600	10	$100	
Exterior Lighting								
HID	20%	Now	$300	2030	$3,400			
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 50%								
Location : Exterior Walls								
No Component	80%							
Alarm								
Security System								
Generic	100%			2030	$6,900	1	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								

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

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI FIELDHOUSE
Asset # : 2943

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
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2035	$11,500	1	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One Unit								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$1,600	
No Component	20%							
Controls								
Electrical	100%			2030	$20,500			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2030	$3,500	1		
No Component	75%							
Ventilation								
Exhaust Fans								
Roof	50%	Now	$3,600	2045	* *	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Bathroom Fan On Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	$100	2045	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Brass/Copper	95%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$35,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 75 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Locker Rooms And Bathrooms								

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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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **STRONG PLACE DAY CARE CENTER 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 : **EDUCATION**
Date of Survey : **01-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **969** **Lot** : **52** **BIN** : **3346912**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$252,100	
Interior Architecture		$273,400
Electrical		$171,000
Mechanical	$59,500	$173,400
Site Pavements		$55,300
Total	**$311,600**	**$673,100**
Importance Code A	$252,100	
Importance Code B	$59,500	$673,100
Total	**$311,600**	**$673,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,600	$1,000	$1,400	
Interior Architecture	$44,700			$1,300
Electrical	$1,300	$1,100	$1,000	$1,300
Mechanical	$3,400	$88,800	$4,400	$3,400
Site Enclosure	$2,000			
Site Pavements	$1,800			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$68,000**	**$98,100**	**$14,100**	**$13,100**
Importance Code A	$8,100	$1,600	$2,000	$600
Importance Code B	$52,700	$96,500	$12,100	$12,600
Importance Code C	$7,200			
Total	**$68,000**	**$98,100**	**$14,100**	**$13,100**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$7,900	
Masonry: Brick Cavity	90%	Now	$81,200	LIFE	* *	5	$18,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Masonry: Granite	5%			LIFE	* *	5	$800	
Windows								
Aluminum	100%			2049	* *	5	$2,900	
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5	$4,000	
Metal Panel	12%			2053	* *	5	$1,900	
Metal: Cage/Fence	3%			2046	* *	5-10	$1,000	
Roof								
Metal Panel	25%	Now	$7,600	2046	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Room 203								
Modified Bitumen	75%	Now	$170,900	2043	* *			1
Blisters, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 120, 203 And 206								
Soffits								
Alum/Vinyl Siding	100%			2053	* *	10		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$1,100	
Ceramic Tile	5%			2042	* *	5	$800	
Quarry Tile	5%			2046	* *	5	$1,200	
Sheet Vinyl/Rubber	25%	Now	$13,700	2033	$273,400	5	$3,100	
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Vinyl Tile	62%	2-4	$14,300	2038	* *	3	$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Mechanical Space								

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.*

DEPARTMENT OF EDUCATION - 040

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

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
Interior								
Interior Walls								
Ceramic Tile	15%	Now	$5,000	2042	* *	5	$2,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Base Of Walls Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Gypsum Board	78%			LIFE	* *	5	$13,900	
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	73%	Now	$10,100	2046	* *	5	$6,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Library								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 203, 206 And Library								
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	20%	Now	$1,200	LIFE	* *	5	$4,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Stair								
Metal Panel	5%			LIFE	* *	5	$1,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%	2-4	$2,000	2068	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rear Play Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$1,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : By Front Entry								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Entries								
Activity Yard								
Pavers/Stone	10%			2036	$55,300			
Rubber Matting	90%			2041	* *			

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
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5		
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	2%			2041	* *	5		
Molded Case Bkrs	98%			2041	* *	5	$300	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$162,400	10	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2033	$8,500	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Light								
Egress Lighting								
Emergency, Battery	50%			2033	$9,600	10	$1,400	
Exit, LED	50%			2048	* *	1		
Exterior Lighting								
HID	30%			2033	$16,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$21,500	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$29,600	1-3	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF EDUCATION - 040

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	75%			2033	$26,800	1	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Rooftop Package Units								
Hot Water Boiler	25%			2038	* *	1	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	25%			2041	* *	4	$100	
No Component	75%							
Terminal Devices								
Convector/Radiator	25%			2038	* *	1	$900	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2033	$173,400	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 5 Rooftop Package Units On Roof								
Split Unit	10%			2028	$27,200			
Terminal Devices								
Fan Coil - 2 Pipe	10%			2028	$35,000	1	$400	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2028	$5,300	2	$800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
Exhaust Fans								
Roof	100%			2033	$22,300	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040

STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

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
Plumbing								
Water Heater With Tanks								
Gas Fired	50%			2028	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : One Unit								
Gas Fired	50%			2032	$8,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : One Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2028	$5,100	1	$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Chemical System								
Generic	100%			2028	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Covers 20 Square Feet In Kitchen.								
Explanation : 1 Set.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **STUYVESANT HIGH SCHOOL - M**		
Address	: **345 CHAMBERS ST. @ WEST ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M477**
Program / Asset #	: **BOE0982.000 / 4147**	**Yr Built/Renovated**	: **1992 / 2012**
Area Sq Ft	: **411,094**	**Project Type**	: **EDUCATION**
Date of Survey	: **25-Oct-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,5,6,9,10,Ph**		
Block	: **16** **Lot** : **215**	**BIN**	: **1084587**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,894,000	$2,450,300
Interior Architecture	$2,916,300	$1,836,600
Electrical	$748,100	$7,235,100
Mechanical	$3,123,400	$38,808,000
Total	**$8,681,800**	**$50,329,900**
Importance Code A	$1,967,400	$2,450,300
Importance Code B	$6,714,400	$47,378,300
Importance Code C		$501,400
Total	**$8,681,800**	**$50,329,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$65,000		
Interior Architecture	$46,000	$9,200	$259,600	$45,400
Electrical	$59,400	$92,700	$67,000	$74,600
Mechanical	$183,100	$157,600	$285,300	$150,300
Elevators/Escalators	$178,800	$178,800	$178,800	$178,800
Total	**$467,300**	**$503,400**	**$790,600**	**$449,200**
Importance Code A		$106,600	$40,700	$40,700
Importance Code B	$436,700	$396,800	$719,300	$408,400
Importance Code C	$30,600		$30,600	
Total	**$467,300**	**$503,400**	**$790,600**	**$449,200**

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$271,000	
Masonry: Brick Cavity	70%			LIFE	* *	5	$242,800	
Metal Panel	5%			2043	* *	5-10	$119,200	
Granite Panels	10%			LIFE	* *	5	$26,000	
Window Wall	5%			2043	* *	5	$65,000	
Windows								
Aluminum	83%	0-2	$1,894,000	2049	* *	5	$48,500	
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Louvers	17%			2042	* *	10	$124,200	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	$81,500	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,300	
Masonry: Brick Cavity	54%			LIFE	* *	5	$12,200	
Metal Rail	3%			2046	* *	5-10	$12,200	
Pre-Cast Concrete	3%			LIFE	* *	5	$4,300	
Roof								
Green, Roof Inaccessible	5%			LIFE	* *			
IRMA/Protected Membrane	78%			2033	$1,579,000	10	$65,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Inverted Roof Membrane Assembly Covered With Pavers								
Metal Panel	5%			2046	* *	10	$7,700	
Plaza Roof: Stone Panels	10%			2053	* *			
Skylight, Metal/Glass	2%			2053	* *	10	$5,600	
Soffits								
Stucco Cement	100%			2046	* *	5		
Interior								
Floors								
Carpet	2%			2029	$222,900	3	$18,500	
Cast in Place Concrete	5%			LIFE	* *	5	$67,300	
Ceramic Tile	5%			2042	* *	5	$30,800	
Poured Epoxy/Resin	5%			2028	$1,764,800			
Quarry Tile	2%			2046	* *	5	$18,500	
Sheet Vinyl/Rubber	2%			2033	$824,400	5	$18,500	
Terrazzo	10%			LIFE	* *	5	$48,100	
Vinyl Tile	59%	0-2	$1,026,900	2038	* *	3	$136,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	10%			2061	* *	5	$115,400	

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	$61,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$73,400	
Folding Partition	2%			2049	* *	5	$61,100	
Gypsum Board	15%			LIFE	* *	5	$110,100	
Granite Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$73,400	
SGFT/Glazed Masonry	28%			LIFE	* *			
Wood	5%			LIFE	* *	5	$244,600	
Ceilings								
AcousTileSusp.Lay-In	63%	4+	$124,600	2038	* *	5	$182,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$4,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Pool Mechanical Room								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$145,200	
Metal Panel	2%			LIFE	* *	5	$14,500	
Plaster	5%			LIFE	* *	5	$18,100	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2038	* *			
Pavers/Stone	20%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Masonry: Granite	30%			LIFE	* *			
Pavers/Stone	20%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 5,000 Amperes Each								

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Twelve Vertical Sections								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	15%			2041	* *	5	$1,400	
Molded Case Bkrs	85%			2041	* *	5	$9,200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	18%			2038	* *	5	$500	
Motor Control Center	80%			2038	* *	5	$9,000	
Variable Frequency Drive	2%			2050	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$3,000	
Generic	50%	0-2	$5,300	LIFE	* *	5	$3,000	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$126,500	
Generators								
Diesel	100%			2036	$142,000	1	$159,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : Emergency Generator Rated At 800 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$15,200	
Fuel Storage								
Day Tank	100%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 75 Gallons Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$5,020,000	10	$301,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2033	$188,300	10	$11,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	5%			2028	$313,800	10	$18,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And Penthouse								
Fluorescent	7%			2033	$439,300	10	$26,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Hallways								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	49%			2033	$127,100	1		
Emergency, Battery	1%			2033	$7,100	10	$1,000	
Exit, Service	50%			2033	$90,800	1		
Exterior Lighting								
HID	5%			2033	$98,200	10	$100	
LED	5%			2038	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$900	
Alarm								
Security System								
Generic	100%			2033	$790,200	1	$153,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	$434,300	2043	* *	1-3	$230,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria, Basement, Gymnasium, Mechanical Rooms								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns. The System Is Obsolete With Frequent Repairing.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	$73,400	2038	* *	1	$366,400	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Expansion Tank In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	$16,200	
Steam Piping/Pump	20%	0-2	$33,700	2043	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations, 6th Floor Gymnasium								
Terminal Devices								
Air Handler	60%			2033	$4,752,900	1	$152,500	
Convector/Radiator	5%	0-2	$17,200	2038	* *	1	$6,000	
Not Energy Efficient, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Fan Coil Unit/Heat	35%			2033	$3,652,900	1	$46,500	
Controls								
Digital	43%	Now	$104,000	2031	$5,198,600			
Software Issue Suspected, Extent : Moderate, Area Affected : 10%								
Location : Equipment Runs On Manual - Throughout The Building								
Digital	57%			2031	$6,891,200			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2036	$7,295,300	1	$378,100	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Exterior Pkg Unit - Cooling	10%			2038	* *	2	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof								
Explanation : Served The Pool								
Split Unit	5%			2033	$499,800			
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2043	* *	4	$25,800	
No Component	15%							

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	85%			2033	$6,942,700	1	$216,100	
Fan Coil - 2 Pipe	5%			2033	$642,100	1	$6,600	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	$60,900	2	$14,300	
Water Cooling Tower	85%	Now	$1,807,300	2038	* *	2	$281,300	
Corroded, Extent : Severe, Area Affected : 70%								
Location : Roof								
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Roof								
Noisy/Vibrating, Extent : Moderate, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$924,400	LIFE	* *	2-5	$229,200	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : The Dampers, Various Locations								
Exhaust Fans								
Interior	90%			2033	$1,680,200	2	$11,300	
Roof	10%	0-2	$4,100	2033	$81,700	2	$1,000	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof Unit 59 Needs New Housing								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$108,100	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main Valve, Swimming Pool Basement								
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$84,300	4	$8,700	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$900	
Sewage Ejector(s)								
Electric	100%			2033	$220,400	4	$16,400	
Backflow Preventer								
Generic	100%			2033	$188,000	1	$25,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To Penthouse, 2 Units From 1st To 10th Floor, 1 Unit From Basement To 5th Floor.								
Explanation : 4 Units								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Lift Unit From Ground To Penthouse.								
Explanation : 1 Unit								
Escalators								
Over 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 9th Floor								
Explanation : 14 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$207,300	
Sprinkler								
Generic	100%			2043	* *	1-2	$115,200	
Fire Pump								
Generic	100%			2036	$401,900	1	$76,800	
Chemical System								
Generic	100%	0-2	$1,200	2033	$59,500	1	$22,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set, Hood Is 30 Feet Long, 90 Square Feet Total. Old Unit, On Extended Life.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**SUNSET PARK H.S. - BK**			
Address	:	**153 35TH STREET BTWN 3RD AVE. - 4TH AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K564**
Program / Asset #	:	**BOE1087.000 / 14438**	**Yr Built/Renovated**	:	**2009 /**
Area Sq Ft	:	**196,080**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**15-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,5,Ph**			
Block	:	**688** **Lot** : **26**	**BIN**	:	**3394175**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$268,700	$257,000
Interior Architecture	$628,200	$761,300
Electrical	$254,300	
Mechanical	$1,487,900	$4,288,800
Total	**$2,639,100**	**$5,307,100**
Importance Code A	$268,700	$257,000
Importance Code B	$2,122,200	$4,738,100
Importance Code C	$248,100	$312,000
Total	**$2,639,100**	**$5,307,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$68,400	$2,200		
Interior Architecture	$167,700	$18,300	$274,000	$22,000
Electrical	$38,100	$32,800	$38,200	$31,900
Mechanical	$73,500	$55,100	$109,600	$17,900
Site Enclosure	$4,000			
Site Pavements	$13,000			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$387,000**	**$130,700**	**$444,000**	**$94,100**
Importance Code A	$68,400	$2,600		
Importance Code B	$311,900	$128,100	$435,800	$94,100
Importance Code C	$6,700		$8,200	
Total	**$387,000**	**$130,700**	**$444,000**	**$94,100**

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.*

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	$214,600	LIFE	* *	5	$50,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Masonry: Brick	65%			LIFE	* *	5	$132,300	
Masonry: Granite	5%			LIFE	* *	5	$7,600	
Metal Panel	5%	4+	$34,600	2053	* *	5	$19,100	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$33,900	2049	* *	5	$17,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Story Classrooms								
Metal Louvers	5%			2042	* *	10	$11,400	
Parapets								
Cast in Place Concrete	45%			LIFE	* *	5	$73,700	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$12,300	
Masonry: Brick	45%			LIFE	* *	5	$7,100	
Roof								
IRMA/Protected Membrane	95%	Now	$54,100	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridor And Classroom 529								
Skylight, Metal/Glass	5%			2053	* *	10	$19,600	
Soffits								
Gypsum Board: Exterior Grade	85%			LIFE	* *			
Metal Panel	15%			2053	* *	5-10	$7,900	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Interior								
Floors								
Carpet	5%	Now	$79,700	2029	$265,800	3	$22,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Auditorium, Library, Offices And Conference Rooms								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Cast in Place Concrete	5%			LIFE	* *	5	$32,100	
Ceramic Tile	5%			2042	* *	5	$14,700	
Traffic Topping	10%			2038	* *	5	$36,700	
Vinyl Tile	40%	Now	$66,400	2038	* *	3	$44,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Corridors, Basement								
Wood	35%	0-2	$313,700	2061	* *	5	$96,300	
Ridging, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	8%			LIFE	* *			
Ceramic Tile	17%	Now	$125,800	2042	* *	5	$55,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Corridors Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	$13,100	
Folding Partition	1%			2049	* *	5	$16,400	
Glass Block	1%			LIFE	* *			
Glass: Single Pane	2%			LIFE	* *	5	$9,900	
Gypsum Board	65%	0-2	$122,300	LIFE	* *	5	$256,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 5th Floor Corridor								
Wood	1%			LIFE	* *	5	$26,300	

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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DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	68%			2046	* *	5	$187,500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%	Now	$49,400	LIFE	* *	5	$68,900	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 5th Floor Corridor And Classroom								
Metal Panel	3%	0-2	$5,600	LIFE	* *	5	$10,300	
Loose Units, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Wood	4%	0-2	$25,600	LIFE	* *	5	$96,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Explanation : Delaminating Finish								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Gate Lock Broken								
Free Standing Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$10,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along 34th Street								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,700	2046	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Stair Nosing Loose At 35th Street And 4th Avenue Entrances								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$800	
Raceway								
Conduit	100%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$200	
Molded Case Bkrs	95%			2049	* *	5	$4,900	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$1,100	
Variable Frequency Drive	20%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$60,300	
Generators								
Diesel	100%			2042	* *	1	$75,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Ground								
Explanation : 200 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Load Bank Is Present								
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$170,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%	Now	$83,400	2038	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Explanation : Faulty Ballasts								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		

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

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Lighting								
Exterior Lighting								
HID	10%			2038	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Toggle Switch								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$1,200	
Alarm								
Security System								
Generic	100%			2038	* *	1	$73,200	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$120,800	

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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Terminal Devices								
Convector/Radiator	100%	Now	$32,800	2038	* *	1	$57,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Building Entrance Vestibule, 1st Floor Near Exit A								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Electric Radiators Located In Corridors And Stairwells.								
Controls								
Electrical	100%	Now	$22,300	2028	$1,116,200			
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Various Locations - Defective Thermostats								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2033	$3,036,000	2	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Units. Utilizes Refrigerant R407c For Cooling. Refer To Heating - Furnace For Heating Description.								
Split Unit	10%			2033	$476,800			

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DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Air Conditioning								
Distribution								
Ductwork/Diffusers	60%	Now	$264,500	LIFE	* *	2	$153,100	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Various Locations - Fire And Smoke Dampers Failed In Closed Position								
Ductwork/Diffusers	40%			LIFE	* *	2	$102,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$109,300	
Exhaust Fans								
Roof	100%			2033	$389,600	2	$6,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$51,600	2043	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : Water Meter Room - Leaking Booster Pump (1 Of 3)								
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : 1 Unit - 28 Gallons. Serves Science Laboratory. Quantity 1								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$40,200	4	$4,100	
Sewage Ejector(s)								
Electric	100%			2033	$105,100	4	$7,800	
Backflow Preventer								
Generic	100%			2033	$89,700	1	$12,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : 1 Unit - 400,000 Btu/hr Input								
Hot Water Storage Tank								
Generic	100%			2033	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : 1 Unit - 180 Gallons. Quantity 1								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

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
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Passenger Units From Cellar To 5th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Freight Unit From Basement To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$54,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : 3 Connections Located Outside Of The Building								
Fire Pump								
Generic	100%			2036	$191,700	1	$36,600	
Chemical System								
Wet	100%			2028	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Kitchen Hood: 72 Square Feet (18x4).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER**
Address : **1220 MANOR ROAD**
Borough : **STATEN ISLAND**
Agency's Number : **R460**
Program / Asset # : **BOE0952.010 / 14932**
Yr Built/Renovated : **2016 /**
Area Sq Ft : **25,643**
Project Type : **EDUCATION**
Date of Survey : **24-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **955** **Lot** : **100** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$74,500	
Mechanical		$146,000
Total	**$74,500**	**$146,000**
Importance Code A	$74,500	
Importance Code B		$146,000
Total	**$74,500**	**$146,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,100	$7,900	$29,300	$7,900
Interior Architecture	$1,000		$3,500	$16,300
Electrical	$2,400	$2,800	$3,000	$2,700
Mechanical	$8,400	$11,400	$16,700	$8,600
Site Enclosure	$3,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$38,200**	**$29,200**	**$59,700**	**$42,800**
Importance Code A	$17,300	$9,100	$30,600	$9,200
Importance Code B	$19,800	$20,100	$29,000	$33,500
Importance Code C	$1,000			
Total	**$38,200**	**$29,200**	**$59,700**	**$42,800**

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.*

DEPARTMENT OF EDUCATION - 040

SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER

Asset # : 14932

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
Exterior								
Exterior Walls								
Glass Block	3%			LIFE	* *	5	$800	
Masonry: Brick	75%			LIFE	* *	5	$31,500	
Metal Panel	10%			2053	* *	5-10	$28,900	
Window Wall	12%			2059	* *	5	$18,900	
Windows								
Aluminum	95%			2055	* *	5	$6,300	
Metal Louvers	5%			2046	* *	10	$2,100	
Parapets								
Cast in Place Concrete	40%	2-4	$16,100	LIFE	* *	5	$36,100	
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$3,400	
Masonry: Brick	45%			LIFE	* *	5	$3,900	
Metal Panel	5%			2059	* *	5	$1,700	
Metal Rail	5%			2050	* *	5-10	$7,900	
Roof								
Modified Bitumen	100%	0-2	$74,500	2038	* *			
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Soffits								
Metal Panel	100%			2059	* *	5-10	$26,100	
Interior								
Floors								
Quarry Tile	10%			2050	* *	5	$5,800	
Sheet Vinyl/Rubber	3%			2041	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Dance Studio								
Explanation : Location Observed								
Terrazzo	15%			LIFE	* *	5	$4,500	
Vinyl Tile	72%			2041	* *	3	$10,400	
Interior Walls								
Ceramic Tile	35%			2046	* *	5	$28,600	
Fabric on Framing	5%			2037	* *	5	$2,000	
Gypsum Board	55%			LIFE	* *	5	$27,000	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%			2050	* *	5	$26,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	$300	
Gypsum Board	15%			LIFE	* *	5	$6,700	
Wood	5%			LIFE	* *	5	$15,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2077	* *			

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DEPARTMENT OF EDUCATION - 040

SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER

Asset # : 14932

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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$3,100	2068	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Exterior Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amp Main Disconnect Switch								
Fused Disc Sw	10%			2059	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 100 Amp Emergency Lighting Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$100	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2055	* *	5	$100	
Molded Case Bkrs	90%			2055	* *	5	$600	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	20%			2050	* *	5		
Variable Frequency Drive	80%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER
Asset # : 14932

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
Lighting								
Interior Lighting								
Fluorescent	90%			2041	* *	10	$21,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2041	* *	10	$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$3,100	
Exit, LED	40%			2068	* *	1		
Exit, Service	10%			2041	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$800	
Alarm								
Security System								
Generic	100%			2041	* *	1	$9,600	
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$15,800	

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
Heating								
Energy Source								
Electricity	1%			2053	* *	1		
Natural Gas	99%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$1,300	
Terminal Devices								
Air Handler	99%			2038	* *	1	$15,700	
Fan Coil Unit/Heat	1%			2038	* *	1	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Unit Heater								
Controls								
Electrical	100%			2031	$146,000			

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DEPARTMENT OF EDUCATION - 040

SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER

Asset # : 14932

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
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2042	* *	1	$25,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : 1 Unit								
Split Unit	10%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : 4 Units								
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2053	* *	4	$500	
Ductwork/Diffusers	60%			LIFE	* *	2	$20,000	
Terminal Devices								
Air Handler/Cool/Ht	90%			2038	* *	1	$14,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper And Lower Roofs								
Explanation : 4 Units								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,300	
Exhaust Fans								
Interior	90%			2038	* *	2	$700	
Roof	10%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 3rd Floor								
Explanation : Water Heater Missing, Water Heating Piping And Flue Remain								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$1,000	
Backflow Preventer								
Generic	100%			2038	* *	1	$1,600	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

SUSAN E. WAGNER H.S. - SI PERFORMING ARTS CENTER

Asset # : 14932

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement - Second Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$12,900	
Sprinkler								
Generic	100%			2053	* *	1-2	$7,200	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **SUSAN E. WAGNER HIGH SCHOOL - SI**		
Address	: **1200 MANOR ROAD @BRIELLE AVE.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R460**
Program / Asset #	: **BOE0952.000 / 1202**	**Yr Built/Renovated**	: **1968 / 2018**
Area Sq Ft	: **327,159**	**Project Type**	: **EDUCATION**
Date of Survey	: **22-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,Ph**		
Block	: **955** **Lot** : **100**	**BIN**	: **5113197**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$759,900	$458,700
Interior Architecture	$31,697,300	$3,083,100
Electrical	$1,136,000	$9,555,600
Mechanical	$9,520,300	$4,430,000
Site Pavements	$1,068,900	$2,435,300
Total	**$44,182,400**	**$19,962,600**
Importance Code A	$759,900	$3,483,800
Importance Code B	$41,803,000	$13,285,000
Importance Code C	$1,619,500	$3,193,800
Total	**$44,182,400**	**$19,962,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$10,600
Interior Architecture	$161,200	$7,000		$42,800
Electrical	$72,900	$85,500	$30,500	$37,100
Mechanical	$237,600	$53,800	$91,300	$53,800
Site Enclosure	$70,500			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$549,500**	**$153,500**	**$129,000**	**$151,500**
Importance Code A	$32,400	$33,100	$32,400	$43,000
Importance Code B	$362,600	$120,400	$96,600	$108,500
Importance Code C	$154,400			
Total	**$549,500**	**$153,500**	**$129,000**	**$151,500**

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$214,500	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	20%			LIFE	* *	5	$174,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	0-2	$56,600	2049	* *	5	$29,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$36,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Rail	2%			2050	* *	5-10	$17,500	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	23%			LIFE	* *	5	$69,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	5%			2046	* *	10	$39,900	
Modified Bitumen	80%	0-2	$390,000	2038	* *			
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Plaza Roof: Stone Panels	10%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Repair Evident								
Skylight, Metal/Glass	5%	Now	$313,300	2053	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Roof Above Stair 7 And 8								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Exterior								
Soffits								
Stucco Cement	100%			2046	* *	5	$40,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$42,600	LIFE	* *	5	$53,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations, Basement								
Ceramic Tile	5%	Now	$141,400	2036	$1,413,500	5	$12,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	Now	$92,200	2038	* *	5	$18,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Terrazzo	10%			LIFE	* *	5	$38,300	
Vinyl Tile	5%	4+	$34,600	2038	* *	3	$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile 9" X 9"	65%	Now	$2,606,500	2028	$26,065,000	3	$119,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%	0-2	$299,100	2048	* *	5	$23,000	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	3%	Now	$61,900	2036	$1,238,900	5	$11,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Throughout								
Concrete Masonry Unit	3%	0-2	$42,300	LIFE	* *	5	$8,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Folding Partition	2%	0-2	$41,600	2041	* *	5	$18,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Auditorium								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : Folding Partition Location Clarified								
Masonry: Brick	5%			LIFE	* *			
Plaster	42%	0-2	$767,100	LIFE	* *	5	$92,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Auditorium, 220s, 260s And 280s								
SGFT/Glazed Masonry	40%	Now	$539,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Corridor								
Ceilings								
AcousTileConcealSpLn	57%	0-2	$441,200	2038	* *	5	$167,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	3%			2038	* *	5	$14,100	
Exposed Struc: Concrete	5%			LIFE	* *	5	$3,700	
Metal Panel	18%	Now	$573,500	LIFE	* *	5	$105,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	2%			LIFE	* *	5	$11,700	
Plaster	15%	2-4	$109,700	LIFE	* *	5	$44,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Site Enclosure								
Fence/Gates								
Chain Link	85%			2043	* *			
Iron Picket	15%	4+	$46,500	2053	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$24,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$91,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 25%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$250,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout And Steps								
Parking/Driveway								
Asphalt	100%			2036	$1,862,500			
Activity Yard								
Asphalt	75%	Now	$727,000	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Basketball And Tennis Courts								
Rubber Matting	25%			2033	$572,700			

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
Under 600 Volts								

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SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2033	$21,000	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Fused Disc Sw	60%			2033	$63,100	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Fused Disc Sw	20%			2033	$21,000	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump								
Switchgear / Switchboard								
Fused Disc Sw	90%			2033	$599,200	5	$1,300	
Fused Disc Sw	10%			2043	* *	5	$100	
Raceway								
Conduit	85%			2033	$586,900	1		
Conduit	10%			2043	* *	1		
Conduit	5%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Panelboards								
Fused Disc Sw	15%			2032	$98,100	5	$1,100	
Fused Knife Sw	5%	0-2	$32,700	2058	* *	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	70%			2032	$457,800	5	$6,000	
Molded Case Bkrs	10%			2055	* *	5	$900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Wiring								
Braided Cloth	75%	0-2	$690,000	2058	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	5%			2059	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Motor Controllers								
Locally Mounted	30%			2031	$111,500	5	$700	
Motor Control Center	70%			2031	$1,042,300	5	$6,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,800	
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Lighting								
Interior Lighting								
Fluorescent	85%			2033	$4,244,700	10	$255,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	$499,400	10	$30,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	45%			2028	$253,000	10	$35,500	
Emergency, Battery	5%			2033	$28,100	10	$3,900	
Exit, Service	47%			2028	$67,900	1		
Exit, Service	3%			2033	$4,300	1		
Exterior Lighting								
HID	8%			2028	$125,100	10	$100	
Incandescent	1%			2028	$18,000	2		
LED	1%			2041	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$628,900	1	$122,200	
Fire/Smoke Detection								
Generic, Digital	100%			2033	$864,100	1-3	$207,700	

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2043	* *	5	$101,400	
Exposed Tank(s), Extent : Light, Area Affected : 100%								
Location : Two 15,000 Gallon Tanks, Vault								
Conversion Equipment								
Steam Boiler	100%			2031	$2,919,900	1	$324,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$134,100	2043	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								

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.*

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Heating								
Terminal Devices								
Air Handler	35%	Now	$44,100	2028	$2,206,500	1	$63,700	
Damaged, Extent : Light, Area Affected : 20%								
Location : Insulation For Units In Penthouse								
Convector/Radiator	60%			2038	* *	1	$63,400	
Fan Coil Unit/Heat	5%			2033	$415,300	1	$5,300	
Controls								
Electrical	10%			2027	$186,200			
Pneumatic	90%	Now	$116,500	2027	$5,827,000			
Broken, Extent : Moderate, Area Affected : 5%								
Location : 1 Of 2 Air Compressors In Boiler Room In Basement								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2038	* *	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : For Clinic								
Split Unit	5%			2038	* *			
Window/Wall Unit	70%			2028	$888,400	1		
No Component	15%							
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2	$21,300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$182,400	
Exhaust Fans								
Interior	45%			2033	$668,600	2	$4,500	
Roof	35%			2028	$227,500	2	$3,500	
Roof	20%			2038	* *	2	$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : 2 Water Meters								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	$48,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$10,300	4	$10,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2033	$175,400	4	$13,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Fourth Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2053	* *	1-2	$13,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st, 3rd And 4th Floors								
Explanation : Administration Area And Laboratory Classrooms								
Chemical System								
Generic	100%			2031	$119,000	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 30 Feet Long, 120 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **TEACHERS PREPARATORY H.S. - BK**		
Address	: **226 BRISTOL ST. @BLAKE AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K175**
Program / Asset #	: **BOE0473.000 / 681**	**Yr Built/Renovated**	: **1914 / 2012**
Area Sq Ft	: **89,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **01-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,Ph**		
Block	: **3541** **Lot** : **1**	**BIN**	: **3081419**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$122,500	$455,500
Interior Architecture	$348,000	$61,200
Electrical		$171,100
Mechanical	$283,900	$2,842,600
Total	**$754,500**	**$3,530,300**
Importance Code A	$122,500	$512,200
Importance Code B	$498,500	$3,018,200
Importance Code C	$133,500	
Total	**$754,500**	**$3,530,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$7,500	$7,000		$10,600
Interior Architecture	$17,100	$12,200	$3,400	$22,700
Electrical	$16,100	$21,500	$14,500	$15,200
Mechanical	$49,100	$14,200	$22,100	$18,200
Site Pavements	$8,700			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$105,900**	**$62,400**	**$47,500**	**$74,200**
Importance Code A	$15,400	$14,900	$7,900	$18,800
Importance Code B	$90,500	$47,400	$36,100	$55,400
Importance Code C			$3,400	
Total	**$105,900**	**$62,400**	**$47,500**	**$74,200**

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Exterior								
Exterior Walls								
Masonry: Brick	71%			LIFE	* *	5	$82,300	
Masonry: Brick Cavity	20%			LIFE	* *	5	$23,200	
Other Observation, Extent : Light, Area Affected : 100% *Location : Gymnasium* *Explanation : Cavity Walls At Gymnasium Addition*								
Masonry: Granite	2%			LIFE	* *	5	$1,700	
Masonry: Limestone	5%			LIFE	* *	5	$4,300	
Metal Panel	2%			2045	* *	5-10	$15,900	
Windows								
Aluminum	98%	Now	$122,500	2043	* *	5	$12,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10% *Location : Throughout* *Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%* *Location : Classrooms Throughout* *Glazing Clouded, Extent : Moderate, Area Affected : 35%* *Location : Classrooms* *Hardware Missing, Extent : Moderate, Area Affected : 50%* *Location : Throughout*								
Metal Louvers	2%			2038	* *	10	$3,200	
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$31,500	
Other Observation, Extent : Light, Area Affected : 100% *Location : Gymnasium* *Explanation : Cavity Walls At Gymnasium Addition*								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$11,800	
Masonry: Brick	70%			LIFE	* *	5	$10,700	
Roof								
Built-Up (BUR)	75%	Now	$7,500	2035	$373,100			
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10% *Location : Throughout*								
IRMA/Protected Membrane	15%			2040	* *	10	$6,200	
Metal Panel	5%			2048	* *	10	$3,800	
Sloped Glazing	5%			LIFE	* *	5	$27,800	
Interior								

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$30,600	
Ceramic Tile	5%			2038	* *	5	$7,000	
Marble Panels	5%			LIFE	* *	5	$5,200	
Quarry Tile	5%			2048	* *	5	$10,500	
Vinyl Tile	65%	Now	$128,500	2040	* *	3	$34,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Classrooms And Corridors								
Explanation : Substrate Rotting And Decay								
Wood	10%	4+	$17,100	2050	* *	5	$13,100	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Library								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2044	* *	5	$6,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,500	
Folding Partition	1%			2051	* *	5	$3,400	
Gypsum Board	10%			LIFE	* *	5	$8,200	
Masonry: Brick	10%	Now	$133,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gasolione Meter And Oil Tank Room								
Marble Panels	1%			LIFE	* *			
Plaster	58%			LIFE	* *	5	$23,800	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$14,000	
AcousTileConcealSpLn	5%			2040	* *	5	$8,700	
AcousTileSusp.Lay-In	5%			2048	* *	5	$7,000	
Exposed Struc: Steel	5%	Now	$86,000	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Vaulted Ceilings And Underside Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Hatch								
Metal Panel	5%			LIFE	* *	5	$8,700	
Plaster	70%			LIFE	* *	5	$61,200	
Site Enclosure								
Fence/Gates								
Iron Picket	85%			2055	* *			
Masonry: Brick	15%			2045	* *			
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Site Pavements								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2040	* *			
Panel/Paver: Bluestone	30%			LIFE	* *	5		
Activity Yard								
Asphalt	100%	2-4	$8,700	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Activity Yard								

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2045	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$400	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$200	
Molded Case Bkrs	90%			2043	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	98%			2040	* *	5	$600	
Variable Frequency Drive	2%			2052	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$27,400	
Generators								
Diesel	100%			2038	* *	1	$34,500	
Indicators Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room. Roof								
Explanation : One 188 Kilovolt Ampere								

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,300	
Fuel Storage								
Day Tank	50%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Roof								
Explanation : One 50 Gallon								
Main Tank	50%	Now	$1,600	2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 468 Gallons								
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Service	50%			2043	* *	1		
Exit, Service	50%			2043	* *	1		
Exterior Lighting								
LED	20%			2043	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2035	$85,500	1	$16,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : CCTV System								
Generic	50%			2035	$85,500	1	$16,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$54,800	

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
Heating								
Energy Source								
Natural Gas	20%			2045	* *	1		
Interruptible Gas/Dual Fuel	80%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 10,000 Gallons								

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Heating								
Conversion Equipment								
Furnace	20%			2035	$56,700	1	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 Units In Upper Level Of Gymnasium, 2 Units In Gymnasium Penthouse.								
Explanation : 5 Units								
Steam Boiler	80%			2048	* *	1	$70,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$21,900	2045	* *			
Steam Traps Faulty, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Steam Piping/Pump	70%			2045	* *			
No Component	20%							
Terminal Devices								
Air Handler	20%			2035	$343,000	1	$11,000	
Convector/Radiator	55%			2040	* *	1	$15,800	
Fan Coil Unit/Heat	5%			2035	$113,000	1	$1,400	
No Component	20%							
Controls								
Pneumatic	10%	0-2	$8,800	2033	$176,100			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Thermostats, Various Locations								
Pneumatic	90%			2033	$1,585,200			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	65%			2030	$224,400	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,600	
Exhaust Fans								
Interior	70%			2035	$282,900	2	$1,900	
Roof	30%			2035	$53,000	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$232,700	1		
Sanitary Piping								
Cast Iron	10%	0-2	$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cast Iron	90%			LIFE	* *	1		

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	$18,200	4	$2,800	
Backflow Preventer								
Generic	100%			2035	$40,700	1	$5,500	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Unit								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Passenger Unit In Good Condition								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	$2,500	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 40 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**TELECOMMUN. ARTS AND TECH HS -BK**			
Address	:	**350 67TH STREET @FOURTH AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K485**
Program / Asset #	:	**BOE0637.000 / 687**	**Yr Built/Renovated**	:	**1915 / 2012**
Area Sq Ft	:	**118,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**28-Feb-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,2,3,4,5,Att**			
Block	:	**5850** **Lot** : **30**	**BIN**	:	**3144482**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$515,800	$1,115,400
Interior Architecture	$338,500	$3,023,100
Electrical	$198,000	$2,035,500
Mechanical	$107,200	$5,301,100
Total	**$1,159,500**	**$11,475,200**
Importance Code A	$515,800	$1,115,400
Importance Code B	$560,500	$10,359,800
Importance Code C	$83,200	
Total	**$1,159,500**	**$11,475,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$118,800	$10,400		$48,400
Interior Architecture	$132,600			$20,000
Electrical	$65,700	$21,900	$20,500	$25,500
Mechanical	$81,500	$37,800	$36,100	$49,800
Site Enclosure	$13,700			
Site Pavements	$69,400			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$504,000**	**$92,500**	**$79,000**	**$166,100**
Importance Code A	$130,400	$22,100	$11,700	$60,400
Importance Code B	$325,500	$70,400	$67,300	$105,700
Importance Code C	$48,000			
Total	**$504,000**	**$92,500**	**$79,000**	**$166,100**

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$74,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glass Block	1%			LIFE	* *	5	$1,200	
Masonry: Brick	81%	Now	$260,600	LIFE	* *	5	$154,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor								
Masonry: Granite	2%			LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5	$4,300	
Metal Panel	5%			2045	* *	5-10	$65,600	
Metal Sect. OHD	1%	Now	$3,500	2040	* *	5	$3,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Door Motor								
Window Wall	2%			2045	* *	5	$14,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Polycarbonate Panels								
Windows								
Aluminum	94%	Now	$255,200	2043	* *	5	$26,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Various Classrooms And Corridor								
Metal Louvers	3%			2038	* *	10	$10,400	
Wood	3%	Now	$10,000	2043	* *	5	$8,300	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Stain Glass Windows								

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$17,700	
Masonry: Limestone	10%			LIFE	* *	5	$2,600	
Metal: Cage/Fence	5%	2-4	$1,300	2040	* *	5	$3,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Over Auditorium Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Over Auditorium Roof								
Roof								
IRMA/Protected Membrane	43%	Now	$44,300	2035	$886,300			
Broken Paver Blocks, Extent : Severe, Area Affected : 10%								
Location : 5th Floor Flat Roof								
Paver Block Ballast, Extent : Light, Area Affected : 25%								
Location : 5th Floor Flat Roofs And Auditorium								
Metal Panel	15%			2040	* *	10	$23,400	
Slate	40%	Now	$48,500	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Cafeteria And Other Areas								
Sloped Glazing	2%			LIFE	* *	5	$22,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Greenhouse								
Explanation : Polycarbonate Panels								
Soffits								
Stucco Cement	100%	Now	$11,200	2040	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Porticos								
Interior								

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Interior									
Floors									
Asphalt Macadam	3%	0-2	$12,300	2040		* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Mechanical Penthouse And Upper Stair Landings									
Cast in Place Concrete	2%	Now	$5,600	LIFE		* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	3%	Now	$13,800	2038		* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Quarry Tile	3%			2040		* *	5	$7,200	
Terrazzo	2%	Now	$15,300	LIFE		* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor									
Vinyl Tile	67%	Now	$60,500	2035	$3,023,100		3	$40,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Wood	20%	Now	$194,800	2050		* *	5	$29,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Gymnasium And Other Areas									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Gymnasium									
Interior Walls									
Ceramic Tile	4%	Now	$3,800	2038		* *	5	$1,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Concrete Masonry Unit	2%			LIFE		* *	5	$700	
Glass: Single Pane	1%	Now	$1,100	LIFE		* *	5	$600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Glazed Ceramic Panel	2%			LIFE		* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : New Wing									
Gypsum Board	60%			LIFE		* *	5	$30,700	
Masonry: Brick	10%	Now	$83,200	LIFE		* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement B20 And Electric Room									
Marble Panels	1%			LIFE		* *			
Plaster	20%	Now	$8,500	LIFE		* *	5	$5,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2040	* *	5	$6,200	
AcousTileSusp.Lay-In	43%	Now	$14,500	2040	* *	5	$21,300	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Exposed Struc: Concrete	5%	Now	$38,000	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Ash Hoist								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Ash Hoist								
Explanation : Corroded Steel Beams								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%	Now	$7,100	LIFE	* *	5	$24,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	2%	Now	$3,400	LIFE	* *	5	$2,500	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Kitchen								
Plaster	15%	Now	$9,300	LIFE	* *	5	$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	80%	Now	$12,200	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Rear Areaway								
Masonry: Brick	15%			2045	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : Basement Access								
Masonry: Fieldstone	5%	Now	$1,600	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Access To Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Access To Basement								
Explanation : Actual Stone Coping								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Senator Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$34,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2045	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 3,000 Amperes								
Fused Disc Sw	20%			2045	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Fused Disc Sw	30%			2055	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switch Rated At 1,600 Amperes For Chillers								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	* *	5	$300	
Fused Disc Sw	50%			2035	$133,200	5	$300	
Raceway								
Conduit	90%			2045	* *	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$300	
Fused Disc Sw	5%			2043	* *	5	$100	
Fused Toggle Switch	1%			2034	$2,500	5		
Molded Case Bkrs	75%			2034	$183,900	5	$2,300	
Molded Case Bkrs	9%			2051	* *	5	$300	
Wiring								
Thermoplastic	60%			2045	* *	1		
Thermoplastic	40%			2055	* *	1		

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TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2040	* *	5	$400	
Variable Frequency Drive	50%	0-2	$46,400	2048	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2052	* *	1	$36,300	
Generators								
Diesel	100%			2048	* *	1	$45,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor Enclosure								
Explanation : 255 Kilowatt, 319 Kilovolt Amperes Rated Capacity								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$4,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Inside Generator Enclosure								
Fuel Storage								
Main Tank	100%			2070	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Generator								
Explanation : 200 Gallons Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	$1,440,900	10	$86,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	$180,100	10	$10,800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Library, New Wing, Cafeteria								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	40%			2040	* *	1		
Emergency, Battery	10%			2035	$20,300	10	$2,800	
Exit, Service	40%			2035	$20,800	1		
Exit, Battery	10%			2040	* *	10	$800	
Exterior Lighting								
HID	15%			2030	$84,600	10	$100	
LED	5%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$900	

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TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Alarm								
Security System								
Generic	50%			2043	* *	1	$22,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System Recently Installed								
Generic	50%			2030	$113,400	1	$22,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$72,700	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 7,500 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$116,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Two Dual Fuel Steam Boilers.								
Distribution								
Steam Piping/Pump	90%			2045	* *			
Steam Piping/Pump	10%	Now	$29,000	2045	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Pumps, Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 60%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Explanation : The Feeding Tank Is Under Size, Causing Water Over Flood.								
Terminal Devices								
Air Handler	40%			2040	* *	1	$29,200	
Convector/Radiator	60%			2033	$592,800	1	$22,900	

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TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Heating								
Controls								
Digital	25%	Now	$17,400	2033	$867,600			
Obsolete Equipment, Extent : Moderate, Area Affected : 20%								
Location : Control Valves, Various Locations								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Explanation : Defective Building Management System.								
Digital	75%			2033	$2,602,700			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	$5,300	2035	$267,400	1	$7,400	
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Defective Sensors And Accessories For Chiller No.2 At Exterior Of Building								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Packaged Air Cooled Chillers Located At Exterior Of Building								
Reciprocating Compr/Chiller	15%			2035	$267,400	1	$8,200	
Window/Wall Unit	50%			2033	$228,900	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2055	* *	4	$2,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2040	* *	1	$21,900	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2040	* *	2	$24,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$19,700	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$26,300	
No Component	30%							
Exhaust Fans								
Interior	40%			2040	* *	2	$1,400	
Interior	20%			2030	$107,200	2	$700	
Roof	10%			2035	$23,400	2	$400	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	* *	1		
Galvanized Steel	20%			2033	$308,500	1		

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2033	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three 80 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,700	
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2035	$54,000	1	$7,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Mezzanine, 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$59,500	
Sprinkler								
No Component	70%							
Generic	30%			2055	* *	1-2	$9,900	
Fire Pump								
Generic	100%			2038	* *	1	$22,000	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 15 Square Feet								

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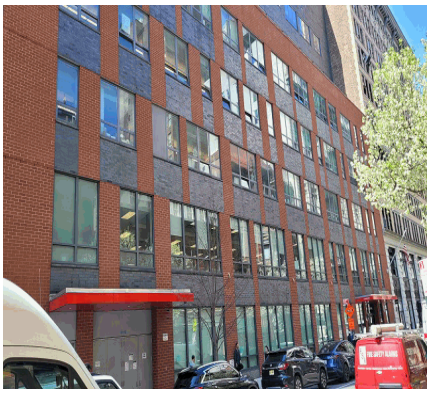
Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE CLINTON SCHOOL - M**		
Address	: **10 EAST 15TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M868**
Program / Asset #	: **BOE1178.000 / 14924**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **117,341**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5,6,8,Ph**		
Block	: **842** **Lot** : **34**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$239,400
Interior Architecture		$282,800
Electrical	$75,300	
Mechanical		$615,000
Total	**$75,300**	**$1,137,200**
Importance Code A		$239,400
Importance Code B	$75,300	$784,100
Importance Code C		$113,700
Total	**$75,300**	**$1,137,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,200	$36,300	$21,500	
Interior Architecture	$40,700	$6,600	$17,800	$11,900
Electrical	$23,800	$25,400	$22,800	$19,100
Mechanical	$47,800	$49,500	$59,600	$51,800
Elevators/Escalators	$24,500	$24,500	$24,500	$24,500
Total	**$137,900**	**$142,400**	**$146,100**	**$107,400**
Importance Code A	$8,700	$42,400	$27,300	$5,800
Importance Code B	$97,300	$93,300	$118,800	$101,600
Importance Code C	$32,000	$6,600		
Total	**$137,900**	**$142,400**	**$146,100**	**$107,400**



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.*

DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$55,800	
Glass Block	5%			LIFE	* *	5	$4,500	
Masonry: Brick Cavity	90%			LIFE	* *	5	$128,600	
Windows								
Aluminum	98%			2049	* *	5	$31,600	
Metal Louvers	2%			2046	* *	10	$4,000	
Parapets								
Cast in Place Concrete	20%			LIFE	* *	5	$55,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Covered By Waterproofing								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$20,600	
Masonry: Brick	40%			LIFE	* *	5	$10,700	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Security Bars	30%			2061	* *			
Roof								
Cast in Place Concrete	20%			LIFE	* *			
IRMA/Protected Membrane	5%	2-4	$1,200	2038	* *			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
IRMA/Protected Membrane	70%			2038	* *	10	$33,900	
Modified Bitumen	5%			2038	* *	10	$2,400	
Soffits								
Metal Panel	100%			2059	* *	5-10	$7,800	
Interior								
Floors								
Carpet	4%			2032	$127,200	3	$10,500	
Cast in Place Concrete	10%			LIFE	* *	5	$38,400	
Ceramic Tile	10%			2042	* *	5	$17,600	
Quarry Tile	5%			2046	* *	5	$13,200	
Sheet Vinyl/Rubber	5%			2041	* *	5	$13,200	
Vinyl Tile	65%			2038	* *	3	$42,800	
Wood	1%			2061	* *	5	$3,300	

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

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
Interior								
Interior Walls								
Ceramic Tile	14%			2042	* *	5	$53,000	
Concrete Masonry Unit	20%			LIFE	* *	5	$30,300	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	5%	Now	$5,400	LIFE	* *	5	$11,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 8th Floor Base Of Wall								
Gypsum Board	45%			LIFE	* *	5	$102,300	
Masonry: Brick	5%			LIFE	* *			
Operable Wall	1%			2053	* *	5	$13,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2050	* *	5	$23,900	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$99,500	
Metal Panel	10%			LIFE	* *	5	$19,900	
Metal Panel	5%			LIFE	* *	5	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 8th Floor								
Explanation : Metal Grid Drop In Panels								
Wood	5%			LIFE	* *	5	$69,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Play Area Enclosure								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2046	* *	5	$400	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$500	
Raceway								
Conduit	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$300	
Molded Case Bkrs	90%			2049	* *	5	$2,800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$600	
Variable Frequency Drive	30%			2046	* *			
Not Functioning, Extent : Moderate, Area Affected : 60%								
Location : 8th Floor								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$36,100	
Generators								
Diesel	100%			2042	* *	1	$45,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room 802e								
Explanation : 300 Kilowatts, 375 Kilovolt Amperes Generator								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,300	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Abandoned In Place, Extent : Severe, Area Affected : 100%								
Location : Under Generator								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Generator								
Explanation : 275 Gallons Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%			2038	* *	10	$64,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$10,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 10%								
Location : Gymnasium, Auditorium								
LED	30%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Staircases								
Explanation : LED Light								

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

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
Lighting								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$4,000	
Exterior Lighting								
Fluorescent	14%			2038	* *	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 90%								
Location : Building Perimeter And Roof								
Fluorescent	3%			2038	* *	10	$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
Location : Main Entrances								
LED	3%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Front Of Building								
Explanation : LED Fixtures								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	50%			2038	* *	1	$21,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System								
Generic	50%			2038	* *	1	$21,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$72,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Strobes, Smoke Detection And Fan Shut Down Controls								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

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
Heating								
Conversion Equipment								
Furnace	20%			2038	* *	1	$11,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9th Floor Roof								
Explanation : 2 Rooftop Package Units.								
Hot Water Boiler	3%	0-2	$1,900	2046	* *	1	$1,600	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 8th Floor Equipment Room								
Explanation : Defective Gasoline Control Valves Of Units No.2 And 3.								
Hot Water Boiler	77%			2046	* *	1	$44,700	
Distribution								
Hot Wtr Piping/Pump	5%	0-2	$3,900	2055	* *	4	$300	
Controller Not Working, Extent : Moderate, Area Affected : 5%								
Location : Building Management System								
Hot Wtr Piping/Pump	75%			2055	* *	4	$6,500	
No Component	20%							
Terminal Devices								
Air Handler	40%			2038	* *	1	$29,000	
Convector/Radiator	40%			2046	* *	1	$15,200	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2038	* *	1	$43,500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 8th Floor Equipment Room								
Ext Pkg Unit - Heating/Cooling	20%			2038	* *	2	$1,400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 9th Floor Roof								
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$58,100	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2034	$485,500	2	$94,500	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,400	
Exhaust Fans								
Interior	20%			2038	* *	2	$700	
Roof	80%			2041	* *	2	$2,900	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

THE CLINTON SCHOOL - M

Asset # : 14924

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	90%			2032	$63,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8th Floor Water Heater Room								
Explanation : 1 Tankless Unit With One 300 Gallons Tank.								
Gas Fired	10%	Now	$4,200	2031	$7,000	2		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Dirty Hot Water Comes Out Frequently.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$7,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 3 Units, Basement To 8th Floor								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$59,200	
Sprinkler								
Generic	100%			2059	* *	1-2	$32,900	
Fire Pump								
Generic	30%	Now	$3,400	2042	* *	1	$5,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor Equipment Room								
Generic	70%			2042	* *	1	$15,300	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set Covers 40 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M**		
Address	: **504 WEST 158TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M814**
Program / Asset #	: **BOE1145.000 / 14891**	**Yr Built/Renovated**	:
Area Sq Ft	: **79,583**	**Project Type**	: **EDUCATION**
Date of Survey	: **05-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,3,5,Ph**		
Block	: **2116** **Lot** : **31**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$1,040,300
Interior Architecture		$11,176,500
Electrical	$65,700	
Mechanical	$373,000	$2,469,900
Total	**$438,700**	**$14,686,700**
Importance Code A	$86,600	$1,040,300
Importance Code B	$352,100	$6,056,100
Importance Code C		$7,590,200
Total	**$438,700**	**$14,686,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$32,900		
Interior Architecture	$63,200	$56,300	$107,900	$12,200
Electrical	$16,900	$15,500	$15,500	$13,000
Mechanical	$47,100	$29,800	$28,000	$19,400
Site Pavements	$2,200			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$144,700**	**$149,900**	**$166,700**	**$59,900**
Importance Code A	$2,000	$37,000	$3,900	$3,900
Importance Code B	$142,800	$112,800	$162,800	$56,000
Importance Code C				
Total	**$144,700**	**$149,900**	**$166,700**	**$59,900**

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DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$138,900	
Metal Panel	10%			2043	* *	5-10	$106,100	
Windows								
Aluminum	100%			2041	* *	5	$14,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$4,200	
Masonry: Brick	90%			LIFE	* *	5	$4,800	
Roof								
IRMA/Protected Membrane	100%			2033	$824,300	10	$34,000	
Gravel/Stone Ballast, Extent : Light, Area Affected : 50%								
Location : At Lower Roof And Penthouse								
Paver Block Ballast, Extent : Light, Area Affected : 50%								
Location : Above 6th Floor								
Soffits								
Cement - Fiber Panel	50%			2033	$42,700	10	$6,700	
Metal Panel	50%			2043	* *	5-10	$14,700	
Interior								
Floors								
Carpet	5%	Now	$53,900	2029	$107,900	3	$8,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Library								
Ceramic Tile	15%			2036	$1,031,500	5	$17,900	
Traffic Topping	8%			2033	$465,600	5	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Vinyl Tile	62%			2033	$2,089,100	3	$36,900	
Wood	10%			2048	* *	5	$22,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	40%			2036	$7,390,200	5	$131,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$19,700	
Folding Partition	5%			2041	* *	5	$41,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : Location Noted								
Gypsum Board	35%			LIFE	* *	5	$68,900	

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DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	73%			2038	* *	5	$78,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$20,100	
Metal Panel	2%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$2,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry Stair								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere And One 1,600 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2053	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch And One 400 Ampere Disconnect For Fire Pump								
Transformers								
Dry Type	100%			2046	* *	5	$300	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$300	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$24,500	
Generators								
Diesel	100%			2042	* *	1	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : One 250 Kilowatt Rating								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,900	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$58,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2038	* *	10	$7,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, Battery	40%			2038	* *	10	$2,100	
Exterior Lighting								
Fluorescent	1%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
HID	7%			2038	* *	10		
LED	2%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Alarm								
Security System								
Generic	50%			2038	* *	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$14,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$49,000	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	50%			2038	* *	1	$19,700	
Hot Water Boiler	50%	Now	$86,600	2046	* *	1	$17,700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Penthouse Boiler 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$3,600	2049	* *	4	$3,900	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Penthouse Boiler Valves								
Terminal Devices								
Convector/Radiator	100%			2046	* *	1	$25,700	
Controls								
Digital	100%	Now	$234,000	2031	$2,340,400			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Custodian Office Computer								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Air Conditioning								
Conversion Equipment								
Split Unit	10%	Now	$19,400	2038	* *			
Broken, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Computer Room, Office And Elevator Machine Room								
Explanation : 3 Units								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$49,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,400	
Exhaust Fans								
Interior	90%			2038	* *	2	$2,200	
Roof	10%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$52,300	2053	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Booster Pumps In Basement								
Water Heater With Tanks								
Gas Fired	100%			2031	$70,000	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : Approximately 300 Gallons. Quantity 4.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,500	4	$2,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - 6th Floor								
Explanation : 2 Units								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040

THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M

Asset # : 14891

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
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$40,100	
Sprinkler								
Generic	100%			2053	* *	1-2	$22,300	
Fire Pump								
Generic	100%	Now	$3,900	2042	* *	1	$13,400	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 80 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX**
Address : **800 LYDIG AVENUE**
Borough : **BRONX** | **Agency's Number** : **X292**
Program / Asset # : **BOE1171.000 / 14917** | **Yr Built/Renovated** :
Area Sq Ft : **59,093** | **Project Type** : **EDUCATION**
Date of Survey : **01-Jul-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **4293** **Lot** : **31** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$148,900
Interior Architecture		$84,300
Electrical		$1,012,700
Mechanical	$234,800	$2,496,000
Total	**$234,800**	**$3,741,900**
Importance Code A		$243,000
Importance Code B	$234,800	$3,414,500
Importance Code C		$84,300
Total	**$234,800**	**$3,741,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$61,000	$7,300	
Interior Architecture	$31,500		$7,700	
Electrical	$13,200	$9,900	$11,500	$9,600
Mechanical	$16,500	$44,400	$37,300	$18,000
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$76,100**	**$130,200**	**$78,800**	**$42,500**
Importance Code A	$2,900	$64,100	$10,200	$2,900
Importance Code B	$43,900	$66,100	$68,500	$39,500
Importance Code C	$29,300			
Total	**$76,100**	**$130,200**	**$78,800**	**$42,500**

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.*

DEPARTMENT OF EDUCATION - 040

THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX

Asset # : 14917

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$36,700	
Masonry: Brick Cavity	75%			LIFE	* *	5	$70,500	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$8,800	
Metal Panel	10%			2053	* *	5-10	$64,600	
Granite Panels	5%			LIFE	* *	5	$3,500	
Windows								
Aluminum	100%			2049	* *	5	$14,600	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$78,400	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$14,700	
Masonry: Brick Cavity	40%			LIFE	* *	5	$7,600	
Metal: Cage/Fence	5%			2046	* *	5-10	$7,300	
Weathering Steel	5%			LIFE	* *	1		
Roof								
IRMA/Protected Membrane	100%			2038	* *	10	$41,200	
Soffits								
Metal Panel	100%			2053	* *	5-10	$8,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$9,700	
Ceramic Tile	5%			2042	* *	5	$4,400	
Quarry Tile	5%			2046	* *	5	$6,600	
Terrazzo	10%			LIFE	* *	5	$6,900	
Vinyl Tile	70%			2038	* *	3	$23,200	
Wood	5%			2061	* *	5	$8,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	25%			2042	* *	5	$58,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$9,400	
Gypsum Board	60%			LIFE	* *	5	$84,300	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	* *	5	$65,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$5,100	
Metal Panel	10%			LIFE	* *	5	$10,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Iron Picket	15%			2068	* *			
Masonry: Brick	60%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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.*

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

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
Site Pavements								
Activity Yard								
Pavers/Stone	65%			2042	* *			
Rubber Matting	35%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 2,000, One 1,600 And One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$200	
Variable Frequency Drive	50%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$18,200	
Generators								
Diesel	100%			2042	* *	1	$22,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 440 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 60 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$721,600	10	$43,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	20%			2033	$180,400	10	$10,800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2033	$18,600	1		
Exit, Service	50%			2033	$13,000	1		
Exterior Lighting								
HID	20%			2033	$56,500	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								
Security System								
Generic	50%			2038	* *	1	$11,000	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Generic	50%			2038	* *	1	$11,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Maual Door Security								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$36,400	

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
Heating								

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.*

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	50%			2033	$94,100	1	$14,600	
Hot Water Boiler	50%			2046	* *	1	$14,600	
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$2,900	
Terminal Devices								
Convector/Radiator	98%			2038	* *	1	$18,700	
Fan Coil Unit/Heat	2%			2038	* *	1	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2036	$1,110,400	1	$57,600	
Split Unit	10%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2043	* *	4	$2,200	
Ductwork/Diffusers	50%			LIFE	* *	2	$38,400	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$234,800	2033	$1,174,100	1	$32,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Building Controls System Is Not Operational								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,000	
Exhaust Fans								
Roof	100%			2033	$117,400	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$31,700	4	$2,400	
Backflow Preventer								
Generic	100%			2033	$27,000	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Passenger, 1 Handicapped								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$29,800	
Sprinkler								
Generic	100%			2053	* *	1-2	$16,500	
Fire Pump								
Generic	100%			2042	* *	1	$11,000	
Chemical System								
No Component	98%							
Generic	2%			2028	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Suppression System Covers 48 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE GERALDINE FERRARO CAMPUS - Q**		
Address	: **55-20 METROPOLITAN AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **Q290**
Program / Asset #	: **BOE1154.000 / 14900**	**Yr Built/Renovated**	: **2014 /**
Area Sq Ft	: **95,250**	**Project Type**	: **EDUCATION**
Date of Survey	: **09-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5,Ph**		
Block	: **3365** **Lot** : **27**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$271,800	$133,500
Interior Architecture	$68,800	$494,300
Electrical	$61,200	
Mechanical	$354,200	$1,460,100
Site Pavements		$90,400
Total	**$756,000**	**$2,178,300**
Importance Code A	$271,800	$133,500
Importance Code B	$415,400	$1,779,400
Importance Code C	$68,800	$265,400
Total	**$756,000**	**$2,178,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$8,200		$10,200	
Electrical	$88,000	$16,000	$18,500	$15,500
Mechanical	$47,200	$39,400	$48,200	$28,900
Site Pavements	$2,800			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$161,700**	**$70,800**	**$92,200**	**$59,800**
Importance Code A	$2,400	$2,600	$2,400	$2,400
Importance Code B	$159,300	$68,300	$89,800	$57,400
Importance Code C				
Total	**$161,700**	**$70,800**	**$92,200**	**$59,800**

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.*

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$35,100	
Masonry: Brick Cavity	95%			LIFE	* *	5	$133,500	
Windows								
Aluminum	100%	Now	$198,300	2055	* *	5	$20,300	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Explanation : Rusted Locks On Security Gates								
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5	$11,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$8,000	
Roof								
IRMA/Protected Membrane	100%	4+	$73,500	2038	* *			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Throughout								
Explanation : Drain Cap Broken								
Soffits								
Metal Panel	40%			2053	* *	5-10		
Stucco Cement	60%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$31,200	
Ceramic Tile	5%	Now	$8,200	2042	* *	5	$3,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Entry Of Gymnasium								
Poured Epoxy/Resin	3%			2031	$245,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Aeroponics Laboratory								
Explanation : Location Noted								
Quarry Tile	5%			2046	* *	5	$10,700	
Terrazzo	10%			LIFE	* *	5	$11,100	
Vinyl Tile	57%			2038	* *	3	$30,500	
Wood	10%			2061	* *	5	$26,700	
Interior Walls								
Ceramic Tile	35%			2042	* *	5	$137,600	
Concrete Masonry Unit	15%			LIFE	* *	5	$23,600	
Glass: Special Gauge	2%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Vestibule Area								
Explanation : This Is Actually Storefront Glazing With Insulated Glazing Units								
Gypsum Board	45%			LIFE	* *	5	$106,200	
Wood	3%			LIFE	* *	5	$47,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	$74,000	
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	$74,000	
Metal Panel	3%			LIFE	* *	5	$5,500	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2053	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : South Facade								
Explanation : Sound Absorption Blankets Detached								
Iron Picket	58%			2068	* *			
Masonry: Brick	27%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Asphalt	45%			2036	$90,400			
Cast in Place Concrete	55%			2046	* *			
Activity Yard								
Asphalt	40%	4+	$1,300	2036	$12,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	20%			2046	* *			
Rubber Matting	40%	Now	$1,500	2038	* *			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Rear Play Yard								
Explanation : Matting Covers Area Drains								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere And 3,000 Ampere Main Service Switches								

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.*

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Under 600 Volts								
Transformers								
Dry Type	100%			2046	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : Two 40 Kilovolt Ampere Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$400	
Molded Case Bkrs	80%			2049	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2046	* *	5	$300	
Variable Frequency Drive	60%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$29,300	
Generators								
Diesel	100%			2042	* *	1	$36,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 359 Kilowatt Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Enclosure								
Explanation : 275 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons								
Lighting								

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

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Lighting								
Interior Lighting								
Fluorescent	70%			2038	* *	10	$61,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%	Now	$43,600	2038	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	1%			2038	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Main Entrance Canopy								
HID	9%	Now	$24,600	2038	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$600	
Alarm								
Security System								
Generic	50%	Now	$1,800	2038	* *	1	$16,000	
Devices Damaged, Extent : Light, Area Affected : 100%								
Location : Building Exterior And Security Desk								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$17,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$58,700	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2046	* *	1	$23,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%	Now	$10,700	2049	* *	4	$4,700	
Broken, Extent : Severe, Area Affected : 10%								
Location : Penthouse Boiler Room 1 Of 3 Pumps Not Working								
Terminal Devices								
Fan Coil Unit/Heat	100%			2038	* *	1	$30,800	
Controls								
Digital	100%	Now	$140,100	2031	$1,400,600			
Software Issue Suspected, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2042	* *	1	$41,200	
Ext Pkg Unit - Heating/Cooling	45%	Now	$14,700	2038	* *	2	$2,100	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Fan Blades In Roof Top Unit 3								
Split Unit	15%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2053	* *	4	$2,300	
Ductwork/Diffusers	50%			LIFE	* *	2	$62,000	
Terminal Devices								
Fan Coil - 2 Pipe	50%			2038	* *	1	$15,400	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2038	* *	2	$33,200	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$214,200	LIFE	* *	2-5	$53,100	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Laboratories, Basement And Ceramics Room								
Explanation : Ductwork Not Connected To Laboratory Rooms, Basement Bathrooms And Kiln								
Exhaust Fans								
Roof	100%			2038	* *	2	$2,900	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,800	
Backflow Preventer								
Generic	100%			2038	* *	1	$5,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : 1 Unit								
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : One 350 Gallon Unit								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$48,000	
Sprinkler								
Generic	100%			2053	* *	1-2	$26,700	
Fire Pump								
Generic	100%			2042	* *	1	$17,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Is 100 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE HERITAGE H.S. - M FLOORS 3,4,5**
Address : **1680 LEXINGTON AVENUE @ E.105 ST.**
Borough : **MANHATTAN**
Program / Asset # : **BOE1074.000 / 14420**
Area Sq Ft : **18,049**
Date of Survey : **28-Feb-2024**
Areas Surveyed : **Floors 3,4,5**
Block : **1633** **Lot** : **13**

Agency's Number : **LEASE-M107**
Yr Built/Renovated : **1879 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1051991**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$261,700
Mechanical		$56,000
Total		**$317,700**
Importance Code B		$317,700
Total		**$317,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$24,100		$1,300	$8,100
Electrical	$1,700	$2,200	$1,700	$1,800
Mechanical	$1,500	$1,000	$2,600	$2,900
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$34,700**	**$10,700**	**$13,000**	**$20,300**
Importance Code A				
Importance Code B	$34,700	$10,700	$12,400	$20,200
Importance Code C			$600	
Total	**$34,700**	**$10,700**	**$13,000**	**$20,300**

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.*

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M FLOORS 3,4,5
Asset # : 14420

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
Interior								
Floors								
Ceramic Tile	5%			2044	* *	5	$1,400	
Glass Block	2%			2050	* *	1		
Quarry Tile	15%			2040	* *	5	$6,100	
Sheet Vinyl/Rubber	5%			2040	* *	5	$2,000	
Wood	73%	2-4	$24,100	2050	* *	5	$18,500	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Third And Fourth Floor Hallways								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Third And Fourth Floor Hallways								
Explanation : Below Drinking Fountains								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	$1,200	
Gypsum Board	20%			LIFE	* *	5	$3,000	
Plaster	75%			LIFE	* *	5	$5,600	
Ceilings								
AcousTileSusp.Lay-In	30%			2040	* *	5	$8,100	
Embossed Metal	70%			LIFE	* *	5	$8,500	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Various Locations								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement. Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$100	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Molded Case Bkrs	90%			2043	* *	5	$400	
Molded Case Bkrs	10%			2051	* *	5		
Wiring								
Thermoplastic	90%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M FLOORS 3,4,5
Asset # : 14420

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
Lighting								
Interior Lighting								
Fluorescent	95%			2035	$261,700	10	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2043	* *	10	$2,200	
Exit, LED	50%			2070	* *	1		
Exterior Lighting								
HID	10%			2035	$8,600	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2035	$34,700	1	$6,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detector								

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
Heating								
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Convector/Radiator	100%			2048	* *	1	$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2033	$56,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M FLOORS 3,4,5
Asset # : 14420

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	30%							
Generic	70%			2045	* *	1-5	$6,600	
Sprinkler								
No Component	40%							
Generic	60%			2045	* *	1-2	$3,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI**
Address : **644 BLOOMINGDALE ROAD**
Borough : **STATEN ISLAND**
Program / Asset # : **BOE1185.000 / 14931**
Area Sq Ft : **68,080**
Date of Survey : **19-May-2022**
Areas Surveyed : **Roof, Floors 1,2**
Block : **7092** **Lot** : **39**
Agency's Number : **R062**
Yr Built/Renovated : **2015 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$268,900	$331,200
Interior Architecture		$97,000
Mechanical		$260,900
Total	**$268,900**	**$689,000**
Importance Code A	$268,900	$331,200
Importance Code B		$260,900
Importance Code C		$97,000
Total	**$268,900**	**$689,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$51,600	$13,100
Interior Architecture	$43,200	$4,800		$47,600
Electrical	$11,100	$15,800	$13,200	$12,100
Mechanical	$54,300	$25,700	$39,200	$15,200
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$123,100**	**$60,700**	**$118,300**	**$102,400**
Importance Code A	$2,900	$2,900	$54,600	$16,100
Importance Code B	$120,100	$57,700	$63,600	$86,400
Importance Code C				
Total	**$123,100**	**$60,700**	**$118,300**	**$102,400**

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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DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Exterior								
Exterior Walls								
Metal Panel	35%			2059	* *	5-10	$274,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Facade								
Explanation : Solar Panels Installed On South Facade								
Pre-Cast Concrete	55%			LIFE	* *	5	$203,600	
Window Wall	10%			2059	* *	5	$42,700	
Windows								
Aluminum	98%			2055	* *	5	$16,600	
Metal Louvers	2%			2046	* *	10	$2,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,100	
Metal Rail	60%			2050	* *	5-10	$114,700	
Metal: Cage/Fence	10%			2050	* *	5-10	$8,200	
Pre-Cast Concrete	25%			LIFE	* *	5	$16,600	
Roof								
Cast in Place Concrete	25%			LIFE	* *			
IRMA/Protected Membrane	30%			2041	* *	10	$52,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Green Roof								
Plaza Roof: Stone Panels	40%			2059	* *			
Skylight, Metal/Glass	5%			2059	* *	10	$29,400	
Soffits								
Exposed Struc: Steel	90%			LIFE	* *	5	$4,800	
Metal Panel	10%			2059	* *	5-10	$1,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,100	
Ceramic Tile	5%			2046	* *	5	$5,100	
Mosaic Tile	5%			2050	* *	5	$12,700	
Quarry Tile	5%			2050	* *	5	$7,600	
Vinyl Tile	75%	0-2	$43,200	2041	* *	3	$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout 1st Floor								
Wood	5%			2068	* *	5	$9,600	
Interior Walls								
Ceramic Tile	35%			2046	* *	5	$94,300	
Fiberglass Panel	5%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	$97,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2050	* *	5	$55,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$44,400	
Metal Panel	5%			LIFE	* *	5	$6,300	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2059	* *			
Iron Picket	10%			2077	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2077	* *			
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Pavers/Stone	55%			2046	* *			
Steel Grating	45%			2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Steel Grate Walkways On Roof								
Parking/Driveway								
Pavers/Stone	100%			2046	* *			
Activity Yard								
Rubber Matting	40%			2041	* *			
Traffic Topping	60%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	10%			2059	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Electrical Room 1st Floor								
Explanation : Two 2,000 Ampere Main Disconnect Service Switches								
Fused Disc Sw	70%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. 1st Floor								
Explanation : Two 5,000, One 2,500 And One 2,000 Amperes Main Disconnect Switches								
Photovoltaic Panel(s)	20%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof. Main Building And Garage								
Explanation : 2,200 Solar Panels								

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DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2059	* *	5	$100	
Molded Case Bkrs	70%			2059	* *	5	$1,300	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	30%			2050	* *	5	$100	
Variable Frequency Drive	70%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$21,000	
Generators								
Diesel	100%			2046	* *	1	$26,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 250 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,500	
Fuel Storage								
Day Tank	50%			2055	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Roof								
Explanation : One 275 Gallons								
Main Tank	50%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2041	* *	10	$6,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Storage Room, Gymnasium, Auditorium, Mechanical And Electrical Room								
LED	90%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	* *	5	$1,800	
Alarm								
Security System								
Generic	100%			2041	* *	1	$25,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Camera Security System. Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$42,000	

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
Heating								
Energy Source								
Natural Gas	70%			2063	* *	1		
Solar Panels	30%			2063	* *	2	$1,300	
Conversion Equipment								
Heat Pump Air Sourced	30%			2038	* *	2	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Heat Pump Geothermal Heat Source								
Hot Water Boiler	50%			2053	* *	1	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : 2 Units								
Radiant Heater	20%			2043	* *	2	$6,300	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : First Floor								
Explanation : Solar Electric To Heat Pump								
Distribution								
Hot Wtr Piping/Pump	100%			2055	* *	4	$5,000	
Terminal Devices								
Air Handler	70%			2041	* *	1	$29,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Fan Coil Unit/Heat	10%			2041	* *	1	$2,200	
Unit Heater - Hot Water	20%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Explanation : Under Floor Air Distribution								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Air Conditioning								
Energy Source								
Electricity	60%			2055	* *	1		
Solar Panels	40%			2059	* *			
Conversion Equipment								
Heat Pump Water Sourced	25%			2037	* *			
Ext Pkg Unit - Heating/Cooling	70%			2041	* *	2	$2,900	
Split Unit	5%			2041	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2059	* *	4	$1,300	
Ductwork/Diffusers	70%			LIFE	* *	2	$62,000	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2041	* *	1	$29,500	
Fan Coil - 4 Pipe	25%	Now	$33,100	2041	* *	1	$5,000	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Active Chilled Beam Producing Condensation.								
No Component	5%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2041	* *	2	$9,500	
Geothermal	80%			2068	* *	1		
Dehumidifier								
Generic	100%			2037	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$38,000	
Exhaust Fans								
Interior	80%			2041	* *	2	$1,700	
Roof	20%			2041	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2063	* *	1		
Water Heater With Tanks								
Gas Fired	20%			2032	$3,500	2		
Solar	80%			2032	$260,900	1		
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Explanation : Instantaneous Point Of Uses.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040

THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI

Asset # : 14931

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2028	$2,100	4	$2,200	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor To The Second Floor								
Explanation : 2 Units Hydraulic Elevators And Chair Lift								
Fire Suppression								
Standpipe								
Generic	100%			2063	* *	1-5	$35,600	
Sprinkler								
Generic	100%			2059	* *	1-2	$19,100	
Fire Pump								
Generic	100%			2046	* *	1	$12,700	
Chemical System								
No Component	95%							
Generic	5%			2033	$3,000	1-10	$1,500	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Kitchen								
Explanation : 10 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX**		
Address	: **1640 BRONXDALE AVE. @ VAN NEST AVE**		
Borough	: **BRONX**	**Agency's Number**	: **X498**
Program / Asset #	: **BOE1121.000 / 14577**	**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	: **136,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **16-May-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,5,Ph**		
Block	: **4091** **Lot** : **1**	**BIN**	: **2116414**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$60,700	$209,800
Interior Architecture	$63,900	$93,800
Electrical	$369,500	
Mechanical	$799,900	$4,059,100
Total	**$1,294,000**	**$4,362,800**
Importance Code A	$60,700	$209,800
Importance Code B	$1,233,300	$4,152,900
Total	**$1,294,000**	**$4,362,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$10,300			
Interior Architecture	$110,500		$8,600	$24,200
Electrical	$25,400	$27,200	$35,200	$26,500
Mechanical	$11,100	$11,500	$21,600	$11,500
Site Enclosure	$400			
Site Pavements	$94,100			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$266,700**	**$53,500**	**$80,300**	**$77,000**
Importance Code A	$10,300		$300	
Importance Code B	$162,400	$53,500	$80,000	$73,000
Importance Code C	$94,000			$4,000
Total	**$266,700**	**$53,500**	**$80,300**	**$77,000**

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DEPARTMENT OF EDUCATION - 040

THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX

Asset # : 14577

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$20,300	
Glass Block	2%			LIFE	* *	5	$1,700	
Masonry: Brick	70%			LIFE	* *	5	$94,800	
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : Throughout								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$12,700	
Not Accessible	20%							
Windows								
Aluminum	85%			2056	* *	5	$24,200	
Aluminum	15%			2042	* *	5	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards Observed								
Parapets								
Cast in Place Concrete	85%			LIFE	* *	5	$115,000	
Pre-Cast Concrete	15%	0-2	$8,200	LIFE	* *	5	$12,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Coping Joints								
Roof								
Cast in Place Concrete	5%			LIFE	* *			
IRMA/Protected Membrane	95%	Now	$60,700	2042	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Classrooms 502 And 504								
Soffits								
Stucco Cement	100%			2047	* *	5		
Interior								
Floors								
Carpet	1%			2035	$36,500	3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Library								
Explanation : Location Noted								
Cast in Place Concrete	3%			LIFE	* *	5	$13,200	
Ceramic Tile	5%			2047	* *	5	$10,100	
Quarry Tile	2%			2051	* *	5	$6,100	
Terrazzo	5%	2-4	$19,300	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	80%			2042	* *	3	$80,700	
Wood	4%			2069	* *	5	$15,100	

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DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

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
Interior								
Interior Walls								
Ceramic Tile	25%			2047	* *	5	$39,800	
Concrete Masonry Unit	15%	0-2	$46,000	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout Stairwells								
Folding Partition	2%			2050	* *	5	$8,000	
Glass: Special Gauge	3%			LIFE	* *	1		
Gypsum Board	49%			LIFE	* *	5	$46,800	
Masonry: Brick	5%			LIFE	* *			
Wood	1%			LIFE	* *	5	$6,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Ceilings								
AcousTileSusp.Lay-In	93%	2-4	$63,900	2051	* *	5	$93,800	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Classrooms 502 And 504								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *	5	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Area								
Explanation : Location Noted								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	20%			2069	* *			
Metal Panel	15%	2-4	$400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Enclosure At South Walkway								
Metal: Cage/Fence	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Cage At 4th Floor Play Yard								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	0-2	$42,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	2%	Now	$24,200	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Along Bronx dale Avenue								

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DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

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
Site Pavements								
On-Site Walkways								
Asphalt	100%	0-2	$27,600	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Side								
Activity Yard								
Rubber Matting	100%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$300	
Molded Case Bkrs	90%			2050	* *	5	$3,200	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$41,800	
Generators								
Diesel	100%			2043	* *	1	$52,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Side Yard Enclosure								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$5,000	
Fuel Storage								
Underground Storage	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground By Generator								
Explanation : 525 Gallon Rated Capacity								
Lighting								

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DEPARTMENT OF EDUCATION - 040

THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX

Asset # : 14577

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
Lighting								
Interior Lighting								
Fluorescent	89%	Now	$369,500	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 20%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2039	* *	10	$12,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium, Main Lobby, Library, Second Floor Corridor								
Incandescent	1%			2039	* *	2		
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
No Component	90%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building Perimeter								
Explanation : Scaffolding Around The Building								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	* *	5	$600	
Alarm								
Security System								
Generic	50%			2039	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2039	* *	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$86,400	

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
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Controls								
Digital	100%	Now	$799,900	2032	$3,999,600			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : All Systems Run Manually								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX

Asset # : 14577

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
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2039	* *	2	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 10 Rooftop Units. Cooling With Refrigerant 410 C, Heating With Built In Gas Furnace								
Split Unit	5%			2039	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$75,800	
Exhaust Fans								
Roof	100%			2039	* *	2	$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2039	* *	1	$8,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 400 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First And Fifth Floor								
Explanation : 2 Units. Charter School Side Unit Not In Service								
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$38,100	
Fire Pump								
Generic	100%			2043	* *	1	$25,400	

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.*

DEPARTMENT OF EDUCATION - 040

THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX

Asset # : 14577

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
Fire Suppression								
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Hood							
	Explanation : 100 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE METROPOLITAN HIGH SCHOOL -BX**		
Address	: **1180 JAMES A. POLITE AVE. BTWN: E.167 ST. - HOME ST.**		
Borough	: **BRONX**	**Agency's Number**	: **X099**
Program / Asset #	: **HRA0048.000 / 1946**	**Yr Built/Renovated**	: **1941 / 2015**
Area Sq Ft	: **84,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **14-May-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **2692** **Lot** : **14**	**BIN**	: **2005276**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,385,100	$197,000
Interior Architecture	$319,100	$1,408,100
Electrical	$136,500	$439,400
Mechanical	$2,942,200	$1,707,800
Total	**$5,782,900**	**$3,752,300**
Importance Code A	$2,385,100	$197,000
Importance Code B	$3,397,800	$3,555,300
Total	**$5,782,900**	**$3,752,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$18,500
Interior Architecture	$19,400	$7,200	$5,600	$58,000
Electrical	$19,400	$15,400	$18,000	$18,800
Mechanical	$62,300	$20,900	$23,500	$98,500
Site Pavements	$12,100			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$120,300**	**$50,800**	**$54,300**	**$201,100**
Importance Code A	$7,000	$7,000	$7,000	$49,400
Importance Code B	$113,300	$36,600	$47,300	$151,700
Importance Code C		$7,200		
Total	**$120,300**	**$50,800**	**$54,300**	**$201,100**

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$34,200	
Masonry: Brick	85%	Now	$490,400	LIFE	* *	5	$116,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Exterior Wall								
Masonry: Limestone	5%			LIFE	* *	5	$5,100	
Worn/Erode, Extent : Light, Area Affected : 20%								
Location : Building Base								
Metal Panel	5%			2045	* *	5-10	$47,000	
Windows								
Aluminum	30%	Now	$422,600	2060	* *	5	$4,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Aluminum w/ Guards	65%	Now	$1,232,000	2060	* *	5	$9,400	
Unit Inoperable, Extent : Light, Area Affected : 50%								
Location : Throughout								
Wood	5%	Now	$59,400	2060	* *	5	$7,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Stairs, Offices And Basement								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%								
Location : Stairs, Basement								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Stairs, Basement								
Parapets								
Metal Rail	90%			2040	* *	5-10	$205,400	
Metal: Cage/Fence	10%			2040	* *	5-10	$9,800	
Roof								
Metal Panel	5%			2052	* *	10	$5,400	
Modified Bitumen	95%			2040	* *	10	$56,000	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$19,400	LIFE	* *	5	$24,300	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : Ground Water								
Mosaic Tile	5%			2040	* *	5	$13,900	
Poured Epoxy/Resin	5%			2030	$319,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Quarry Tile	5%			2040	* *	5	$8,300	
Sheet Vinyl/Rubber	2%			2035	$149,100	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Location Noted								
Terrazzo	3%			LIFE	* *	5	$2,600	
Vinyl Tile	40%			2035	$1,259,000	3	$16,700	
Wood	30%			2050	* *	5	$62,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$10,300	
Ceramic Tile	2%			2038	* *	5	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Terrazzo Tiles								
Concrete Masonry Unit	5%			LIFE	* *	5	$4,100	
Glass: Single Pane	3%			LIFE	* *	5	$4,600	
Plaster	55%			LIFE	* *	5	$34,000	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2040	* *	5	$27,800	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,600	
Gypsum Board	5%			LIFE	* *	5	$7,000	
Plaster	55%			LIFE	* *	5	$38,200	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2045	* *			
Iron Picket	60%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$12,100	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : James A. Polite Avenue								

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$400	
Raceway								
Conduit	70%			2035	$144,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	$24,500	5	$200	
Molded Case Bkrs	80%			2051	* *	5	$1,800	
Molded Case Bkrs	10%			2034	$24,500	5	$200	
Wiring								
Thermoplastic	30%			2055	* *	1		
Thermoplastic	70%			2035	$209,100	1		
Motor Controllers								
Locally Mounted	50%			2033	$61,100	5	$300	
Locally Mounted	10%			2048	* *	5	$100	
Variable Frequency Drive	40%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$25,800	
Generators								
Diesel	100%	Now	$71,000	2044	* *	1	$29,300	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Outdoor Enclosure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : One 225 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$3,100	

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure								
Explanation : One 250 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$64,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	1%			2040	* *	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridor								
HID	2%	Now	$9,000	2040	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
LED	2%			2040	* *			
Egress Lighting								
Emergency, Service	45%			2040	* *	1		
Emergency, Battery	5%			2040	* *	10	$900	
Exit, Service	5%			2030	$1,600	1		
Exit, Battery	45%			2040	* *	10	$2,300	
Exterior Lighting								
LED	10%			2043	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof And Building Perimeter								
No Component	90%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2040	* *	1	$15,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$51,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Heating								
Energy Source								
Fuel Oil No 2	90%			2045	* *	5	$20,700	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Yard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Yard								
Explanation : Two 5,000 Gallon Tanks								
Natural Gas	10%			2035	$2,000	1		
Conversion Equipment								
Furnace	10%			2030	$23,700	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Four Make Up Air Units For Science Rooms								
Steam Boiler	45%			2048	* *	1	$33,100	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement - Boiler Room: Boiler 1 Flue Exhaust Damper/actuator								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room: Boiler 1								
Explanation : One Steam Boiler With Dual Fuel Burner. Gas Is Not Connected.								
Steam Boiler	45%			2055	* *	1	$33,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room: Boiler 2								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One Steam Boiler With Dual Fuel Burner. Gas Is Not Connected.								
Distribution								
Steam Piping/Pump	100%	0-2	$30,500	2035	$609,600			
Broken, Extent : Severe, Area Affected : 2%								
Location : Basement - Boiler Room: Feedwater Tank								
Obsolete Equipment, Extent : Moderate, Area Affected : 3%								
Location : Boiler Room: Vacuum Pump, Boiler Automatic Chemical Treatment								
Terminal Devices								
Air Handler	25%	Now	$107,400	2035	$358,100	1	$10,300	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room; Mechanical Rooms C39, 134, 238, 301								
Convector/Radiator	75%			2040	* *	1	$18,000	
Controls								
Digital	100%			2030	$2,470,300			
Air Conditioning								
Energy Source								
Electricity	65%			2043	* *	1		
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, Cafeteria, Gymnasium, Auditorium								
Explanation : Locations Noted								

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Air Conditioning								
Conversion Equipment								
Split Unit	15%	Now	$271,100	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Rooms C23, 139, 146a, 242, 307b								
Window/Wall Unit	50%			2033	$144,200	1		
No Component	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Kitchen, Cafeteria, Gymnasium, Auditorium								
Explanation : Locations Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,500	
Exhaust Fans								
Interior	50%			2035	$168,800	2	$1,100	
Interior	10%	Now	$10,100	2030	$33,800	2	$200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room; Mechanical Room C39								
Roof	40%			2035	$59,100	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Leak Evident, Extent : Light, Area Affected : 2%								
Location : Boiler Room								
Water Heater With Tanks								
Electric	5%			2028	$1,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Janitor Closet 127								
Explanation : Unit For Science Rooms								
No Component	95%							
HW Heat Exchanger								
Steam Fired	100%			2035	$368,100	4	$11,000	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$2,600	4	$2,700	
Backflow Preventer								
Generic	100%			2035	$34,000	1	$4,600	
Fixtures								
Generic	100%							

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.*

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

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
Plumbing								
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 200mbh Unit								
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 120 Gallon Units								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Through 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$38,900	
Sprinkler								
Generic	100%			2045	* *	1-2	$20,800	
Chemical System								
Generic	100%			2030	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE NORWOOD EAST CAMPUS - BX**
Address : **3177 WEBSTER AVENUE**
Borough : **BRONX**
Agency's Number : **X177**
Program / Asset # : **BOE1169.000 / 14915**
Yr Built/Renovated :
Area Sq Ft : **93,956**
Project Type : **EDUCATION**
Date of Survey : **26-May-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,4,5**
Block : **3353** **Lot** : **40** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$92,100	$245,500
Interior Architecture	$56,100	$157,000
Electrical		$1,361,200
Mechanical	$78,400	$1,410,700
Total	**$226,500**	**$3,174,400**
Importance Code A	$92,100	$245,500
Importance Code B	$78,400	$2,771,900
Importance Code C	$56,100	$157,000
Total	**$226,500**	**$3,174,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$700		$12,600
Interior Architecture	$21,000	$35,400	$13,200	
Electrical	$19,600	$15,700	$18,300	$15,300
Mechanical	$15,300	$27,300	$57,300	$15,100
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$70,800**	**$94,000**	**$103,700**	**$57,900**
Importance Code A	$4,600	$5,500	$4,600	$17,300
Importance Code B	$66,100	$55,700	$99,000	$40,600
Importance Code C		$32,700		
Total	**$70,800**	**$94,000**	**$103,700**	**$57,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$22,700	
Glass Block	1%			LIFE	* *	5	$900	
Masonry: Brick Cavity	94%			LIFE	* *	5	$136,400	
Metal/Glass Curt Wall	3%			LIFE	* *	5	$8,200	
Windows								
Aluminum	99%			2055	* *	5	$25,200	
Metal Louvers	1%			2046	* *	10	$1,600	
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	$109,100	
Masonry: Brick Cavity	30%			LIFE	* *	5	$5,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$11,100	
Roof								
Plaza Roof: Stone Panels	100%	4+	$92,100	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Corridors								
Soffits								
Metal Panel	20%			2053	* *	5-10	$2,500	
Stucco Cement	30%			2046	* *	5	$1,300	
Stucco Cement	50%			2046	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Side Entrance On South Side Of Building								
Explanation : This Is Actually Painted Gypsum Board								
Interior								
Floors								
Carpet	5%			2032	$127,300	3	$10,500	
Cast in Place Concrete	5%			LIFE	* *	5	$15,400	
Ceramic Tile	10%			2042	* *	5	$14,100	
Quarry Tile	5%			2046	* *	5	$10,500	
Steel Grating	2%			2053	* *	1		
Terrazzo	5%			LIFE	* *	5	$5,500	
Traffic Topping	3%			2038	* *	5	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Art Rooms								
Explanation : This Is Actually Poured Epoxy Resin Floor Finish								
Vinyl Tile	55%			2038	* *	3	$29,000	
Wood	10%			2061	* *	5	$26,400	
Interior Walls								
Ceramic Tile	30%			2042	* *	5	$112,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$22,400	
Gypsum Board	45%			LIFE	* *	5	$100,900	
Mosaic Tile	5%			LIFE	* *			
Operable Wall	5%			2053	* *	5	$65,400	

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	$65,000	
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	15%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : This Is Actually Tectum Fiber Panels								
Gypsum Board	30%	4+	$14,000	LIFE	* *	5	$48,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gymnasium And Music Room 220								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Penthouse								
Explanation : One 3,000 Ampere And One 2,500 Ampere Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$400	
Molded Case Bkrs	80%			2049	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2046	* *	5	$200	
Variable Frequency Drive	75%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$28,900	
Generators								
Diesel	100%			2042	* *	1	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 345 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	70%			2033	$1,003,900	10	$60,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2033	$143,400	10	$8,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : LED Lighting Observed								
Egress Lighting								
Emergency, Service	50%			2033	$29,600	1		
Exit, Battery	50%			2033	$68,200	10	$3,200	
Exterior Lighting								
Fluorescent	20%			2033	$76,700	10	$1,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$700	
Alarm								
Security System								
Generic	50%			2038	* *	1	$17,600	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Generic	50%			2038	* *	1	$17,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior Of The Building								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$57,900	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	50%			2038	* *	1	$23,200	
Hot Water Boiler	50%			2038	* *	1	$23,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$4,600	
Terminal Devices								
Convector/Radiator	95%			2046	* *	1	$28,800	
Fan Coil Unit/Heat	5%			2038	* *	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%			2034	$1,254,000	2	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Int Pkg Unit - Heating/Cooling	10%	0-2	$78,400	2031	$156,800	2	$500	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2038	* *			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$122,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,400	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking Piping At Main Valve And Leaking Reduced Pressure Zone								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$47,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$26,300	
Fire Pump								
Generic	100%			2042	* *	1	$17,600	

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

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
Fire Suppression								
Chemical System								
No Component	98%							
Generic	2%			2031	$1,200	1-10	$600	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE OZONE PARK EDU. CAMPUS - Q**
Address : **90-07 101ST AVENUE**
Borough : **QUEENS**
Agency's Number : **Q316**
Program / Asset # : **BOE1157.000 / 14903**
Yr Built/Renovated :
Area Sq Ft : **67,126**
Project Type : **EDUCATION**
Date of Survey : **04-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **9064** **Lot** : **31** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$115,100	$70,100
Interior Architecture		$236,200
Electrical	$61,600	
Mechanical		$59,500
Total	**$176,700**	**$365,800**
Importance Code A	$115,100	$70,100
Importance Code B	$61,600	$59,500
Importance Code C		$236,200
Total	**$176,700**	**$365,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$23,400		$10,100	$7,300
Interior Architecture		$11,900	$6,900	$35,300
Electrical	$6,300	$16,900	$8,400	$6,300
Mechanical	$35,800	$32,400	$36,000	$25,000
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$87,700**	**$83,600**	**$83,700**	**$96,100**
Importance Code A	$38,000	$3,500	$13,400	$10,600
Importance Code B	$49,700	$80,100	$70,300	$85,500
Importance Code C				
Total	**$87,700**	**$83,600**	**$83,700**	**$96,100**

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$15,600	
Masonry: Brick Cavity	70%			LIFE	* *	5	$70,100	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$9,400	
Metal Panel	23%			2059	* *	5-10	$158,300	
Windows								
Aluminum	100%			2055	* *	5	$14,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$7,000	
Masonry: Brick	70%			LIFE	* *	5	$6,400	
Metal Panel	20%			2059	* *	5	$7,000	
Roof								
Plaza Roof: Stone Panels	100%	4+	$23,400	2059	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Fourth Floor								
Soffits								
Metal Panel	100%			2059	* *	5-10	$9,000	
Interior								
Floors								
Carpet	5%			2034	$91,000	3	$7,500	
Cast in Place Concrete	5%			LIFE	* *	5	$11,000	
Ceramic Tile	10%			2046	* *	5	$10,000	
Quarry Tile	5%			2050	* *	5	$7,500	
Terrazzo	10%			LIFE	* *	5	$7,800	
Vinyl Tile	55%			2041	* *	3	$20,700	
Wood	10%			2068	* *	5	$18,800	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Ceramic Tile	50%			2046	* *	5	$131,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$10,500	
Glass: Single Pane	2%			LIFE	* *	5	$3,900	
Gypsum Board	25%			LIFE	* *	5	$39,400	
Wood	10%			LIFE	* *	5	$105,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2050	* *	5	$63,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$22,500	
Metal Panel	5%			LIFE	* *	5	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium								
Explanation : This Is Actually A Perforated Metal Ceiling Panel								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

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
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2077	* *			
Chain Link	20%			2059	* *			
Concrete Masonry Unit	5%			2059	* *			
Iron Picket	50%			2077	* *			
Masonry: Brick	20%			2059	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2059	* *			
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	65%			2050	* *			
Pavers/Stone	35%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	98%			2050	* *			
Masonry: Granite	2%			LIFE	* *			
Activity Yard								
Asphalt	70%			2046	* *			
Cast in Place Concrete	10%			2050	* *			
Rubber Matting	20%			2041	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 3,000 Ampere And One 1,600 Ampere Main Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$200	
Molded Case Bkrs	90%			2049	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	60%			2046	* *	5	$300	
Variable Frequency Drive	40%			2046	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2038	* *	10	$6,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 10%								
Location : Gymnasium, Lobby And Auditorium								
Fluorescent	2%			2038	* *	10	$1,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	88%			2038	* *	10	$54,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$8,100	
Exit, Battery	50%			2038	* *	10	$2,300	
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	100%			2038	* *	1	$25,100	
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$41,400	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	$14,600	2046	* *	1	$29,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : Building Management System Is Not Working								

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

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
Heating								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$18,700	
Hot Wtr Piping/Pump	50%			2049	* *	4	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : Heat Exchanger For Radiators								
Terminal Devices								
Convector/Radiator	100%			2050	* *	1	$21,700	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2042	* *	1	$69,000	
Split Unit	5%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$3,300	
Other Observation, Extent : Light, Area Affected : 80%								
Location : All Floors								
Explanation : Chilled Beams In Classroom From Heat Exchanger								
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$41,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,400	
Exhaust Fans								
Roof	100%			2038	* *	2	$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,700	
Backflow Preventer								
Generic	100%			2041	* *	1	$4,100	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Elevators. Basement To 4th Floor								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$33,900	
Sprinkler								
Generic	100%			2053	* *	1-2	$18,800	
Fire Pump								
Generic	100%			2042	* *	1	$12,500	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1 Set Kitchen Fire Suppression System Covers 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE PECK SLIP SCHOOL - M**		
Address	: **1 PECK SLIP**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M343**
Program / Asset #	: **BOE1177.000 / 14923**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **94,803**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6,7**		
Block	: **106** **Lot** : **9**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$500,600	$385,000
Interior Architecture		$341,900
Electrical	$82,600	
Mechanical		$125,500
Total	**$583,200**	**$852,400**
Importance Code A	$500,600	$385,000
Importance Code B	$82,600	$178,700
Importance Code C		$288,700
Total	**$583,200**	**$852,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$49,000	$4,000	$13,400
Interior Architecture		$6,200	$10,300	$33,700
Electrical	$19,700	$20,800	$18,400	$15,400
Mechanical	$34,600	$32,300	$87,000	$32,300
Site Pavements	$14,200			
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$84,400**	**$124,100**	**$135,500**	**$110,700**
Importance Code A	$4,700	$53,900	$8,600	$18,100
Importance Code B	$79,700	$70,200	$126,800	$92,600
Importance Code C				
Total	**$84,400**	**$124,100**	**$135,500**	**$110,700**

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.*

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

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
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	$54,400	
Masonry: Granite	5%			LIFE	* *	5	$6,800	
Metal Panel	30%			2059	* *	5-10	$373,900	
Window Wall	35%			2059	* *	5	$238,000	
Windows								
Aluminum	100%			2055	* *	5	$26,800	
Parapets								
Metal Panel	100%			2059	* *	5	$219,200	
Roof								
IRMA/Protected Membrane	70%			2038	* *	10	$34,300	
Play Surface	30%			2038	* *	10	$14,700	
Soffits								
Metal Panel	100%			2059	* *	5-10	$5,400	
Interior								
Floors								
Carpet	5%			2034	$128,500	3	$10,600	
Cast in Place Concrete	10%			LIFE	* *	5	$31,000	
Ceramic Tile	5%			2046	* *	5	$7,100	
Quarry Tile	5%			2050	* *	5	$10,600	
Sheet Vinyl/Rubber	5%			2041	* *	5	$10,600	
Terrazzo	10%			LIFE	* *	5	$11,100	
Vinyl Tile	58%			2041	* *	3	$30,900	
Wood	2%			2068	* *	5	$5,300	
Interior Walls								
Ceramic Tile	10%			2046	* *	5	$41,200	
Concrete Masonry Unit	30%			LIFE	* *	5	$49,500	
Gypsum Board	50%			LIFE	* *	5	$123,700	
Wood	10%			LIFE	* *	5	$165,000	
Ceilings								
AcousTileSusp.Lay-In	40%			2050	* *	5	$56,800	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$53,200	
Metal Panel	20%			LIFE	* *	5	$35,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2059	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Play Area Roof Level At 7th Floor								
Explanation : Fencing Around Play Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Peck Slip Sidewalk								

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.*

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 4,000 And 2,500 Amperes								
Transformers								
Dry Type	100%			2046	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Room								
Explanation : 277/480 Volt, Could Not Define The Rating Due To Cleared Name Plate								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$400	
Molded Case Bkrs	80%			2049	* *	5	$2,000	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2046	* *	5	$400	
Variable Frequency Drive	30%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$29,200	
Generators								
Diesel	100%			2042	* *	1	$36,700	
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,500	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fuel Room								
Explanation : 275 Gallons								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

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
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$69,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	15%			2038	* *	10	$13,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors								
LED	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Lights								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Battery	50%			2038	* *	10	$3,200	
Exterior Lighting								
Fluorescent	20%			2038	* *	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$500	
Alarm								
Security System								
Generic	50%			2038	* *	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$58,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Horns, Strobes, Smoke Detectors, Elevator Recall System								

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2050	* *	1	$46,900	
Distribution								
Steam Piping/Pump	100%			2059	* *			
Terminal Devices								
Convector/Radiator	95%			2050	* *	1	$29,100	
Fan Coil Unit/Heat	5%			2041	* *	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2046	* *	1	$102,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Rooftop Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$123,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$58,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$52,900	
Exhaust Fans								
Roof	100%			2041	* *	2	$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$70,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 300 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 6th Floor								
Explanation : 2 Units								
Fire Suppression								

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.*

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

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
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$47,800	
Sprinkler								
Generic	100%			2059	* *	1-2	$26,600	
Fire Pump								
Generic	100%			2046	* *	1	$17,700	
Chemical System								
Wet	100%			2032	$55,600	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : Kitchen Fire Suppression System Covers 100 Square Feet.								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE SIXTH AVE. EDUC. CAMPUS - M**
Address : **590 SIXTH AVENUE**
Borough : **MANHATTAN**
Program / Asset # : **BOE1142.000 / 14888**
Area Sq Ft : **99,704**
Date of Survey : **24-Jun-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **818** **Lot** : **7501**
Agency's Number : **M340**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$66,100
Interior Architecture	$56,300	$181,800
Electrical	$86,900	
Mechanical		$571,200
Total	**$143,100**	**$819,100**
Importance Code A		$66,100
Importance Code B	$143,100	$627,500
Importance Code C		$125,500
Total	**$143,100**	**$819,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$14,200		$13,900	$15,400
Interior Architecture	$20,300	$7,000	$12,100	
Electrical	$16,200	$22,000	$18,500	$17,600
Mechanical	$64,700	$47,400	$52,700	$50,500
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$138,500**	**$99,500**	**$120,400**	**$106,500**
Importance Code A	$19,200	$4,900	$19,100	$20,300
Importance Code B	$104,000	$94,500	$101,300	$86,200
Importance Code C	$15,400			
Total	**$138,500**	**$99,500**	**$120,400**	**$106,500**

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.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$66,100	
Metal/Glass Curt Wall	2%			LIFE	* *	5	$2,900	
Metal Panel	3%			2059	* *	5-10	$16,000	
Granite Panels	5%			LIFE	* *	5	$2,900	
Window Wall	5%	Now	$2,400	2059	* *	5	$7,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Room 211								
Windows								
Aluminum	95%			2055	* *	5	$29,700	
Metal Louvers	5%			2046	* *	10	$9,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$2,300	
Masonry: Brick	93%			LIFE	* *	5	$5,600	
Metal: Cage/Fence	2%			2050	* *	5-10	$900	
Roof								
Plaza Roof: Stone Panels	100%	4+	$11,800	2059	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Roof								
Other Observation, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Play Roof Has Rubber Matting								
Explanation : Water Ponding								
Soffits								
Cast in Place Concrete	75%			LIFE	* *	5	$6,800	
Metal Panel	25%			2059	* *	5-10	$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$16,300	
Ceramic Tile	10%			2046	* *	5	$14,900	
Terrazzo	15%			LIFE	* *	5	$17,500	
Vinyl Tile	65%			2041	* *	3	$36,400	
Wood	5%			2068	* *	5	$14,000	
Interior Walls								
Ceramic Tile	25%			2046	* *	5	$84,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$13,500	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	62%			LIFE	* *	5	$125,500	
Metal Coiling Doors	1%	Now	$15,400	2049	* *	5	$8,400	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Lobby								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Fabric Smoke Curtain Will Not Deploy All The Way And Will Not Retract								

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.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	82%			2050	* *	5	$112,600	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%	4+	$4,900	LIFE	* *	5	$17,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Staircase, Elevator Shaft And Toilet Room								
Metal Panel	3%			LIFE	* *	5	$5,100	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room No. C10								
Explanation : One Main Service Switch 1,200 Amperes Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room No. C13								
Explanation : 5 Vertical Sections								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	15%			2050	* *	5	$100	
Variable Frequency Drive	85%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$30,700	
Generators								
Diesel	100%			2046	* *	1	$38,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 625 Kilovolt Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$3,700	
Fuel Storage								
Main Tank	100%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	* *	10	$82,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$4,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Incandescent	5%			2038	* *	2	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Halogen Bulb								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Fluorescent	15%			2038	* *	10	$1,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
LED	10%			2038	* *			
No Component	75%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$18,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$18,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$61,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

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
Heating								
Energy Source								
Natural Gas	100%			2059	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2050	* *	1	$49,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2055	* *	4	$7,400	
Terminal Devices								
Air Handler	60%			2041	* *	1	$37,000	
Convector/Radiator	35%			2050	* *	1	$11,300	
Unit Heater - Hot Water	5%			2041	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2041	* *	1	$41,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Explanation : Multistacks Unit. R-410a								
Reciprocating Compr/Chiller	10%	0-2	$30,100	2041	* *	1	$4,200	
Not in Service, Extent : Moderate, Area Affected : 60%								
Location : 12 Compressors.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2059	* *	4	$7,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$61,700	
Heat Rejection								
Water Cooling Tower	100%			2034	$515,700	2	$100,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,600	
Exhaust Fans								
Interior	100%			2041	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$2,100	

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.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$4,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$6,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit And One 500 Gallon Tank.								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Basement To 8th Floor, 1 Unit From 1st To 8th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$50,300	
Sprinkler								
Generic	100%			2059	* *	1-2	$27,900	
Fire Pump								
Not Accessible	100%							
Chemical System								
Wet	100%			2032	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 30 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE SPRUCE ST. EDUC. CAMPUS - M**				
Address	: **12 SPRUCE STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **M971**
Program / Asset #	: **BOE1148.000 / 14894**			**Yr Built/Renovated**	: **2011 /**
Area Sq Ft	: **102,554**			**Project Type**	: **EDUCATION**
Date of Survey	: **28-Jun-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**				
Block	: **100**	**Lot**	: **7502**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$92,700
Interior Architecture		$331,400
Electrical		$89,400
Mechanical		$1,766,500
Total		**$2,279,900**
Importance Code A		$92,700
Importance Code B		$1,974,500
Importance Code C		$212,800
Total		**$2,279,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$28,500
Interior Architecture	$5,000	$7,200	$9,600	$61,400
Electrical	$9,600	$9,600	$11,900	$11,500
Mechanical	$20,900	$20,900	$49,300	$20,900
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$50,400**	**$52,500**	**$85,700**	**$137,100**
Importance Code A			$200	$28,500
Importance Code B	$45,400	$52,500	$85,400	$83,500
Importance Code C	$5,000			$25,100
Total	**$50,400**	**$52,500**	**$85,700**	**$137,100**

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.*

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

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
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$32,900	
Metal/Glass Curt Wall	60%			LIFE	* *	5	$92,700	
Windows								
Aluminum	100%			2055	* *	5	$56,900	
Parapets								
Masonry: Brick	100%			LIFE	* *	5		
Roof								
Cast in Place Concrete	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Play Yard								
Explanation : There Is Only A Partial Roof At The 5th Floor Level. The Building Is Part Of A Highrise Residential Building.								
Interior								
Floors								
Ceramic Tile	15%			2046	* *	5	$23,000	
Ceramic Tile	10%			2046	* *	5	$15,400	
Quarry Tile	5%			2050	* *	5	$11,500	
Sheet Vinyl/Rubber	5%			2041	* *	5	$11,500	
Traffic Topping	10%			2041	* *	5	$19,200	
Vinyl Tile	50%			2041	* *	3	$28,800	
Wood	5%			2068	* *	5	$14,400	
Interior Walls								
Ceramic Tile	15%			2046	* *	5	$60,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$16,100	
Fabric on Framing	5%			2037	* *	5	$10,000	
Folding Partition	5%			2055	* *	5	$50,200	
Glass: Single Pane	5%			LIFE	* *	5	$15,100	
Gypsum Board	55%			LIFE	* *	5	$132,500	
Wood	5%			LIFE	* *	5	$80,300	
Ceilings								
AcousTileSusp.Lay-In	45%			2050	* *	5	$61,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Fiber Board	5%			2041	* *			
Gypsum Board	35%			LIFE	* *	5	$59,300	
Wood	5%			LIFE	* *	5	$59,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2059	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor Roof Play Area								
Explanation : Fence Enclosure At 5th Floor Roof Play Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Rubber Matting	100%			2041	* *			

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.*

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

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
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2059	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%							
Location : Electrical Room							
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
Transformers							
Dry Type	100%		2050	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%							
Location : Electrical Room							
Explanation : 500 Kilovolt Amperes, 480 Volts Primary, 208 120 Volts Secondary							
Switchgear / Switchboard							
Fused Disc Sw	100%		2059	* *	5	$400	
Raceway							
Conduit	100%		2059	* *	1		
Panelboards							
Molded Case Bkrs	100%		2055	* *	5	$2,700	
Wiring							
Thermoplastic	100%		2059	* *	1		
Motor Controllers							
Locally Mounted	100%		2050	* *	5	$700	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	90%		2041	* *	10	$84,700	
Other Observation, Extent : N/A, Area Affected : 100%							
Location : Throughout The Building							
Explanation : T-8 Lamps							
Fluorescent	5%		2041	* *	10	$4,700	
Other Observation, Extent : N/A, Area Affected : 100%							
Location : Hallways							
Explanation : Compact Fluorescent Lights							
LED	5%		2041	* *			
Egress Lighting							
Emergency, Battery	50%		2041	* *	10	$12,400	
Exit, LED	50%		2068	* *	1		
Exterior Lighting							
LED	10%		2041	* *			
No Component	90%						
Alarm							
Security System							
Generic	100%		2041	* *	1	$38,300	
Other Observation, Extent : N/A, Area Affected : 100%							
Location : Hallways							
Explanation : CCTV Surveilllance Cameras							

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DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$63,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Terminal Devices								
Air Handler	100%			2038	* *	1	$63,400	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2034	$1,710,900	2	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : R-407c Refrigerant								
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$63,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$57,200	
Exhaust Fans								
Interior	100%			2038	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 5th Floor								
Explanation : 2 Units								
Fire Suppression								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

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
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$51,700	
Sprinkler								
Generic	100%			2053	* *	1-2	$28,700	
Chemical System								
Wet	100%			2032	$55,600	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Covers 15 Square Feet							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE WALTER MCCAFFREY CAMPUS P.S. 343**
Address : **45-46 42ND STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1126.000 / 14777**
Area Sq Ft : **75,316**
Date of Survey : **18-Jan-2024**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **169** **Lot** : **6**

Agency's Number : **Q313**
Yr Built/Renovated : **2015 /**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4540402**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$97,500
Interior Architecture		$90,000
Electrical	$69,100	
Mechanical		$2,274,500
Total	**$69,100**	**$2,461,900**
Importance Code A		$97,500
Importance Code B	$69,100	$2,274,500
Importance Code C		$90,000
Total	**$69,100**	**$2,461,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,000	$41,100		$45,700
Interior Architecture		$58,300	$31,700	
Electrical	$12,300	$14,000	$16,200	$14,000
Mechanical	$24,100	$34,700	$27,500	$31,000
Site Enclosure	$4,200			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$65,900**	**$170,400**	**$97,700**	**$113,000**
Importance Code A	$6,700	$44,900	$3,700	$49,600
Importance Code B	$55,000	$125,600	$64,000	$63,400
Importance Code C	$4,200		$30,000	
Total	**$65,900**	**$170,400**	**$97,700**	**$113,000**

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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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$37,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Mechanical Bulkhead, Sills And Corner Stones								
Explanation : Concrete Walls								
Glass Block	2%			LIFE	* *	5	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor, Stairwell, Elevator Lobby								
Explanation : Glass Block								
Masonry: Brick Cavity	65%			LIFE	* *	5	$97,500	
Metal/Glass Curt Wall	12%			LIFE	* *	5	$33,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard Facade At Floors Two Through Five								
Explanation : Glass Block Infill								
Stucco Cement	14%			2048	* *	5	$52,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Elevation At Alleyway								
Explanation : Stucco								
Window Wall	2%			2055	* *	5	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main And Rear Entries								
Explanation : Glass Window Wall								
Windows								
Aluminum	98%			2051	* *	5	$16,900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Stairwells								
Explanation : Metal Grilles At The Interior Face Of Stairwells								
Metal Louvers	2%			2044	* *	10	$2,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	* *	5	$9,600	
Metal Rail	5%			2048	* *	5-10	$12,300	
Metal: Cage/Fence	10%			2048	* *	5-10	$10,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fifth Floor Roof Deck Playground								
Explanation : Steel Mesh Covered Cage								
Metal: Cage/Fence	2%			2048	* *	5-10	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor Roof Deck Playground								
Explanation : Chain Link Fence								
Pre-Cast Concrete	13%	0-2	$3,000	LIFE	* *	5	$11,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Roof Parapet At Railing Connections								

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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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Exterior								
Roof								
IRMA/Protected Membrane	88%			2040	* *	10	$35,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Roof Areas								
Explanation : Snow Covered Surfaces								
Play Surface	12%			2040	* *	10	$4,800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Roof Areas								
Explanation : Snow Covered Surfaces								
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								
Floors								
Carpet	2%			2034	$40,800	3	$3,400	
Cast in Place Concrete	10%			LIFE	* *	5	$24,700	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Mechanical Areas, Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Fifth Floor And Penthouse Floors								
Explanation : Mechanical Rooms								
Ceramic Tile	3%			2044	* *	5	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Porcelain Tiles								
Mosaic Tile	5%			2048	* *	5	$14,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms On All Floors								
Explanation : Ceramic Mosaic Tile								
Steel Grating	1%			2055	* *	1		
Thin Profile/Gauge, Extent : Light, Area Affected : 100%								
Location : Entry Vestibule								
Terrazzo	10%			LIFE	* *	5	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby, First Floor And Fifth Floor Corridors								
Explanation : Terrazzo Tiles								
Vinyl Tile	65%			2040	* *	3	$27,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors And Classrooms								
Explanation : Vinyl Tile								
Wood	4%			2063	* *	5	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Wood Flooring								

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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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Interior								
Interior Walls								
Ceramic Tile	22%			2044	* *	5	$60,000	
Concrete Masonry Unit	15%			LIFE	* *	5	$16,400	
Concrete Masonry Unit	4%			LIFE	* *	5	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Acoustic Units								
Glass: Single Pane	3%			LIFE	* *	5	$6,100	
Gypsum Board	55%			LIFE	* *	5	$90,000	
Wood	1%			LIFE	* *	5	$10,900	
Ceilings								
AcousTileSusp.Lay-In	70%			2048	* *	5	$73,500	
Exposed Struc: Steel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Mechanical Areas								
Explanation : Concrete Metal Decking. Fireproofing Materials								
Gypsum Board	20%			LIFE	* *	5	$26,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	90%			2052	* *	5-10	$10,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roofs								
Explanation : Railings At Mechanical Units								
Iron Picket	10%			2070	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 42nd Street								
Explanation : Main Entrance								
Free Standing Walls								
Masonry: Brick	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Under 600 Volts								
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	95%			2051	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	40%			2048	* *	5	$200	
Variable Frequency Drive	60%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$23,200	
Generators								
Diesel	100%			2044	* *	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 250 Kilowatts								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$2,800	
Fuel Storage								
Day Tank	25%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	75%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	96%			2040	* *	10	$66,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2040	* *	10	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, Service	50%			2040	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Lighting								
Exterior Lighting								
Fluorescent	20%			2040	* *	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Compact Fluorescent Lights								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	$400	
Alarm								
Security System								
Generic	100%			2040	* *	1	$28,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outsdie Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$46,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Furnace	70%			2040	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Units								
Hot Water Boiler	30%			2048	* *	1	$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	30%			2051	* *	4	$1,700	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2048	* *	1	$7,300	
No Component	70%							
Controls								
Digital	100%			2033	$2,214,900			
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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2040	* *	1	$34,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : R-410a Refrigerant							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2055	* *	4	$5,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	* *	1	$46,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$52,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,000	
Exhaust Fans								
Roof	100%			2040	* *	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$2,400	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$4,500	
Backflow Preventer								
Generic	100%			2040	* *	1	$4,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2040	* *	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : One 400 Gallon Unit							
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P.S. 343
Asset # : 14777

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
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To Fifth Floor								
Explanation : 2 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To Second Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2061	* *	1-5	$38,000	
Sprinkler								
Generic	100%			2055	* *	1-2	$21,100	
Fire Pump								
Generic	100%			2044	* *	1	$14,100	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 20 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q**
Address : **108-29 155 STREET**
Borough : **QUEENS**
Program / Asset # : **BOE1151.000 / 14897**
Area Sq Ft : **91,082**
Date of Survey : **07-Feb-2022**
Areas Surveyed : **Roof, Floors 1,2,4,5,Ph**
Block : **10144** **Lot** : **47**

Agency's Number : **Q276**
Yr Built/Renovated :
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$58,700	$203,000
Interior Architecture	$152,700	$250,800
Electrical	$78,500	
Mechanical		$1,398,800
Total	**$289,900**	**$1,852,600**
Importance Code A	$58,700	$203,000
Importance Code B	$78,500	$1,507,500
Importance Code C	$152,700	$142,100
Total	**$289,900**	**$1,852,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$43,200	$1,200		
Interior Architecture	$79,800		$62,700	$1,400
Electrical	$27,900	$26,200	$17,700	$14,800
Mechanical	$14,100	$13,400	$53,100	$13,400
Site Pavements	$29,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$209,500**	**$55,800**	**$148,300**	**$44,500**
Importance Code A	$45,500	$3,700	$2,300	$2,300
Importance Code B	$108,400	$52,100	$146,100	$42,200
Importance Code C	$55,600			
Total	**$209,500**	**$55,800**	**$148,300**	**$44,500**

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.*

DEPARTMENT OF EDUCATION - 040

THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q

Asset # : 14897

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$59,200	
Masonry: Brick	95%			LIFE	* *	5	$143,900	
Windows								
Aluminum	90%	Now	$41,800	2049	* *	5	$8,600	
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	10%			2042	* *	10	$11,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$8,700	
Masonry: Brick	89%			LIFE	* *	5	$10,000	
Metal Rail	1%			2046	* *	5-10	$2,000	
Roof								
IRMA/Protected Membrane	94%			2038	* *	10	$58,700	
Modified Bitumen	2%			2038	* *	10	$1,200	
Paver: Asphalt	4%			2042	* *	10	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Pavers Are Pre-cast Concrete								
Soffits								
Stucco Cement	100%	0-2	$1,500	2038	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entry								
Interior								
Floors								
Carpet	2%	0-2	$24,700	2029	$49,400	3	$4,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 7%								
Location : Library								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$14,900	
Ceramic Tile	8%			2042	* *	5	$10,900	
Quarry Tile	2%			2046	* *	5	$4,100	
Vinyl Tile	78%			2038	* *	3	$39,900	
Wood	5%			2061	* *	5	$12,800	

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.*

DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

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
Interior								
Interior Walls								
Ceramic Tile	20%			2042	* *	5	$71,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$14,400	
Recent Repair Evident, Extent : N/A, Area Affected : 1%								
Location : Boiler Room 500								
Folding Partition	1%	Now	$152,700	2041	* *	5	$4,500	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium								
Glass: Single Pane	1%			LIFE	* *	5	$2,700	
Gypsum Board	66%			LIFE	* *	5	$142,100	
Wood	2%			LIFE	* *	5	$28,700	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	* *	5	$108,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : 5th Floor Hallway Adjacent To Room 511								
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	4%			LIFE	* *	5	$6,400	
Gypsum Board	1%	Now	$13,700	LIFE	* *	5	$1,600	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Auditorium								
Metal Panel	3%			LIFE	* *	5	$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2053	* *			
Iron Picket	40%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$9,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	60%	Now	$19,700	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	40%			2046	* *			
Activity Yard								
Rubber Matting	100%			2038	* *			

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
Under 600 Volts								

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

DEPARTMENT OF EDUCATION - 040

THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q

Asset # : 14897

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2046	* *	5	$100	
Variable Frequency Drive	80%	Now	$2,000	2046	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Penthouse Unit P1								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$28,000	
Generators								
Diesel	100%			2042	* *	1	$35,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Kilowatts Rated Capacity								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$3,400	
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons								
Lighting								

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.*

DEPARTMENT OF EDUCATION - 040

THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q

Asset # : 14897

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
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$78,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%	Now	$7,000	2038	* *			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Gymnasium, Auditorium, Main Entrance								
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	1%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Emergency, Battery	50%			2038	* *	10	$11,000	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$700	
Alarm								
Security System								
Generic	50%			2038	* *	1	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$17,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$56,100	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2046	* *	1	$22,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : 2 Units								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$4,500	

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.*

DEPARTMENT OF EDUCATION - 040

THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q

Asset # : 14897

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
Heating								
Terminal Devices								
Convector/Radiator	100%			2046	* *	1	$29,400	
Controls								
Digital	100%			2031	$1,339,300			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2038	* *	2	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units								
Split Unit	5%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$118,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$50,800	
Exhaust Fans								
Roof	30%			2038	* *	2	$800	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$5,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 600 Gallon Tank								
Vertical Transport								

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.*

DEPARTMENT OF EDUCATION - 040

THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q

Asset # : 14897

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Elevators, 1st To 5th Floor								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$25,500	
Fire Pump								
Generic	100%			2042	* *	1	$17,000	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : Kitchen Hood, 75 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THE WILLIE ELLA PASCHAL BOWMAN CAMPUS**		
Address	: **3500 EDSON AVENUE @ BOSTON RD**		
Borough	: **BRONX**	**Agency's Number**	: **X169**
Program / Asset #	: **BOE1099.000 / 14450**	**Yr Built/Renovated**	: **2009 /**
Area Sq Ft	: **47,238**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**		
Block	: **4894** **Lot** : **1**	**BIN**	: **2116222**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$79,200
Interior Architecture		$52,900
Electrical		$936,600
Mechanical	$713,400	$1,146,100
Total	**$713,400**	**$2,214,800**
Importance Code A		$340,500
Importance Code B	$713,400	$1,821,400
Importance Code C		$52,900
Total	**$713,400**	**$2,214,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		$39,800	$4,700	
Interior Architecture	$32,600		$6,800	
Electrical	$5,300	$4,600	$5,000	$5,300
Mechanical	$29,400	$25,500	$15,600	$8,000
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$81,600**	**$84,300**	**$46,600**	**$27,700**
Importance Code A	$2,500	$42,000	$7,200	$2,100
Importance Code B	$48,200	$42,300	$39,400	$25,600
Importance Code C	$30,900			
Total	**$81,600**	**$84,300**	**$46,600**	**$27,700**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Asset # : 14450

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$79,200	
Metal/Glass Curt Wall	5%			LIFE	* *	5	$8,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$14,300	
Windows								
Aluminum	100%			2049	* *	5	$9,400	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$7,500	
Pre-Cast Concrete	50%			LIFE	* *	5	$47,100	
Roof								
Copper/Terne	5%			2061	* *	10	$4,900	
IRMA/Protected Membrane	95%			2038	* *	10	$36,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Single-Ply Rubber Membrane Under Insulation								
Soffits								
Metal Panel	50%			2053	* *	5-10	$10,600	
Stucco Cement	50%			2046	* *	5	$3,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$7,500	
Ceramic Tile	5%			2042	* *	5	$3,400	
Quarry Tile	5%			2046	* *	5	$5,100	
Terrazzo	5%			LIFE	* *	5	$2,700	
Vinyl Tile	80%			2038	* *	3	$20,500	
Interior Walls								
Ceramic Tile	35%			2042	* *	5	$61,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,100	
Glass: Single Pane	2%			LIFE	* *	5	$2,600	
Gypsum Board	50%			LIFE	* *	5	$52,900	
Masonry: Brick	3%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	65%			2046	* *	5	$44,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$21,300	
Metal Panel	5%			LIFE	* *	5	$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Iron Picket	50%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	95%			2068	* *			
Concrete Masonry Unit	5%			2053	* *			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Asset # : 14450

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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Asphalt	55%			2042	* *			
Rubber Matting	45%			2038	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 3,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	$100	
Molded Case Bkrs	95%			2049	* *	5	$1,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	5%			2033	$36,100	10	$2,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	95%			2033	$685,000	10	$41,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	$40,600	10	$5,700	
Exit, Battery	50%			2033	$34,300	10	$1,600	

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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Asset # : 14450

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
Lighting								
Exterior Lighting								
Fluorescent	8%			2033	$15,400	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Timer								
HID	2%			2033	$4,500	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Timer								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	$400	
Alarm								
Security System								
Generic	100%			2033	$90,800	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$124,800	1-3	$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Electricity	10%			2053	* *	1		
Natural Gas	90%			2053	* *	1		
Conversion Equipment								
Furnace	90%			2033	$135,400	1	$21,000	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 4 Units. 1 Large And 3 Small								
Radiant Heater	10%			2033	$125,900	2	$2,200	
Distribution								
Ductwork/Diffusers	50%	0-2	$713,400	LIFE	* *	2-5	$13,200	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Building Management System Is Not Working								
No Component	50%							

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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Asset # : 14450

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
Heating								
Terminal Devices								
Convector/Radiator	85%			2038	* *	1	$13,000	
Fan Coil Unit/Heat	5%	0-2	$12,000	2038	* *	1	$700	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2033	$731,400	2	$2,600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof. Units 3 And 4 Serving Hallway Are Not Working								
Split Unit	5%	Now	$2,900	2038	* *			
Broken, Extent : Moderate, Area Affected : 25%								
Location : One Unit Of Five								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,300	
Exhaust Fans								
Roof	100%	Now	$4,700	2033	$93,900	2	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Controls Are Not Working								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$2,900	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Asset # : 14450

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
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First To Fourth Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$13,200	
Fire Pump								
Generic	100%			2042	* *	1	$8,800	
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 65 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **THEODORE ROOSEVELT H.S. - BX**		
Address	: **500 E. FORDHAM RD. BTWN: WASHINGTON AV -BATHGATE AV**		
Borough	: **BRONX**	**Agency's Number**	: **X435**
Program / Asset #	: **BOE0326.000 / 356**	**Yr Built/Renovated**	: **1932 / 2022**
Area Sq Ft	: **319,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **27-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,4,5**		
Block	: **3059** **Lot** : **1**	**BIN**	: **2011810**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$266,600	$837,300
Interior Architecture	$7,537,800	$3,236,000
Electrical	$1,341,400	$2,489,600
Mechanical	$5,603,900	$11,229,100
Site Pavements	$56,600	
Total	**$14,806,300**	**$17,791,900**
Importance Code A	$408,900	$921,500
Importance Code B	$13,487,500	$14,282,100
Importance Code C	$910,000	$2,588,300
Total	**$14,806,300**	**$17,791,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$29,000	
Interior Architecture	$53,600			$28,900
Electrical	$63,000	$36,000	$33,100	$31,300
Mechanical	$29,500	$56,000	$91,500	$58,600
Site Enclosure	$2,300			
Site Pavements	$26,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$189,700**	**$106,900**	**$168,400**	**$133,700**
Importance Code A		$31,600	$60,600	$32,300
Importance Code B	$152,500	$75,300	$107,800	$101,400
Importance Code C	$37,100			
Total	**$189,700**	**$106,900**	**$168,400**	**$133,700**

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$322,100	
Copper/Terne	3%			2079	* *	10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cupola Tower								
Explanation : Location Noted								
Masonry: Brick	82%			LIFE	* *	5	$338,000	
Masonry: Granite	5%			LIFE	* *	5	$15,500	
Windows								
Aluminum	75%			2057	* *	5	$112,900	
Aluminum	25%			2051	* *	5	$37,600	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$47,300	
Masonry: Brick	90%			LIFE	* *	5	$55,000	
Roof								
Copper/Terne	10%			2063	* *	10	$65,700	
IRMA/Protected Membrane	5%			2043	* *	10	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pavers At 5th Floor Terraces								
Explanation : Location Noted								
Modified Bitumen	80%			2040	* *	10	$210,100	
Skylight, Metal/Glass	5%			2061	* *	10	$43,800	
Soffits								
Cast in Place Concrete	95%			LIFE	* *	5		
Cast Stone/Terra Cotta	5%			LIFE	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Interior								
Floors								
Carpet	1%			2036	$95,200	3	$10,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Office								
Explanation : Location Noted								
Cast in Place Concrete	23%			LIFE	* *	5	$264,600	
Mosaic Tile	13%	Now	$2,627,200	2048	* *	5	$85,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Toilet Rooms								
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Swimming Pool Areas								
Explanation : Blocked By Construction Barriers								
Marble Panels	3%			LIFE	* *	5	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Corridor								
Explanation : Location Noted								
Quarry Tile	5%	0-2	$396,100	2040	* *	5	$19,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Kitchen Area And Various Classrooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Area And Various Classrooms								
Vinyl Tile	40%	Now	$1,189,900	2040	* *	3	$78,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Classrooms And Offices								
Wood	15%	Now	$963,400	2050	* *	5	$73,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Throughout Classrooms								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout Classrooms								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	$278,000	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Throughout Pool Wall And Sub-basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Throughout Pool Wall And Sub-basement								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Throughout Pool Wall And Sub-basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Pool Wall And Black Box Theater								
Ceramic Tile	5%	Now	$377,200	2044	* *	5	$11,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Cafeteria Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Kitchen Area And Toilet Rooms								
Ceramic Tile	10%			2031	$2,514,700	5	$44,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pools								
Explanation : Blocked By Construction Barriers								
Masonry: Brick	10%	4+	$174,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Gymnasiums								
Metal: Cage/Fence	3%	Now	$17,200	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Metal Dividers In Stairwells								
Marble Panels	5%	0-2	$80,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor								
Plaster	55%			LIFE	* *	5	$73,700	
SGFT/Glazed Masonry	10%			LIFE	* *			

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THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Interior								
Ceilings								
AcousTile,Adhered	10%	4+	$33,700	2040	* *	5	$25,600	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Cafeteria								
Exposed Struc: Concrete	13%	Now	$1,020,100	LIFE	* *	5	$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Underside Of Pool And Sub-basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : Throughout Underside Of Pool And Sub-basement								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Underside Of Pool And Sub-basement								
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	2%	Now	$208,100	LIFE	* *	5	$12,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Plaster	70%	2-4	$223,000	LIFE	* *	5	$223,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasiums And Cafeteria								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Gymnasiums And Cafeteria								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	* *			
Iron Picket	90%	0-2	$2,300	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Various Locations Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	$56,600	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Pavers/Stone	10%	0-2	$8,800	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Along East Fordham Road								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along East Fordham Road								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	83%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Along Bathgate Avenue								
Explanation : Recently Installed								
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	2%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Courtyard								
Explanation : Location Noted								
Slate	5%	Now	$17,600	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stair Treads Below Exit 10 On Bathgate Avenue								
Parking/Driveway								
Cast in Place Concrete	100%			2055	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Courtyard								
Explanation : Recently Installed								
Activity Yard								
Asphalt	100%			2050	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Play Yard								
Explanation : Recently Installed								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2035	$84,200	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch For Service Number 1 And One 2,500 Ampere Disconnect Switch For Service Number 2								
Fused Disc Sw	20%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch For Service Number 3								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$532,600	5	$1,100	
Fused Disc Sw	20%			2055	* *	5	$300	
Raceway								
Conduit	80%			2035	$552,300	1		
Conduit	20%			2055	* *	1		

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2034	$52,300	5	$600	
Fused Disc Sw	2%			2051	* *	5	$100	
Fused Toggle Switch	1%			2034	$6,500	5	$100	
Molded Case Bkrs	70%			2034	$457,800	5	$5,900	
Molded Case Bkrs	19%			2051	* *	5	$1,600	
Wiring								
Braided Cloth	10%			2034	$92,000	1		
Thermoplastic	70%			2035	$644,000	1		
Thermoplastic	20%			2055	* *	1		
Motor Controllers								
Locally Mounted	10%			2040	* *	5	$200	
Locally Mounted	20%			2033	$74,300	5	$400	
Variable Frequency Drive	70%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,700	
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$925,200	2040	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	10%	Now	$10,100	2040	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Gymnasiums								
Emergency, Battery	40%	Now	$109,700	2040	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	50%	Now	$23,100	2040	* *			
Not Functioning, Extent : Light, Area Affected : 100%								
Location : Gymnasiums								
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Alarm								
Security System								
Generic	50%			2040	* *	1	$59,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2030	$306,600	1	$59,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$196,600	

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$142,400	2048	* *	1	$284,300	
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : Basement. Boiler No. 2 Gas Inlet Manifold Malfunctioning. Boiler 1 Gas Regulator Not Working And Boiler Is Not Operational								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2045	* *			
Terminal Devices								
Air Handler	25%	0-2	$153,700	2030	$1,536,700	1	$44,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Mechanical Room. Two Out Of The Four Blowers Out Of Service Due To Burnt Motor								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Mechanical Room								
Explanation : Four Blowers. Two Out Of Service For The Gymnasium And Auditorium								
Convector/Radiator	60%			2040	* *	1	$61,800	
Fan Coil Unit/Heat	15%			2035	$1,214,800	1	$15,500	
Controls								
Electrical	10%	Now	$9,100	2030	$181,600			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Valve Controls								
Pneumatic	90%			2033	$5,681,600			
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Air Conditioning								
Energy Source								
Electricity	85%			2043	* *	1		
No Component	15%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2030	$548,800	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : Two Rooftop Units Serving Room 227 And 227a								
Split Unit	10%			2030	$775,700			
Window/Wall Unit	65%			2030	$804,300	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$177,900	
Exhaust Fans								
Interior	90%			2030	$1,303,800	2	$8,800	
Roof	10%			2035	$63,400	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	$3,356,200	1		
Galvanized Steel	20%			2033	$834,000	1		
HW Heat Exchanger								
Steam Fired	100%			2045	* *	4	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$115,200	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Roof Drain Passing Through The Cafeteria								
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$10,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Components								
Pool Filter/Treatment								
Under Construction	100%							
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$166,800	
Sprinkler								
No Component	95%							
Generic	5%			2045	* *	1-2	$4,500	

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THOMAS A. EDISON H.S. - Q**
Address : **165-65 84TH AVENUE ABAGAIL ADAMS AVENUE**
Borough : **QUEENS**
Agency's Number : **Q620**
Program / Asset # : **BOE0892.000 / 1458**
Yr Built/Renovated : **1958 / 2009**
Area Sq Ft : **239,183**
Project Type : **EDUCATION**
Date of Survey : **11-Feb-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **9867** **Lot** : **2** **BIN** : **4211027**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$395,300	$3,161,600
Interior Architecture	$898,600	$8,961,200
Electrical	$1,858,800	$5,799,900
Mechanical	$4,783,000	$6,698,400
Site Pavements	$106,900	$943,500
Total	**$8,042,700**	**$25,564,700**
Importance Code A	$1,676,100	$3,256,300
Importance Code B	$6,312,900	$21,364,900
Importance Code C	$53,700	$943,500
Total	**$8,042,700**	**$25,564,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,600		$14,300	
Interior Architecture	$80,100		$16,700	$42,700
Electrical	$22,800	$4,500	$5,300	$8,300
Mechanical	$169,800	$33,100	$53,300	$33,700
Site Enclosure			$9,400	
Site Pavements	$35,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$343,900**	**$44,700**	**$106,100**	**$91,900**
Importance Code A	$28,600	$23,700	$38,000	$23,700
Importance Code B	$259,400	$21,100	$58,700	$68,200
Importance Code C	$55,800		$9,400	
Total	**$343,900**	**$44,700**	**$106,100**	**$91,900**

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$45,700	
Glazed Ceramic Panel	15%			LIFE	* *	5	$128,500	
Masonry: Brick Cavity	75%			LIFE	* *	5	$137,000	
Metal Coiling Doors	5%			2044	* *	5	$28,500	
Windows								
Aluminum	98%	Now	$28,000	2047	* *	5	$14,300	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Cafeteria								
Metal Louvers	2%	Now	$700	2040	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	75%			LIFE	* *	5	$24,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Parapets								
Pre-Cast Concrete	15%			LIFE	* *	5	$30,600	
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasium								
Explanation : Pitched Roof								
Roof								
Modified Bitumen	89%			2036	$2,280,800	10	$203,800	
Modified Bitumen	10%			2036	$256,300	10	$22,900	
Skylight, Metal/Glass	1%	Now	$395,300	2061	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$132,400	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$62,300	
Ceramic Tile	5%			2040	* *	5	$17,800	
Quarry Tile	1%	Now	$26,800	2044	* *	5	$2,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout Kitchen								
Terrazzo	5%			LIFE	* *	5	$13,900	
Vinyl Tile	55%	2-4	$553,600	2031	$5,535,600	3	$73,400	
Uneven Substrate, Extent : Moderate, Area Affected : 35%								
Location : Corridors And Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors And Cafeteria								
Vinyl Tile	20%			2036	$2,012,900	3	$35,600	
Vinyl Tile 9" X 9"	1%			2027	$291,400	3	$1,800	
Wood	5%			2059	* *	5	$33,400	

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

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
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%	Now	$10,800	2040	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,700	
Metal Coiling Doors	2%			2047	* *	5	$19,200	
Plaster	56%	Now	$53,700	LIFE	* *	5	$32,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auditorium In Rear, Stage Right								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	4+	$23,500	2036	$1,172,500	5	$44,500	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : Corridors								
Exposed Struc: Concrete	15%			LIFE	* *	5	$8,300	
Metal Panel	15%			LIFE	* *	5	$66,700	
Plaster	50%			LIFE	* *	5	$111,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2044	* *	5-10	$24,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Aluminum Guard Rail								
Chain Link	20%			2051	* *			
Iron Picket	65%			2066	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$106,900	2044	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout Side Walk								
On-Site Walkways								
Cast in Place Concrete	65%			2036	$236,200			
Pavers/Stone	35%			2040	* *			

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	$11,600	2034	$231,800			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Cast in Place Concrete	60%	4+	$23,800	2036	$475,500			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Garage Parking Lot And Driveway								
Ponding, Extent : Light, Area Affected : 10%								
Location : Garage Parking Lot And Driveway								

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2031	$94,700	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Fused Disc Sw	10%			2051	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	$665,800	5	$6,300	
Raceway								
Conduit	95%			2031	$655,900	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$65,400	5	$600	
Fused Toggle Switch	1%	2-4	$6,500	2056	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room And Auditorium Stage								
Molded Case Bkrs	84%			2030	$549,300	5	$5,300	
Molded Case Bkrs	5%			2047	* *	5	$300	
Wiring								
Braided Cloth	65%	2-4	$598,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2031	$276,000	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	$371,600	5	$1,600	

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$3,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	93%			2036	$3,395,400	10	$204,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2036	$73,000	10	$4,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	5%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2036	$205,600	10	$28,900	
Exit, Service	50%			2036	$52,800	1		
Exterior Lighting								
HID	20%			2027	$228,600	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2036	$46,000	1	$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Camera CCTV								
Generic	10%			2027	$46,000	1	$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Some Offices, Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	$126,300	1-3	$30,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room And Hallways								
Explanation : Strobes, Bell, Horn Smoke Detectors, Pull Box Station And Fire Alarm Panel								

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
Heating								

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2031	$569,500	5	$74,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 15,000 Gallons Each								
Conversion Equipment								
Steam Boiler	100%	0-2	$1,280,800	2051	* *	1	$213,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$39,200	2041	* *			
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : 2 Head Valves On Top Of Boilers. Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Explanation : Defective Vacuum Pumps								
Steam Piping/Pump	90%			2031	$1,765,100			
Terminal Devices								
Air Handler	20%			2031	$921,800	1	$29,600	
Convector/Radiator	60%			2029	$1,201,600	1	$46,400	
Fan Coil Unit/Heat	20%	0-2	$24,300	2031	$1,214,500	1	$13,900	
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : The Motors, Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	$556,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$21,500	LIFE	* *	2-5	$13,300	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Louver Actuator Of No.1 Boiler, Boiler Room								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$120,000	
Exhaust Fans								
Interior	75%			2031	$814,700	2	$5,500	
Roof	25%			2027	$118,800	2	$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2041	* *	1		
Galvanized Steel	50%			2029	$1,563,300	1		

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.*

DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON H.S. - Q
Asset # : 1458

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
Plumbing								
HW Heat Exchanger								
Steam Fired	100%	0-2	$23,700	2031	$1,184,300	4	$23,700	
Corroded, Extent : Light, Area Affected : 50%								
Location : No.2 Heat Exchanger								
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Bottom Of No.2 Unit, Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Not Energy Efficient								
Sanitary Piping								
Cast Iron	100%	0-2	$61,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : Shops Parking Lot.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$49,000	4	$7,600	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2031	$169,300	1-2	$3,300	
Chemical System								
No Component	99%							
Generic	1%			2030	$600	1-10	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **THOMAS JEFFERSON HIGH SCHOOL -BK**
Address : **400 PENNSYLVANIA AVE. @ DUMONT AVE.**
Borough : **BROOKLYN** | **Agency's Number** : **K435**
Program / Asset # : **BOE0627.000 / 1224** | **Yr Built/Renovated** : **1924 / 2013**
Area Sq Ft : **221,000** | **Project Type** : **EDUCATION**
Date of Survey : **26-Jan-2022** | **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,Ph**
Block : **3788** **Lot** : **1** | **BIN** : **3084440**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$633,200	$226,500
Interior Architecture	$1,944,200	$4,548,700
Electrical	$838,600	$2,973,500
Mechanical	$1,631,500	$4,145,500
Total	**$5,047,500**	**$11,894,200**
Importance Code A	$633,200	$331,700
Importance Code B	$3,645,300	$10,215,700
Importance Code C	$769,000	$1,346,700
Total	**$5,047,500**	**$11,894,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$83,900	$6,700		
Interior Architecture	$40,500		$6,800	$10,800
Electrical	$56,100	$21,600	$24,800	$20,600
Mechanical	$86,300	$32,300	$51,100	$36,700
Site Enclosure	$12,000			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$301,100**	**$82,800**	**$104,900**	**$90,400**
Importance Code A	$105,800	$29,000	$21,900	$21,900
Importance Code B	$192,600	$53,800	$76,300	$68,500
Importance Code C	$2,800		$6,800	
Total	**$301,100**	**$82,800**	**$104,900**	**$90,400**

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.*

DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Exterior								
Exterior Walls								
Copper/Terne	2%			2053	* *	10	$12,100	
Masonry: Brick	88%	Now	$381,900	LIFE	* *	5	$226,500	
Efflorescence, Extent : Light, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Bulkheads, Penthouse								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Rooftop Bulkheads, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 8%								
Location : Rooftop Bulkheads, Basement, North Side Of Boiler Room								
Masonry: Limestone	5%	Now	$155,700	LIFE	* *	5	$9,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$95,600	LIFE	* *	5	$41,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East And West Facade And South East Corner								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade, Basement Window Openings								
Windows								
Aluminum	99%	Now	$19,000	2049	* *	5	$9,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Various Classrooms								
Metal Louvers	1%	Now	$1,100	2042	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Parapets								
Masonry: Brick Cavity	88%			LIFE	* *	5	$19,600	
Masonry: Limestone	3%			LIFE	* *	5	$800	
Metal Panel	2%			2053	* *	5	$1,700	
Pre-Cast Concrete	7%			LIFE	* *	5	$9,800	
Roof								
Built-Up (BUR)	82%	Now	$37,800	2038	* *			
Scupper Non-Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : North And Southside Exits, Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Room 506 And Penthouse								
Copper/Terne	10%	Now	$26,000	2048	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Above Shared Wall Between Auditorium And Girls Gymnasium								
Modified Bitumen	3%			2038	* *	10	$5,800	
Skylight, Metal/Glass	5%			2053	* *	10	$32,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5	$2,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$139,600	
Ceramic Tile	3%	Now	$55,300	2036	$552,600	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathroom Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Bathroom Throughout								
Panel/Paver: Cer/Brk	5%			2041	* *	5	$35,900	
Marble Panels	2%			LIFE	* *	5	$4,800	
Terrazzo	5%	2-4	$30,500	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	25%			2033	$2,256,500	3	$39,900	
Vinyl Tile 9" X 9"	2%	Now	$104,500	2043	* *	3	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Offices								
Wood	38%	Now	$370,300	2048	* *	5	$113,700	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Girls And Boys Gymnasium And Classrooms								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Girls And Boys Gymnasium And Classrooms								
Interior Walls								
Cast in Place Concrete	5%	Now	$211,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boys Locker Room								
Ceramic Tile	4%	Now	$122,200	2036	$1,221,500	5	$10,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Pool And Bathrooms								
Folding Partition	1%			2049	* *	5	$13,600	
Glass: Single Pane	2%			LIFE	* *	5	$8,100	
Masonry: Brick	8%	Now	$169,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Telecom Electric Room								
Marble Panels	3%	0-2	$58,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Corridors And Steps								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : 1st Floor Corridors And Steps								
Plaster	77%	Now	$208,000	LIFE	* *	5	$125,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms, Stair Bulkheads, Basement Boiler Room								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$52,600	2046	* *	5	$19,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Cafeteria, Teacher Lounge, Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Cafeteria								
AcousTileSusp.Lay-In	10%			2046	* *	5	$31,900	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Exposed Struc: Concrete	5%	Now	$244,800	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement And Pool								
Exposed Reinforcement, Extent : Severe, Area Affected : 2%								
Location : Basement And Pool								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Basement And Pool								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	70%	Now	$347,800	LIFE	* *	5	$139,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads And Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Stair Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2053	* *			
Iron Picket	5%	Now	$2,800	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Concrete Base Around Garden								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$9,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Areaways Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Areaways Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Parking Lot								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$105,200	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$665,800	5	$900	
Raceway								
Conduit	100%			2033	$690,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$65,400	5	$500	
Fused Toggle Switch	5%	2-4	$32,700	2058	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	85%			2032	$555,900	5	$4,900	
Wiring								
Braided Cloth	70%	2-4	$644,000	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2033	$276,000	1		
Motor Controllers								
Locally Mounted	80%			2046	* *	5	$1,200	
Variable Frequency Drive	20%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Lighting								
Interior Lighting								
Fluorescent	94%			2038	* *	10	$190,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2038	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pool Area								
Explanation : T-5 Lamps								
LED	4%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$189,900	10	$26,700	
Exit, Service	50%			2033	$48,800	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$424,800	1	$82,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$136,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$218,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	10%	0-2	$36,200	2033	$181,200			
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Steam Traps Faulty, Extent : Severe, Area Affected : 20%								
Location : All F And T Traps, Boiler Room								
Steam Piping/Pump	90%			2033	$1,630,900			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Heating								
Terminal Devices								
Air Handler	25%			2028	$1,064,600	1	$34,200	
Convector/Radiator	75%			2031	$1,387,900	1	$53,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2028	$514,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	1%	0-2	$5,000	LIFE	* *	2-5	$1,200	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : Boys Locker Room								
Ductwork/Diffusers	99%			LIFE	* *	2-5	$122,000	
Exhaust Fans								
Interior	90%			2038	* *	2	$6,100	
Roof	10%			2033	$43,900	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%			2031	$577,800	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$52,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units. One Tankless Unit With Two 150 Gallon Tanks, One 250 Gallons Unit For Shower Rooms, One Tankless Unit For Pool.								
Sanitary Piping								
Cast Iron	5%	0-2	$7,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Boys Bathroom								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	5%	0-2	$2,000	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Room 506								
Cast Iron	95%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$45,300	4	$4,700	
Pool Filter/Treatment								
Sand	100%	0-2	$4,300	2038	* *	4	$300	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Filter Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Swimming Pump Room								
Explanation : 1,250 Square Foot Pool								

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.*

DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$8,800	
Fixtures								
Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : The Freight Unit								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units From Basement To 5th Floor, One Unit From Basement To Ground Floor								
Explanation : 3 Units. One Freight Unit And Two Passenger Units								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	$312,900	1-2	$6,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **TOTTENVILLE HIGH SCHOOL - SI**		
Address	: **100 LUTEN AVE @ AMBOY RD**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **R455**
Program / Asset #	: **BOE0951.000 / 2739**	**Yr Built/Renovated**	: **1972 / 2010**
Area Sq Ft	: **427,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **07-Nov-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3**		
Block	: **6613** **Lot** : **1**	**BIN**	: **5082634**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$12,254,400	$1,240,900
Interior Architecture	$40,689,400	$2,090,400
Electrical	$4,418,700	$12,154,000
Mechanical	$5,320,500	$11,926,200
Site Pavements	$1,751,900	
Total	**$64,434,900**	**$27,411,600**
Importance Code A	$12,254,400	$1,335,700
Importance Code B	$49,702,300	$25,936,400
Importance Code C	$2,478,200	$139,500
Total	**$64,434,900**	**$27,411,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$41,100
Interior Architecture	$138,300	$270,300		$94,000
Electrical	$71,400	$71,800	$75,100	$89,400
Mechanical	$74,300	$67,100	$99,100	$85,100
Site Enclosure	$5,500			
Site Pavements	$30,700			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$334,700**	**$423,500**	**$188,600**	**$323,900**
Importance Code A	$42,300	$42,300	$42,300	$83,900
Importance Code B	$236,500	$381,200	$146,400	$240,000
Importance Code C	$55,900			
Total	**$334,700**	**$423,500**	**$188,600**	**$323,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Exterior								
Exterior Walls								
Cast in Place Concrete	75%	Now	$1,217,200	LIFE	* *	5	$993,300	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	20%	Now	$145,400	LIFE	* *	5	$33,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	5%	Now	$72,400	2040	* *	5	$20,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$396,800	2043	* *	5	$20,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Hardware Damaged								
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$247,600	
Roof								
Built-Up (BUR)	71%			2030	$7,614,200	10	$637,100	
Built-Up (BUR)	19%	Now	$2,037,600	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasiums And Auditorium								
Metal Panel	10%	Now	$133,800	2040	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 2%								
Location : Stair Bulkheads And Other Areas								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Teachers Cafeteria								
Soffits								
Stucco Cement	100%			2040	* *	5	$82,100	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Interior								
Floors								
Carpet	2%			2028	$254,500	3	$21,100	
Cast in Place Concrete	3%	Now	$36,700	LIFE	* *	5	$46,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Mosaic Tile	8%	Now	$270,000	2048	* *	5	$70,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilets And Kitchen								
Sheet Vinyl/Rubber	5%	Now	$706,000	2040	* *	5	$26,300	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								
Terrazzo	5%	Now	$67,300	LIFE	* *	5	$27,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : First Floor Hallway								
Vinyl Tile	10%			2043	* *	3	$26,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Vinyl Tile 9" X 9"	67%			2030	$38,545,900	3	$235,300	

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Interior								
Interior Walls								
Cast in Place Concrete	12%	Now	$108,600	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Ceramic Tile	3%	0-2	$19,600	2038	* *	5	$8,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets And Kitchen								
Concrete Masonry Unit	12%	0-2	$134,300	LIFE	* *	5	$27,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Operable Wall	2%	Now	$277,100	2045	* *	5	$20,300	
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : A B Gymnasium								
Travertine Panels	3%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Terrazzo Panels								
Plaster	40%	Now	$115,800	LIFE	* *	5	$69,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
SGFT/Glazed Masonry	25%	Now	$267,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	3%			LIFE	* *	5	$69,700	
Ceilings								
AcousTile,Adhered	10%			2040	* *	5	$70,300	
AcousTileConcealSpLn	10%	Now	$23,200	2040	* *	5	$43,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Teachers Cafeteria								
Exposed Struc: Concrete	20%			LIFE	* *	5	$22,000	
Fiber Board	15%			2035	$1,683,100			
Plaster	45%	Now	$196,900	LIFE	* *	5	$197,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : At 3rd Floor Expansion Joints								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Teachers Cafeteria								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2045	* *			
Iron Picket	40%			2055	* *			

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%			2055	* *			
Concrete Masonry Unit	50%	4+	$5,500	2045	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Southwest Corner Of Property								
Explanation : Spalling Coating								
Retaining Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$177,000	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	25%	Now	$146,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	70%	Now	$215,800	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%	Now	$30,700	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$1,212,600	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Activity Yard								
Asphalt	100%			2044	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2035	$94,700	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electric Service Room								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Photovoltaic Panel(s)	40%			2048	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electric Room								
Explanation : One 1,200 And One 1,600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2048	* *	5	$1,600	

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	$998,700	5	$1,800	
Raceway								
Conduit	100%			2035	$1,035,700	1		
Panelboards								
Fused Disc Sw	10%			2034	$100,100	5	$1,000	
Molded Case Bkrs	90%			2034	$901,200	5	$10,100	
Wiring								
Thermoplastic	20%			2045	* *	1		
Thermoplastic	80%			2035	$1,104,000	1		
Motor Controllers								
Locally Mounted	100%			2033	$557,400	5	$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$27,400	1	$131,400	
Generators								
Natural Gas	100%	Now	$142,000	2050	* *	1	$148,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : The Engine Is 55 Kilowatt Gas Fueled Obsolete Generator Which Overheats After A Short Running Time								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$15,800	
Lighting								
Interior Lighting								
Fluorescent	35%			2030	$2,281,200	10	$137,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%			2030	$325,900	10	$19,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Auditorium								
LED	60%			2035	$7,267,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Classrooms, Hallways, Gymnasium, Main Entrance								
Explanation : LED Lighting Fixtures Observed								
Egress Lighting								
Emergency, Service	40%			2030	$107,700	1		
Emergency, Battery	10%			2030	$73,400	10	$10,300	
Exit, Service	50%			2035	$94,300	1		

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Lighting								
Exterior Lighting								
HID	10%			2030	$204,000	10	$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$159,500	
Fire/Smoke Detection								
Generic, Digital	100%			2030	$1,127,800	1-3	$271,100	

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
Heating								
Energy Source								
Natural Gas	100%			2061	* *	1		
Conversion Equipment								
Steam Boiler	100%			2052	* *	1	$422,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 4 Boilers								
Distribution								
Steam Piping/Pump	30%			2061	* *			
Steam Piping/Pump	70%			2035	$2,450,900			
Terminal Devices								
Air Handler	30%			2030	$2,468,400	1	$79,200	
Convector/Radiator	70%			2033	$2,502,800	1	$96,500	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	95%			2043	* *	1		
No Component	5%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	$239,700	2045	* *	2	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2035	$1,038,300			
Window/Wall Unit	80%			2030	$1,325,100	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$238,100	
Exhaust Fans								
Interior	30%			2030	$581,800	2	$3,900	
Roof	70%			2030	$593,900	2	$9,200	

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$111,600	2033	$5,581,900	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Water Main								
Water Heater With Tanks								
Electric	100%			2035	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 30 Gallon Unit. In The Sub-basement Is A 120 Gallon Unit Used For Backup								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2030	$13,500	4	$9,000	
Sewage Ejector(s)								
Electric	50%			2035	$114,500	4	$12,700	
Electric	50%			2043	* *	4	$12,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2034	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2043	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$23,900	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **TOWNSEND HARRIS H. S. - Q**
Address : **149-11 MELBOURNE AVENUE**
Borough : **QUEENS**
Program / Asset # : **BOE0991.000 / 4482**
Area Sq Ft : **175,000**
Date of Survey : **26-Oct-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,6,Ph**
Block : **6507** **Lot** : **100**

Agency's Number : **Q515**
Yr Built/Renovated : **1995 / 2014**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4141869**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,858,100	$1,317,600
Interior Architecture	$148,500	$5,036,600
Electrical	$478,400	$5,451,900
Mechanical	$4,669,900	$8,604,800
Total	**$8,154,800**	**$20,410,900**
Importance Code A	$2,858,100	$1,370,200
Importance Code B	$5,296,700	$18,948,900
Importance Code C		$91,800
Total	**$8,154,800**	**$20,410,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$33,800		$55,500	
Interior Architecture	$301,000		$34,500	$27,900
Electrical	$66,200	$33,900	$29,700	$28,700
Mechanical	$70,400	$73,100	$140,400	$78,200
Site Enclosure	$1,200			
Site Pavements	$36,900			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$524,900**	**$122,400**	**$275,500**	**$150,200**
Importance Code A	$51,100	$17,300	$73,200	$17,300
Importance Code B	$444,600	$105,100	$202,300	$132,900
Importance Code C	$29,100			
Total	**$524,900**	**$122,400**	**$275,500**	**$150,200**

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$265,800	LIFE	* *	5	$60,500	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Expansion Joints, Window Seal								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout, Rear Of Building								
Metal Panel	20%			2044	* *	5-10	$177,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$21,000	
Windows								
Aluminum	90%	Now	$2,375,200	2059	* *	5	$24,300	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
Location : Various Locations								
Unit Inoperable, Extent : Severe, Area Affected : 75%								
Location : Throughout - Windows Screwed Shut								
Metal Louvers	10%			2037	* *	10	$33,800	
Parapets								
Concrete Masonry Unit	85%	Now	$50,100	LIFE	* *	5	$8,900	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Interior Of Parapets And Underside Of Coping								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Rooms 604, 611 A And Other Areas								
Metal Panel	5%			2044	* *	5	$1,800	
Pre-Cast Concrete	10%			LIFE	* *	5	$5,800	
Roof								
IRMA/Protected Membrane	58%			2034	$1,127,900	10	$46,600	
Metal Panel	35%			2039	* *	10	$51,500	
Panel/Paver: Cer/Brk	2%			2044	* *	10	$2,100	
Skylight, Metal/Glass	5%	Now	$115,500	2044	* *			
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Room 643								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : North Side And Above Lecture Hall Room 643								
Soffits								
Stucco Cement	100%			2039	* *	5	$12,300	
Interior								

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Interior								
Floors								
Carpet	5%			2027	$238,100	3	$26,300	
Cast in Place Concrete	10%			LIFE	* *	5	$57,500	
Ceramic Tile	5%			2037	* *	5	$13,200	
Quarry Tile	5%			2039	* *	5	$19,700	
Vinyl Tile	65%	Now	$96,700	2034	$4,835,500	3	$64,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Corridors, 2nd Floor And Cafeteria								
Wood	10%			2049	* *	5	$49,300	
Interior Walls								
Cast in Place Concrete	6%			LIFE	* *			
Ceramic Tile	5%			2037	* *	5	$19,100	
Concrete Masonry Unit	60%			LIFE	* *	5	$91,800	
Gypsum Board	15%			LIFE	* *	5	$34,400	
Metal Panel	2%	Now	$8,100	LIFE	* *			
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Rear Wall - Auditorium								
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	2%			LIFE	* *	5	$30,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Wood Paneling								
Ceilings								
AcousTileConcealSpLn	55%			2039	* *	5	$103,500	
AcousTileSusp.Lay-In	23%	Now	$11,800	2039	* *	5	$17,300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Lobby								
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	15%	Now	$20,200	LIFE	* *	5	$28,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Dressing Room, Gymnasium Near Glass Block Windows, Sixth Floor Classrooms And Auditorium								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$1,200	2069	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Base Of Perimeter Railings								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$26,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 149th Street, Melbourne Avenue								

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	0-2	$10,300	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Melbourne Avenue								
Panel/Paver: Concrete	50%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Location Noted								
Activity Yard								
Pavers/Stone	100%			2043	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$52,600	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere, Two 1,600 Ampere, Two 800 Ampere Main Disconnect Switches								
Transformers								
Dry Type	60%			2032	$16,400	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,500 Kilovolt-ampere								
Dry Type	40%			2032	$10,900	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 112 Kilovolt-ampere And One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$332,900	5	$800	
Raceway								
Conduit	100%			2034	$345,200	1		
Panelboards								
Fused Disc Sw	10%			2033	$34,700	5	$400	
Molded Case Bkrs	90%			2033	$312,700	5	$4,100	
Wiring								
Thermoplastic	100%			2034	$460,000	1		
Motor Controllers								
Locally Mounted	10%			2032	$18,600	5	$100	
Motor Control Center	80%			2032	$595,600	5	$3,800	
Variable Frequency Drive	10%			2039	* *			
Ground								

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.*

DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$53,800	
Generators								
Diesel	100%			2030	$142,000	1	$67,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : One 600 Kilowatt								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$39,000	
Fuel Storage								
Day Tank	50%			2033	$13,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Generator Room								
Explanation : One 50 Gallons								
Main Tank	50%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 500 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	$2,537,700	10	$152,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
HID	3%			2034	$63,700	10	$200	
Incandescent	2%			2034	$99,300	2	$100	
Egress Lighting								
Emergency, Service	55%			2034	$60,700	1		
Emergency, Battery	5%			2034	$15,000	10	$2,100	
Exit, Service	40%			2034	$30,900	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$800	
Alarm								
Security System								
Generic	100%			2029	$336,400	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Exit Doors And Some Offices								
Explanation : Intrusion Alarm Only, Motion Sensors								

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	95%			2034	$439,100	1-3	$102,500	
Generic, Digital	5%	Now	$13,900	2039	* *	1-3	$4,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby								
Explanation : Remote Annunciator Need Service								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Tank 5,000 Gallon Capacity, No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$173,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2044	* *			
Terminal Devices								
Air Handler	70%			2034	$2,360,500	1	$75,800	
Convector/Radiator	5%			2039	* *	1	$2,800	
Fan Coil Unit/Heat	25%			2034	$1,110,700	1	$14,100	
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%	0-2	$3,470,900	2049	* *	1	$161,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Explanation : 2 Units. No.1 Unit Has Electrical Defect. Units Are Obsolete								
Split Unit	5%			2034	$212,800			

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	2-4	$14,500	2034	$289,800	4	$8,600	
Corroded, Extent : Light, Area Affected : 10%								
Location : Basement And Penthouse								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$3,477,000	1	$108,200	
Heat Rejection								
Water Cooling Tower	100%	0-2	$905,100	2039	* *	2	$140,900	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,600	
Exhaust Fans								
Interior	100%			2034	$794,700	2	$5,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	70%			2027	$293,800	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, 1,500 Gallons								
Gas Fired	30%			2032	$125,900	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 275 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$35,900	4	$3,700	
Sewage Ejector(s)								
Electric	100%	Now	$1,900	2034	$93,800	4	$7,000	
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Basement								
Explanation : Check Valve Is Not Working								
Backflow Preventer								
Generic	100%			2034	$80,000	1	$10,700	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 6th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$91,500	
Sprinkler								
Generic	100%			2044	* *	1-2	$49,000	
Fire Pump								
Generic	100%			2037	* *	1	$32,700	
Chemical System								
Generic	100%			2032	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Size Is 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**		
Address	: **200 MONROE ST. @MONTGOMERY ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M446**
Program / Asset #	: **BOE0125.000 / 1620**	**Yr Built/Renovated**	: **1904 / 2013**
Area Sq Ft	: **67,200**	**Project Type**	: **EDUCATION**
Date of Survey	: **28-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **259** **Lot** : **44**	**BIN**	: **1003214**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$421,300	$133,400
Interior Architecture	$1,225,000	$231,900
Electrical	$64,600	$1,438,700
Mechanical	$617,100	$2,475,300
Total	**$2,328,100**	**$4,279,300**
Importance Code A	$421,300	$673,200
Importance Code B	$1,906,700	$3,606,100
Total	**$2,328,100**	**$4,279,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,200			$59,800
Interior Architecture	$90,700	$2,900		$11,200
Electrical	$60,400	$6,400	$7,500	$7,300
Mechanical	$91,900	$8,600	$11,200	$84,800
Site Pavements	$1,800			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$257,300**	**$25,400**	**$26,100**	**$170,600**
Importance Code A	$53,500	$6,300	$6,300	$66,200
Importance Code B	$155,500	$16,100	$19,800	$104,300
Importance Code C	$48,300	$2,900		
Total	**$257,300**	**$25,400**	**$26,100**	**$170,600**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$69,400	
Copper/Terne	5%			2070	* *	10	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Stair Bulkhead								
Explanation : Exterior Copper Panel Siding								
Masonry: Brick	72%			LIFE	* *	5	$64,000	
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : South And West Elevations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Foundation Wall								
Masonry: Granite	3%			LIFE	* *	5	$2,000	
Masonry: Limestone	5%			LIFE	* *	5	$3,300	
Stucco Cement	5%	Now	$5,200	2040	* *	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Monroe Street West Facade								
Windows								
Aluminum	100%	Now	$421,300	2051	* *	5	$10,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Temporary Chain Link Fence Barrier Installed								
Pre-Cast Concrete	5%			LIFE	* *	5	$3,000	
Roof								
Modified Bitumen	98%			2040	* *	10	$49,300	
Skylight, Metal/Glass	2%			2045	* *	10	$3,400	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$15,300	
Ceramic Tile	3%			2031	$172,700	5	$3,000	
Vinyl Tile	75%	Now	$42,300	2040	* *	3	$28,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rooms 502, 504 And Kitchen Area, Classrooms								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Cafeteria								
Vinyl Tile 9" X 9"	15%			2030	$1,225,000	3	$7,500	

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DEPARTMENT OF EDUCATION - 040

UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

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
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$5,800	
Glass: Single Pane	5%			LIFE	* *	5	$4,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	80%	Now	$46,500	LIFE	* *	5	$28,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Staircase To Basement Near Security Desk Area								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$800	
Plaster	95%			LIFE	* *	5	$59,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Retaining Walls								
Masonry: Brick	100%			2045	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	65%			2040	* *			
Masonry: Granite	35%	Now	$1,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Entries								
Activity Yard								
Rubber Matting	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Rubber Matting								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	$1,800	
Raceway								
Conduit	70%			2035	$103,600	1		
Conduit	30%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5	$100	
Molded Case Bkrs	95%			2051	* *	5	$1,700	

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DEPARTMENT OF EDUCATION - 040

UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2033	$85,600	5	$300	
Locally Mounted	30%	2-4	$22,000	2055	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%	4+	$20,500	2035	$1,025,800			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	40%			2035	$46,200	10	$6,500	
Emergency, Battery	10%	0-2	$11,600	2045	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Many Places								
Exit, Battery	50%			2035	$48,700	10	$2,300	
Exterior Lighting								
LED	20%			2045	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	80%							
Alarm								
Security System								
Generic	50%			2040	* *	1	$12,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Surveillance Camera System								
Generic	50%			2030	$64,600	1	$12,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$177,500	1-3	$41,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns								

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DEPARTMENT OF EDUCATION - 040

UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Gasoline Service Not In Use								
Conversion Equipment								
Furnace	10%	2-4	$21,400	2045	* *	1	$3,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof. No Gasoline Connection To The Unit								
Steam Boiler	90%	Now	$27,000	2033	$539,800	1	$53,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Boiler No.1								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%	0-2	$11,000	2035	$551,000			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Leaking Steam At Flange On Header Piping. Oil Feed Piping Leaking At Basement								
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. 50 Percent Steam Staps Are Not Working								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Radiators And Boiler Room								
Explanation : Ineffective System Venting Causing Boiler Make Up System To Malfunction.								
Terminal Devices								
Convector/Radiator	100%			2033	$562,700	1	$21,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Defective Climate Control								
Controls								
Electrical	100%	2-4	$382,500	2035	$382,500			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Defective Thermostat								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2030	$234,600	1		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Two Gasoline Fired Rooftop Heating And Cooling Units Slated To Serve Half Of The 1st, 2nd And 3rd Floors Have Never Been Placed Into Service.								
Ventilation								

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DEPARTMENT OF EDUCATION - 040

UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

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
Ventilation								
Distribution								
Ductwork/Diffusers	50%	4+	$30,200	LIFE	* *	2-5	$18,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Not In Use For Years, Extensive Cleaning Required								
No Component	50%							
Exhaust Fans								
Roof	10%			2030	$13,400	2	$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galvanized Steel	50%			2033	$439,200	1		
Water Heater With Tanks								
Electric	100%			2030	$48,400	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two Units. 40 Gallon Unit For Kitchen And 70 Gallon Unit For General Purpose.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$13,800	4	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2035	$28,500	1-2	$600	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)**			
Address	:	**283 ADAMS STREET @JOHNSON ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K313**
Program / Asset #	:	**DGS0022.000 / 2047**	**Yr Built/Renovated**	:	**1955 / 2008**
Area Sq Ft	:	**124,724**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**04-Sep-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,3,6**			
Block	:	**140** **Lot** : **10**	**BIN**	:	**3331741**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$124,500	$380,900
Interior Architecture	$607,500	$276,400
Electrical		$119,900
Mechanical	$1,923,200	$5,304,300
Total	**$2,655,200**	**$6,081,500**
Importance Code A	$803,000	$547,100
Importance Code B	$1,484,800	$5,309,300
Importance Code C	$367,400	$225,100
Total	**$2,655,200**	**$6,081,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$104,200		$2,700	
Interior Architecture	$220,900		$36,200	$14,000
Electrical	$66,700	$20,300	$23,200	$22,800
Mechanical	$209,100	$24,300	$62,900	$24,800
Site Enclosure	$1,700			
Site Pavements	$24,700			
Elevators/Escalators	$15,400	$15,400	$15,400	$15,400
Total	**$642,700**	**$60,000**	**$140,300**	**$77,000**
Importance Code A	$120,800	$3,100	$6,300	$3,100
Importance Code B	$454,400	$56,900	$133,900	$73,900
Importance Code C	$67,500			
Total	**$642,700**	**$60,000**	**$140,300**	**$77,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Exterior								
Exterior Walls								
Masonry: Limestone	77%			LIFE	* *	5	$129,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room B57								
Metal Panel	10%			2056	* *	5-10	$76,800	
Granite Panels	10%			LIFE	* *	5	$16,800	
Window Wall	3%			2056	* *	5	$12,600	
Windows								
Aluminum	85%	0-2	$44,600	2044	* *	5	$22,800	
Weather Strip Missing, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Aluminum w/ Guards	10%			2044	* *	5	$5,400	
Metal Louvers	5%			2045	* *	10	$16,800	
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5-10	$21,600	
Metal Panel	35%			2056	* *	5	$17,800	
Pre-Cast Concrete	35%			LIFE	* *	5	$57,700	
Roof								
Built-Up (BUR)	40%	4+	$5,200	2036	$260,500			
Ponding, Extent : Light, Area Affected : 2%								
Location : Adjacent To HVAC Equipment On The South Roof								
Metal Panel	60%			2049	* *	10	$59,900	
Soffits								
Cast Stone/Terra Cotta	70%			LIFE	* *	5		
Marble Panels	30%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$81,700	
Mosaic Tile	5%			2049	* *	5	$23,300	
Quarry Tile	5%			2049	* *	5	$14,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories And Kitchen Area								
Explanation : Location Noted								
Terrazzo	10%			LIFE	* *	5	$29,200	
Vinyl Tile	60%	Now	$158,400	2041	* *	3	$42,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 3%								
Location : Gymnasium Storage Room 615-1								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Various Storage Rooms								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Various Corridors								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Adjacent To Elevator Lobby								
Wood	10%			2064	* *	5	$35,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Interior								
Interior Walls								
Ceramic Tile	25%	2-4	$107,500	2045	* *	5	$47,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Cafeteria And Kitchen Areas								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout Corridors And Cafeteria								
Concrete Masonry Unit	12%			LIFE	* *	5	$36,600	
Gypsum Board	45%	Now	$49,200	LIFE	* *	5	$103,000	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 6th Floor Electrical Room								
Marble Panels	10%	2-4	$137,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridors								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : 1st Floor Corridors								
Wood	8%			LIFE	* *	5	$244,200	
Ceilings								
AcousTileSusp.Lay-In	55%	0-2	$35,000	2049	* *	5	$51,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various Storage Areas								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$35,000	
Exposed Struc: Steel	8%			LIFE	* *	10	$29,900	
Gypsum Board	20%			LIFE	* *	5-10	$128,300	
Metal Panel	2%	4+	$2,500	LIFE	* *	5	$4,700	
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Kitchen Area								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 1%								
Location : Gates At North Side								
Retaining Walls								
Cast in Place Concrete	100%	Now	$1,700	2071	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Ramp And Cheeks Walls At Adams Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$24,700	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along Adams Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 1%								
Location : Along Adams Street								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Fuse Rated At 3000, 2500, 1000, And 900 Amperes. One Main Disconnect For Fire Pump Rated At 600 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room								
Explanation : Two 70 Kva Rated Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$500	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$3,300	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	70%			2049	* *	5	$600	
Variable Frequency Drive	30%	Now	$2,800	2049	* *			
Not Functioning, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$38,400	
Generators								
Diesel	100%	Now	$42,600	2045	* *	1	$43,500	
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Basement Generator Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 380 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$4,600	

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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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2036	$27,500	1		
Exterior Lighting								
HID	2%			2036	$11,900	10		
LED	8%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2046	* *	1	$23,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance System								
Generic	50%			2036	$119,900	1	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$76,900	

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
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 6, Mechanical Room B05q, Water Meter Rooms B05e, B05 j, Gymnasium And Gymnasium Storage Rooms								
Explanation : Electric Unit Heaters								
Natural Gas	95%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room, Roofs								
Explanation : Two Gas Fired Hot Water Boilers, Four Packaged Rooftop Units								

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.*

DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Heating								
Conversion Equipment								
Hot Water Boiler	50%	Now	$678,500	2056	* *	1	$27,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Two Gas Fired Hot Water Boilers. Two Temporary Electric Boilers Are Located On School Property.								
Radiant Heater	5%	Now	$16,600	2031	$166,200	2	$2,300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Room 607								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 6, Mechanical Room B05q, Water Meter Rooms B05e, B05 j, Gymnasium And Gymnasium Storage Rooms								
Explanation : Electric Unit Heaters								
No Component	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Reported Under Air Conditioning As Packaged Rooftop Units								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	$3,100	2035	$15,400	4	$600	
Broken, Extent : Light, Area Affected : 100%								
Location : Basement - Boiler Room / Defective Pump (1 Of 3)								
Leak Evident, Extent : Light, Area Affected : 20%								
Location : Basement - Boiler Room								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported As Dual Temperature System Under Air Conditioning								
Terminal Devices								
Convector/Radiator	5%			2041	* *	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Corridor, Stairs								
Explanation : Location Noted								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Classrooms, Offices And Basement Mechanical Room								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	50%			2034	$1,008,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : Heat Timer System								
Digital	50%	Now	$50,400	2029	$1,008,700			
Software Issue Suspected, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2036	$560,100	2	$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Multitasks Packaged Air Cooled Chiller. R-407c Refrigerant								
Ext Pkg Unit - Heating/Cooling	55%	Now	$236,000	2036	$1,180,100	2	$3,400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Roofs								
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Four Packaged Rooftop Units								
Split Unit	4%			2031	$121,300			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Rooms B37, 141, 607, 701								
Split Unit	1%	Now	$9,100	2036	$30,300			
Broken, Extent : Severe, Area Affected : 50%								
Location : Room 117c								
R-410a Refrigerant, Extent : Severe, Area Affected : 100%								
Location : Room 117c								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2046	* *	4	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature System								
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	$247,800	1	$7,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : One Unit Serves Kitchen And Cafeteria								
Fan Coil - 2 Pipe	34%			2031	$1,324,700	1	$13,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Classrooms, Offices								
Explanation : Dual Temperature Fan Coil Units								
Fan Coil - 2 Pipe	6%	Now	$46,800	2036	$233,800	1	$2,200	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Rooms B49, B55, B57, 147, 247, 255, 343, 353, 403, 407, 409, 515, 547, 549								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooms B49, B55, B57, 147, 247, 255, 343, 353, 403, 407, 409, 515, 547, 549								
Explanation : Dual Temperature Fan Coil Units								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$110,100	
Exhaust Fans								
Roof	100%			2036	$247,800	2	$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
Galvanized Steel	10%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$25,600	4	$4,000	
Sewage Ejector(s)								
Electric	100%			2031	$66,900	4	$7,400	
Backflow Preventer								
Generic	100%			2031	$57,000	1	$7,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	$33,200	2	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : One 645 Mbh Unit								
Hot Water Storage Tank								
Generic	100%			2031	$47,300	1	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 940 Gallon Unit								

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

DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

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
Plumbing								
Booster Pump w/Tank								
Generic	100%	Now	$700	2031	$37,100	1	$14,900	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement - Pump Room								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 6th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$62,900	
Sprinkler								
Generic	2%	Now	$10,600	2046	* *	1-2	$600	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Basement - Water Meter Room B05e								
Generic	98%			2046	* *	1-2	$34,200	
Fire Pump								
Generic	100%	Now	$12,200	2039	* *	1	$21,000	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement - Water Meter Room B05j								
Chemical System								
Generic	100%			2031	$59,500	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Two 32 Square Foot Hoods								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M**
Address : **26 BROADWAY @ BOWLING GREEN**
Borough : **MANHATTAN**
Program / Asset # : **BOE1061.000 / 14374**
Area Sq Ft : **118,188**
Date of Survey : **02-Nov-2022**
Areas Surveyed : **Basement, Floors 1,2,4,5,6,7,Mez**
Block : **22** **Lot** : **13**
Agency's Number : **LEASE-M282**
Yr Built/Renovated : **1923 / 2010**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **1000811**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	$79,600	$664,400
Mechanical	$957,200	$4,479,900
Total	**$1,036,800**	**$5,144,300**
Importance Code B	$1,036,800	$5,144,300
Total	**$1,036,800**	**$5,144,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	$141,800	$3,100		$6,600
Electrical	$42,300	$11,000	$35,200	$14,800
Mechanical	$91,700	$28,900	$89,500	$31,100
Elevators/Escalators	$47,500	$47,500	$47,500	$47,500
Total	**$323,400**	**$90,600**	**$172,300**	**$100,000**
Importance Code A	$5,800	$5,800	$6,100	$5,800
Importance Code B	$317,500	$81,600	$166,200	$94,200
Importance Code C		$3,100		
Total	**$323,400**	**$90,600**	**$172,300**	**$100,000**

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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.*

DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M

Asset # : 14374

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
Interior								
Floors								
Carpet	5%	Now	$48,100	2036	$160,200	3	$13,300	
Worn/Erode, Extent : Severe, Area Affected : 60%								
Location : Library Room 711								
Cast in Place Concrete	5%	Now	$15,400	LIFE	* *	5	$19,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Room 414								
Ceramic Tile	5%	Now	$10,200	2043	* *	5	$4,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Gymnasium								
Poured Epoxy/Resin	5%			2032	$507,400			
Quarry Tile	5%			2047	* *	5	$13,300	
Sheet Vinyl/Rubber	60%			2039	* *	5	$159,200	
Terrazzo	5%			LIFE	* *	5	$6,900	
Vinyl Tile	10%			2039	* *	3	$8,800	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$6,300	
Gypsum Board	40%			LIFE	* *	5	$30,100	
Mosaic Tile	5%			LIFE	* *			
Granite Panels	20%			LIFE	* *			
Marble Panels	30%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	42%			2047	* *	5	$74,300	
Gypsum Board	35%	Now	$22,200	LIFE	* *	5	$77,400	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Soffit Near Cafeteria								
Metal Panel	3%			LIFE	* *	5	$6,600	
Plaster	20%			LIFE	* *	5	$22,100	

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Schools Occupy 1, 2, 4, 5, 6, And 7th Floors								
Explanation : One 4,000, One 1,600, One 1,200 Ampere Main Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$500	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$300	
Molded Case Bkrs	90%			2050	* *	5	$2,800	

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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M

Asset # : 14374

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	50%			2047	* *	5	$400	
Variable Frequency Drive	50%			2047	* *			
Not Functioning, Extent : Moderate, Area Affected : 2%								
Location : Room 514								
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Main Building Basement								
Explanation : Connect To The Main Building Water Main								
Lighting								
Interior Lighting								
Fluorescent	80%	Now	$28,900	2039	* *			
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout The Area								
Daylight Sensors Malfunctioing, Extent : Moderate, Area Affected : 10%								
Location : Classrooms								
Fluorescent	5%			2039	* *	10	$5,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	15%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Corridors								
Explanation : LED Fixtures								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$14,300	
Exit, Battery	50%			2039	* *	10	$4,000	
Alarm								
Security System								
Generic	100%			2039	* *	1	$44,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$75,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Area								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns								

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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M

Asset # : 14374

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
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : This Is A Leased Facility In A Privately Owned Office Building. Steam Comes From Boilers Belonging To The Building								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2043	* *	1	$58,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor Mechanical Room								
Explanation : 2 Units Convert Steam To Hot Water								
Distribution								
Hot Wtr Piping/Pump	90%	0-2	$23,800	2050	* *	4	$5,200	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Room 514. One Circulating Pump Is Not Working								
Steam Piping/Pump	10%			2054	* *			
Terminal Devices								
Air Handler	40%			2039	* *	1	$29,200	
Convector/Radiator	20%	0-2	$9,900	2047	* *	1	$6,900	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Cafeteria. Damaged Radiator Cover								
Fan Coil Unit/Heat	40%	0-2	$600,100	2039	* *	1	$13,700	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. 12 Units Are Not Working								
Controls								
Pneumatic	100%			2032	$2,338,900			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	$357,100	2034	$1,785,400	1	$49,300	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Various Locations.								
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Three Chillers With Defective Coils								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$153,800	
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	$18,800	2039	* *	1	$26,300	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Mechanical Building Controls								
Fan Coil - 4 Pipe	60%			2039	* *	1	$22,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,900	

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DEPARTMENT OF EDUCATION - 040

URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M

Asset # : 14374

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
Ventilation								
Exhaust Fans								
Interior	40%	0-2	$21,500	2034	$214,700	2	$1,200	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Roof	60%			2034	$140,900	2	$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$24,200	4		
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 20th Floor								
Explanation : 6 Units Which Are Property Of The Building. One Is Broken								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$61,800	
Sprinkler								
Generic	100%			2054	* *	1-2	$33,100	
Fire Pump								
Not Accessible	100%							
Chemical System								
No Component	98%							
Generic	2%			2032	$1,200	1-10	$600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 1st To 5th Floor								
Explanation : 1 Set Fire Suppression System Over Kitchen Hood Covers 48 Square Feet.								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**VAN ARSDALE HIGH SCHOOL - BK**			
Address	:	**257 N. 6TH ST. BTWN: HAVEMEYER ST., ROEBLING ST**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K650**
Program / Asset #	:	**BOE0652.000 / 1213**	**Yr Built/Renovated**	:	**1903 / 1998**
Area Sq Ft	:	**187,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**30-Aug-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**2330** **Lot** : **11**	**BIN**	:	**3062135**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$288,600
Interior Architecture	$7,141,600	$102,100
Electrical	$1,604,400	$1,154,100
Mechanical	$2,141,300	$8,308,200
Total	**$10,887,400**	**$9,853,000**
Importance Code A		$1,957,600
Importance Code B	$10,725,400	$7,895,400
Importance Code C	$162,000	
Total	**$10,887,400**	**$9,853,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$113,600		$17,600	
Interior Architecture	$6,800		$45,900	$15,300
Electrical	$7,600	$19,200	$17,600	$21,200
Mechanical	$70,100	$40,000	$76,900	$29,100
Site Enclosure	$28,400			
Site Pavements	$3,500			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$245,000**	**$74,100**	**$172,800**	**$80,500**
Importance Code A	$138,600	$18,500	$36,100	$18,500
Importance Code B	$90,400	$55,600	$133,400	$62,000
Importance Code C	$16,000		$3,300	
Total	**$245,000**	**$74,100**	**$172,800**	**$80,500**

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$88,700	
Glazed Ceramic Panel	2%			LIFE	* *	5	$21,300	
Masonry: Brick	30%			LIFE	* *	5	$68,100	
Painted Surfaces, Extent : Moderate, Area Affected : 15%								
Location : West Elevation Of 1903 Wing								
Masonry: Brick Cavity	58%			LIFE	* *	5	$131,700	
Masonry: Limestone	5%			LIFE	* *	5	$8,500	
Windows								
Aluminum	89%	4+	$47,100	2042	* *	5	$24,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Fiberglass Panel	10%			2042	* *	5	$20,400	
Metal Louvers	1%	Now	$600	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$19,200	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Exterior Parapet								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Interior Parapet								
Explanation : Waterproof Membrane Install								
Metal Rail	10%			2047	* *	5-10	$43,300	
Pre-Cast Concrete	10%			LIFE	* *	5	$15,100	
Roof								
Copper/Terne	5%			2049	* *	10	$17,600	
Modified Bitumen	93%	Now	$29,300	2039	* *			
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Into Laboratory								
Skylight, Metal/Glass	2%			2044	* *	10	$9,400	
Soffits								
Metal Panel	50%			2044	* *	5-10		
Stucco Cement	50%			2039	* *	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$29,800	
Ceramic Tile	5%			2037	* *	5	$13,600	
Terrazzo	5%			LIFE	* *	5	$10,600	
Vinyl Tile	45%	Now	$173,300	2039	* *	3	$45,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 1903 Wing Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor Corridor								
Uneven Substrate, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : 1903 Wing Corridors								
Vinyl Tile 9" X 9"	30%			2029	$6,688,200	3	$30,600	
Wood	10%			2049	* *	5	$51,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,800	
Glazed Ceramic Panel	5%			LIFE	* *			
Masonry: Brick	5%	Now	$92,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Basement Along Havemeyer Street								
Operable Wall	1%			2044	* *	5	$6,600	
Plaster	64%			LIFE	* *	5	$36,300	
SGFT/Glazed Masonry	20%	Now	$69,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Corridors, Stairs								
Ceilings								
AcousTileConcealSpLn	30%	Now	$67,300	2039	* *	5	$51,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Corridors								
AcousTileSusp.Lay-In	5%			2039	* *	5	$13,600	
Exposed Struc: Concrete	30%			LIFE	* *	5	$12,800	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Metal Panel	5%			LIFE	* *	5	$17,000	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : 1903 Wing								
Plaster	30%	Now	$50,900	LIFE	* *	5	$51,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$12,400	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Exit 2 And Handicap Ramp								
Retaining Walls								
Cast in Place Concrete	80%	Now	$16,000	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Masonry: Fieldstone	20%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	90%	Now	$3,500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Area								
Cast in Place Concrete	10%			2039	* *			

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$332,900	2064	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Obsolete Equipment								
Raceway								
Conduit	90%			2034	$310,700	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Knife Sw	20%	2-4	$69,500	2059	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment								
Molded Case Bkrs	70%			2033	$243,200	5	$3,400	
Molded Case Bkrs	10%			2050	* *	5	$500	

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$322,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2034	$92,000	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	80%			2047	* *	5	$1,000	
Locally Mounted	20%			2032	$37,200	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$154,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Classrooms								
Explanation : T-12 Lamps Type Fixtures Replaced With T-8 Lamps Type Fixtures In 2017.								
Incandescent	1%			2029	$53,000	2		
LED	9%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium, Gymnasium								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	40%			2034	$128,600	10	$18,100	
Exit, Battery	60%			2034	$162,800	10	$7,600	
Exterior Lighting								
HID	20%			2029	$178,700	10	$100	
Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 50%								
Location : Exterior								
No Component	80%							
Alarm								
Security System								
Generic	50%			2034	$179,700	1	$34,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm.								
Generic	50%			2042	* *	1	$34,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%	2-4	$493,900	2044	* *	1-3	$104,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : The Fire Alarm System Works, But It Is An Obsolete System That Is Frequently Breaking Down.								

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$445,300	5	$57,900	
Conversion Equipment								
Steam Boiler	90%			2032	$1,502,100	1	$166,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-Basement Boiler Room								
Explanation : 3 Units								
Steam Boiler	10%	0-2	$8,300	2032	$166,900	1	$16,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Boilers								
Distribution								
Steam Piping/Pump	50%	Now	$15,300	2034	$766,700			
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Boiler Room Vacuum Pump								
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Boiler Room Vacuum Pump								
Steam Piping/Pump	50%			2034	$766,700			
Terminal Devices								
Air Handler	20%			2034	$720,700	1	$23,100	
Convector/Radiator	80%			2032	$1,252,600	1	$48,300	
Controls								
Electrical	100%			2027	$1,064,500			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2029	$507,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	Now	$3,400	LIFE	* *	2-5	$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : The Damper For Boiler Room								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$102,200	
Exhaust Fans								
Interior	60%			2029	$509,500	2	$3,400	
Roof	40%			2034	$148,600	2	$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$2,459,300	1		
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$27,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	15%	Now	$5,800	2044	* *	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Sub-Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Sub-Basement								
Non-Submersible	85%			2044	* *	4	$5,000	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%	Now	$10,000	2034	$33,200	2	$1,000	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallon Tank								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : One Passenger Unit From Basement To 5th Floor, One Broken Freight Unit From Basement To 1st Floor For Many Years.								
Explanation : 2 Units But One Unit Is Broken								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2034	$79,400	1-2	$1,600	
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 35 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**VARIABLE ALTERNATIVE H.S. - BK**			
Address	:	**832 MARCY AVE BTWN: MADISON ST., PUTNAM AVE.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**K458**
Program / Asset #	:	**BOE0632.000 / 2707**	**Yr Built/Renovated**	:	**1891 / 2010**
Area Sq Ft	:	**185,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**03-Feb-2023**	**Landmark Status**	:	**EXTERIOR LANDMARK**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,2,3,4,5**			
Block	:	**1823** **Lot** : **38**	**BIN**	:	**3051641**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$824,800
Interior Architecture	$573,800	$348,800
Electrical		$2,831,500
Mechanical	$755,700	$4,116,700
Total	**$1,329,500**	**$8,121,800**
Importance Code A		$824,800
Importance Code B	$1,273,400	$7,297,000
Importance Code C	$56,100	
Total	**$1,329,500**	**$8,121,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$31,700			
Interior Architecture	$206,400			$13,600
Electrical	$34,500	$30,100	$55,000	$35,900
Mechanical	$47,200	$45,900	$82,100	$54,100
Site Enclosure	$24,300			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$359,100**	**$90,900**	**$152,000**	**$118,500**
Importance Code A	$50,000	$18,300	$18,700	$18,300
Importance Code B	$198,000	$72,600	$133,300	$100,200
Importance Code C	$111,000			
Total	**$359,100**	**$90,900**	**$152,000**	**$118,500**

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.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$177,400	
Masonry: Brick	70%			LIFE	* *	5	$159,000	
Masonry: Brownstone	15%			LIFE	* *	5	$25,600	
Metal Panel	5%	2-4	$16,900	2054	* *	5	$21,300	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	5%			2056	* *	5	$2,700	
Steel	5%			2056	* *	5	$33,900	
Wood	90%			2056	* *	5	$488,400	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$27,900	
Masonry: Brick	85%			LIFE	* *	5	$20,400	
Roof								
Asphalt Shingle	45%			2043	* *	10	$10,600	
Clay Tile	20%	4+	$14,900	2054	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Copper/Terne	5%			2062	* *	10	$17,600	
Modified Bitumen	30%			2042	* *	10	$42,200	
Interior								
Floors								
Cast in Place Concrete	20%	Now	$103,700	LIFE	* *	5	$119,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bathroom Chase								
Ceramic Tile	5%			2037	* *	5	$13,600	
Terrazzo	5%	2-4	$28,500	LIFE	* *	5	$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	40%	2-4	$67,300	2039	* *	3	$40,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	30%	Now	$272,600	2049	* *	5	$76,600	
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$16,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement And Basement Boiler Room								
Ceramic Tile	10%			2037	* *	5	$18,900	
Concrete Masonry Unit	5%	Now	$19,900	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Through 4th Floor Bathrooms								
Gypsum Board	15%			LIFE	* *	5	$17,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	Now	$56,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobby								
Plaster	40%	Now	$41,200	LIFE	* *	5	$22,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Tower Stairs								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2047	* *	5	$13,600	
AcousTileSusp.Lay-In	5%	2-4	$5,100	2047	* *	5	$6,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Embossed Metal	25%	2-4	$45,900	LIFE	* *	5	$30,600	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	25%	Now	$26,600	LIFE	* *	5	$85,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	40%	Now	$74,100	LIFE	* *	5	$68,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairways								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	$7,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Iron Picket	20%	Now	$17,000	2069	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate Hinges								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Iron Picket	70%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2051	* *			

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.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2051	* *			
Parking/Driveway								
Asphalt	95%			2047	* *			
Cast in Place Concrete	5%			2051	* *			
Activity Yard								
Rubber Matting	100%			2042	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Electrical Service Rated At 1,200 And 4,000 Amperes								
Transformers								
Dry Type	100%			2047	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two At 112.5 Kilovolt Ampere And One At 1000 Kilovolt Ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$800	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	30%			2050	* *	5	$1,300	
Molded Case Bkrs	70%			2050	* *	5	$3,400	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$56,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Stand-by Power								
Generators								
Diesel	100%			2043	* *	1	$71,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Kilovolt Ampere, 200 Kilowatt Genset								
Batteries								
Nickel Cadmium	100%			2029	$2,700	5	$41,200	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	85%			2034	$2,623,500	10	$144,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	15%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium And Gymnasium								
Explanation : LED Fixtures Installed In 2018								
Egress Lighting								
Emergency, Service	50%			2034	$63,800	1		
Exit, Service	50%			2034	$44,600	1		
Exterior Lighting								
LED	20%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior								
Explanation : LED Fixtures Timer Controlled								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$1,500	
Alarm								
Security System								
Generic	100%			2039	* *	1	$69,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security And Intrusion Alarm Systems								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$117,500	

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

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.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 7,750 Gallon Tank; No.2 Oil								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$183,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Three Units								
Distribution								
Steam Piping/Pump	5%	0-2	$4,100	2044	* *			
Obsolete Equipment, Extent : Moderate, Area Affected : 10%								
Location : Return Pump, Boiler Room								
Steam Piping/Pump	95%			2044	* *			
Terminal Devices								
Air Handler	50%			2039	* *	1	$57,200	
Convector/Radiator	50%			2039	* *	1	$29,900	
Controls								
Electrical	50%	0-2	$115,100	2029	$575,500			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Thermostats, Various Locations								
Pneumatic	50%			2032	$2,000,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2034	$610,900	1	$17,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof, Compressor, Condenser Unit								
Window/Wall Unit	60%			2032	$470,600	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2044	* *	4	$2,700	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	$22,900	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2034	$152,000	2	$25,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$103,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Ventilation								
Exhaust Fans								
Interior	80%			2039	* *	2	$4,500	
Roof	20%			2034	$80,400	2	$1,100	
Energy Recovery Ventilator								
Generic	100%			2035				
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2044	* *	1		
Galvanized Steel	20%			2032	$528,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	$41,500	4	$3,900	
Sewage Ejector(s)								
Electric	100%			2034	$108,400	4	$7,400	
Backflow Preventer								
Generic	100%			2034	$92,500	1	$11,300	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$72,500	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two Units								
Hot Water Storage Tank								
Generic	100%			2034	$17,200	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 300 Gallon Tank								
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement To 5th Floor								
Explanation : 1 Passenger Unit								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement To 1st Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$96,700	
Sprinkler								
No Component	90%							
Generic	10%			2054	* *	1-2	$5,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

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
Fire Suppression								
Chemical System								
Generic	100%			2029	$65,000	1-10	$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kichen							
	Explanation : Covers 25 Square Feet							

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **WALTON HIGH SCHOOL - BX**
Address : **2780 RESERVOIR AVENUE BET WEST 195 ST AND STRONG ST**
Borough : **BRONX** **Agency's Number** : **X430**
Program / Asset # : **BOE0325.000 / 355** **Yr Built/Renovated** : **1932 / 2006**
Area Sq Ft : **241,000** **Project Type** : **EDUCATION**
Date of Survey : **01-Mar-2023** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3**
Block : **3247** **Lot** : **70** **BIN** : **2015241**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$78,800	$512,000
Interior Architecture	$3,350,000	$1,616,200
Electrical	$340,900	$2,609,500
Mechanical	$2,668,100	$12,520,300
Total	**$6,437,800**	**$17,257,900**
Importance Code A	$478,800	$512,000
Importance Code B	$5,295,100	$16,693,300
Importance Code C	$664,000	$52,600
Total	**$6,437,800**	**$17,257,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$65,200		$18,300	$29,300
Electrical	$44,300	$49,000	$72,600	$44,100
Mechanical	$107,000	$38,800	$121,500	$38,800
Site Pavements	$8,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$238,900**	**$102,200**	**$226,800**	**$126,500**
Importance Code A	$15,500	$22,700	$23,300	$22,700
Importance Code B	$215,500	$79,500	$203,500	$103,800
Importance Code C	$8,000			
Total	**$238,900**	**$102,200**	**$226,800**	**$126,500**

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.*

DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *		5	$210,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Facades									
Copper/Terne	2%			2054	* *		10	$12,600	
Masonry: Brick	83%			LIFE	* *		5	$223,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%									
Location : South Facade									
Efflorescence, Extent : Light, Area Affected : 15%									
Location : All Facades									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Facades									
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%									
Location : Facades									
Masonry: Limestone	5%			LIFE	* *		5	$10,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Facades									
Windows									
Aluminum	100%			2059	* *		5	$157,600	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Facade Windows									
Parapets									
Masonry: Brick	90%			LIFE	* *		5	$39,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Parapet Walls									
Pre-Cast Concrete	10%			LIFE	* *		5	$27,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Coping Stones									
Roof									
Under Construction	100%								
Interior									

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$85,400	
Ceramic Tile	10%			2047	* *	5	$39,000	
Terrazzo	5%			LIFE	* *	5	$15,200	
Horizontal Cracks, Extent : Light, Area Affected : 15%								
Location : 1st Floor Lobby Area And Corridors								
Vinyl Tile	60%	Now	$132,500	2039	* *	3	$87,800	
Adhesion Failure, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Wood	10%	Now	$2,383,400	2074	* *	5	$36,600	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
Wood	5%			2069	* *	5	$36,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium No. 1								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Ceramic Tile	5%			2047	* *	5	$15,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$6,400	
Folding Partition	1%	Now	$452,200	2059	* *	5	$4,000	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium No. 1								
Gypsum Board	5%			LIFE	* *	5	$9,600	
Masonry: Brick	10%	2-4	$124,400	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Weight Room								
Metal: Cage/Fence	4%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : First Floor								
Plaster	55%	Now	$87,400	LIFE	* *	5	$52,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								

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

DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2032	$643,000	5	$48,800	
AcousTileSusp.Lay-In	10%	0-2	$13,300	2032	$664,400	5	$19,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Cafeteria								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$3,000	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	70%	Now	$170,100	LIFE	* *	5	$170,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Room B82								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2054	* *			
Iron Picket	55%			2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Perimeter Fence								
Explanation : Covered With Construction Netting								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,000	2047	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Reservoir Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Reservoir Avenue								
On-Site Walkways								
Cast in Place Concrete	90%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	85%			2043	* *			
Cast in Place Concrete	15%			2047	* *			
Activity Yard								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Play Yard								
Explanation : Used As Staging Area								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2044	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere And One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	70%			2034	$466,100	5	$700	
Fused Disc Sw	30%			2054	* *	5	$300	
Raceway								
Conduit	95%			2034	$655,900	1		
Conduit	5%			2064	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	$65,400	5	$600	
Molded Case Bkrs	80%			2033	$523,200	5	$5,100	
Molded Case Bkrs	10%			2050	* *	5	$600	
Wiring								
Thermoplastic	30%			2034	$276,000	1		
Thermoplastic	15%			2054	* *	1		
Thermoplastic	55%			2060	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	$260,100	5	$1,100	
Locally Mounted	30%			2039	* *	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$27,400	1	$74,200	
Generators								
Diesel	100%			2030	$142,000	1	$93,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 438 Kilovolt Ampere 360 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$8,900	
Fuel Storage								
Day Tank	50%			2033	$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 50 Gallon								
Main Tank	50%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 278 Gallon								
Lighting								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Lighting								
Interior Lighting								
Fluorescent	90%			2039	* *	10	$198,900	
Other Observation, Extent : Light, Area Affected : 94%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	$183,900	10	$11,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
Location : Throughout The Building								
HID	3%			2034	$87,700	10	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gymnasium And Auditorium								
Explanation : Metal Highlighted Fixtures								
LED	2%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Boiler Room								
Explanation : LED Lighting Fixture								
Egress Lighting								
Emergency, Service	60%			2034	$91,200	1		
Exit, Service	10%			2034	$10,600	1		
Exit, Service	30%			2029	$31,900	1		
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$90,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$153,000	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : TWP 10,000 Gallon Tanks For No. 2 Fuel								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Heating								
Conversion Equipment								
Hot Water Boiler	10%	0-2	$131,100	2039	* *	1	$10,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Pool. Boiler For The Pool Is Not Working								
Steam Boiler	65%			2039	* *	1	$155,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 4 Dual Fuel And 1 Gasoline Fired For Pool.								
Steam Boiler	25%	Now	$268,900	2039	* *	1	$53,700	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Boiler Room, Damaged Fresh Air Intake Dampers Linkage, Defective Boiler Room Space Heater								
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room. Boiler No. 2 Is Leaking And Out Of Service								
Not in Service, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room. No. 2 Boiler Is Out Of Service.								
Distribution								
Steam Piping/Pump	10%	Now	$118,600	2034	$197,600			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Deteriorating Steam And Condensate Piping In Basement								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Piping In Sub-basement Crawl Space.								
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Piping Beyond Boiler Room								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : Leaks At Vacuum Pumps								
Steam Piping/Pump	90%			2044	* *			

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Heating								
Terminal Devices								
Air Handler	15%	Now	$69,700	2029	$696,600	1	$20,100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 3 Units. Basement And First Floor Fan Rooms								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement And First Floor Fan Rooms								
Explanation : Defective Climate Control System For Gymnasium, Auditorium And Cafeteria Units.								
Air Handler	25%			2034	$1,161,000	1	$37,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof And Pool House Roof.								
Explanation : 3 Units Serve Library, Balcony Classroom And Room 248. See Air Conditioning Conversion Equipment. 1 Unit Serves Pool.								
Convector/Radiator	50%	Now	$50,400	2032	$1,009,000	1	$35,000	
Damaged, Extent : Severe, Area Affected : 10%								
Location : Various Locations With Damaged Danfoss Valves. Valves Do Not Have Protective Guard								
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Various Locations With Faulty Thermostatic Steam Traps								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%	Now	$30,600	2029	$611,800	1	$7,000	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Controls								
Pneumatic	100%			2032	$4,769,300			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2034	$621,900	2	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : 3 Units Serve Library, Balcony Classroom And Room 248								
Split Unit	10%			2034	$586,000			
Window/Wall Unit	50%			2032	$467,400	1		
No Component	25%							
Dehumidifier								
Generic	100%			2035	$523,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pool House Roof								
Explanation : Rooftop Package Pool Dehumidifier And Air Conditioning Unit								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$94,100	
No Component	30%							
Exhaust Fans								
Interior	50%			2029	$547,200	2	$3,700	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement And First Floor Fan Rooms								
Roof	50%			2034	$239,400	2	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Exhaust Fans Serve Science Laboratory Fume Hoods								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2054	* *	1		
Galvanized Steel	90%			2032	$2,835,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2029	$52,500	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$43,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Area Drain								
Cracked, Extent : Severe, Area Affected : 50%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2029	$49,400	4	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Pool Filter/Treatment								
Sand	100%	0-2	$121,300	2039	* *	4	$900	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Pool Circulating Pump No. 2								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Pool Equipment Room								
Explanation : Two Pods								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

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
Plumbing								
Backflow Preventer								
Generic	100%	2-4	$11,000	2034	$110,200	1	$13,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Service Entries. Rusting On Valves And Piping.								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,800	1	$2,600	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$13,500	
Chemical System								
No Component	90%							
Generic	10%			2029	$17,900	1-10	$8,700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression On Kitchen Hood Covers 260 Square Feet (26x10)								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	:	**WASHINGTON IRVING HIGH SCHOOL -M**			
Address	:	**40 IRVING PLACE BTWN: EAST 16 ST., EAST 17 ST.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**M460**
Program / Asset #	:	**BOE0126.000 / 698**	**Yr Built/Renovated**	:	**1913 / 2014**
Area Sq Ft	:	**375,000**	**Project Type**	:	**EDUCATION**
Date of Survey	:	**19-Aug-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors 1,Mez,4,6,8**			
Block	:	**872** **Lot** : **57**	**BIN**	:	**1017828**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$498,800	$782,600
Interior Architecture	$4,683,700	$911,000
Electrical	$1,332,400	$7,761,000
Mechanical	$4,747,700	$8,396,700
Total	**$11,262,600**	**$17,851,300**
Importance Code A	$730,000	$782,600
Importance Code B	$10,463,300	$16,908,400
Importance Code C	$69,300	$160,200
Total	**$11,262,600**	**$17,851,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$41,500		$85,900	$19,700
Electrical	$38,100	$42,600	$37,100	$35,700
Mechanical	$7,900	$16,400	$47,400	$27,500
Elevators/Escalators	$45,600	$45,600	$45,600	$45,600
Total	**$133,100**	**$104,600**	**$216,000**	**$128,500**
Importance Code A			$500	$11,500
Importance Code B	$122,000	$104,600	$215,500	$117,100
Importance Code C	$11,200			
Total	**$133,100**	**$104,600**	**$216,000**	**$128,500**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$96,600	
Masonry: Brick	87%			LIFE	* *	5	$358,700	
Masonry: Granite	5%			LIFE	* *	5	$15,500	
Masonry: Limestone	5%			LIFE	* *	5	$15,500	
Windows								
Aluminum	100%	4+	$367,500	2050	* *	5	$75,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Classrooms								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$55,000	
Masonry: Limestone	3%			LIFE	* *	5	$2,300	
Pre-Cast Concrete	7%			LIFE	* *	5	$26,900	
Roof								
Copper/Terne	20%			2049	* *	10	$131,300	
Modified Bitumen	75%			2042	* *	10	$197,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Skylight, Metal/Glass	5%			2054	* *	10	$43,800	
Interior								

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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.*

DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$172,500	
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%	Now	$30,400	2043	* *	5	$13,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Boys And Girls Toilet Rooms On Mezzanine M22								
Cork Tile	2%			2054	* *	5	$9,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 8th Floor Gymnasium								
Explanation : Cork Flooring								
Mosaic Tile	5%			2039	* *	5	$65,700	
Terrazzo	5%			LIFE	* *	5	$20,500	
Traffic Topping	5%			2039	* *	5	$32,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gymnasium. Basement								
Explanation : This Is Actually A Fluid Applied Floor Finish System								
Vinyl Tile	20%	Now	$59,500	2039	* *	3	$39,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors, 4th Floor Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridor, 4th Floor Cafeteria								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Corridors, 4th Floor Cafeteria								
Vinyl Tile 9" X 9"	10%	Now	$86,100	2029	$4,306,000	3	$19,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Corridors, Room 411								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Classrooms								
Wood	33%			2049	* *	5	$325,400	

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$22,300	
Concrete Masonry Unit	5%			LIFE	* *	5	$8,900	
Glass: Single Pane	5%	Now	$69,300	LIFE	* *	5	$16,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Stairs								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Stairs								
Masonry: Brick	5%			LIFE	* *			
Granite Panels	5%			LIFE	* *			
Plaster	3%			LIFE	* *	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Lobby								
Explanation : Frescos. Landmarked								
Plaster	50%			LIFE	* *	5	$67,000	
SGFT/Glazed Masonry	17%			LIFE	* *			
Wood	5%			LIFE	* *	5	$89,300	
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	$63,900	
Exposed Struc: Concrete	25%			LIFE	* *	5	$20,000	
Plaster	60%			LIFE	* *	5	$191,800	
Wood	5%			LIFE	* *	5	$223,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Pavers/Stone	100%			2043	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2044	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Amperes For Service No.1, One 1,600 Amperes For Service No.2, And 1,600 Amperes For Service No.3 Main Disconnect Switch								
Fused Disc Sw	40%			2060	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 3,000 Amperes. New Main Distribution Board Additional Service For The Building								
Transformers								
Dry Type	100%			2039	* *	5	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 45 Kilovolts Amperes At 208 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	60%			2044	* *	5	$1,000	
Fused Disc Sw	40%			2060	* *	5	$600	
Raceway								
Conduit	80%			2044	* *	1		
Conduit	10%			2034	$69,000	1		
Conduit	10%			2060	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	$400	
Fused Disc Sw	2%			2056	* *	5	$200	
Fused Disc Sw	3%			2033	$19,600	5	$300	
Molded Case Bkrs	70%			2042	* *	5	$6,900	
Molded Case Bkrs	10%			2056	* *	5	$1,000	
Molded Case Bkrs	10%			2033	$65,400	5	$1,000	
Wiring								
Braided Cloth	40%	2-4	$368,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2044	* *	1		
Thermoplastic	10%			2034	$92,000	1		
Motor Controllers								
Locally Mounted	60%			2032	$222,900	5	$1,500	
Locally Mounted	30%			2039	* *	5	$800	
Variable Frequency Drive	10%			2051	* *			
Ground								

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$2,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Water Main								
Explanation : Corroded								
Generic	50%			LIFE	* *	5	$2,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$5,151,600	10	$309,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
Location : Throughout The Building								
Incandescent	5%			2029	$531,900	2	$400	
LED	5%			2042	* *			
Egress Lighting								
Emergency, Battery	45%			2034	$290,000	10	$40,700	
Emergency, Battery	5%			2042	* *	10	$4,500	
Exit, Service	50%			2034	$82,800	1		
Exterior Lighting								
HID	10%			2034	$179,200	10	$100	
LED	10%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	10%	Now	$72,100	2044	* *	1	$12,600	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outside The Building								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	40%			2034	$288,300	1	$56,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2029	$360,400	1	$70,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Cafeteria And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$990,500	1-3	$231,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes. Smoke Detectors And Fire Alarm Panel								

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Heating								
Energy Source								
Utility Steam	100%			2034	$122,800	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	$231,200	5	$22,300	
Distribution								
Steam Piping/Pump	10%	0-2	$30,700	2054	* *			
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement. Storage Tank								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Basement. Storage Tank Broken Insulation								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Condensate Pump								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Compressor For Pressurizing Steam Is Not Working								
Steam Piping/Pump	90%	4+	$830,200	2044	* *			
On Extended Life, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Terminal Devices								
Air Handler	30%	4+	$867,100	2034	$2,167,800	1	$62,600	
Obsolete Equipment, Extent : Light, Area Affected : 65%								
Location : The Gymnasium And Cafeteria Blowers Are Obsolete								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : The Gymnasium, Cafeteria, Auditorium And Library Blowers Are Beyond Their Useful Life Cycle Rating								
Convector/Radiator	60%	0-2	$188,400	2032	$1,884,000	1	$65,400	
Malfunctioning, Extent : Severe, Area Affected : 60%								
Location : Climate Control System								
Fan Coil Unit/Heat	10%	4+	$285,600	2034	$952,000	1	$10,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Unit Ventilators Are Beyond Their Useful Life Cycle Rating								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Unit Ventilators Are Not Used For The Purpose Intended. Space Tends To Overheat								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	5%			2034	$455,900			
Window/Wall Unit	70%			2032	$1,018,300	1		
Window/Wall Unit	5%	0-2	$7,300	2029	$72,700	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Throughout Classrooms, Multiple Mechanical And Or Electrical Defects								
No Component	20%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$209,100	
Exhaust Fans								
Interior	100%	Now	$681,200	2034	$1,703,000	2	$9,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$493,200	2044	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement. Leaking Booster Pump								
HW Heat Exchanger								
Steam Fired	100%	4+	$371,400	2044	* *	4	$37,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$483,700	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Various Areas								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%	Now	$135,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Various Areas								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%	4+	$76,900	2044	* *	4	$7,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sump Pumps Are Beyond Their Useful Life Cycle Rating								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$2,600	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 5 Units								
Fire Suppression								
Standpipe								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

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
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Auditorium Stage								
Explanation : Paint Storage In Basement								
Fire Pump								
Under Construction	100%							

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **WEB DUBOIS ACADEMIC H.S. - BK**		
Address	: **402 EASTERN PKWY. @ BEDFORD AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K824**
Program / Asset #	: **BOE1081.000 / 14427**	**Yr Built/Renovated**	: **1912 / 1993**
Area Sq Ft	: **55,730**	**Project Type**	: **EDUCATION**
Date of Survey	: **08-Jul-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1267** **Lot** : **1**	**BIN**	: **3032886**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$417,500	$1,518,500
Interior Architecture		$143,600
Electrical	$198,300	$676,000
Mechanical		$454,900
Total	**$615,900**	**$2,792,900**
Importance Code A	$417,500	$1,815,500
Importance Code B	$198,300	$977,400
Total	**$615,900**	**$2,792,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$81,700	$400		
Interior Architecture	$80,600		$8,600	$500
Electrical	$5,800	$6,500	$5,200	$5,200
Mechanical	$15,000	$69,200	$8,700	$4,100
Site Pavements	$6,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$197,200**	**$83,300**	**$29,700**	**$17,100**
Importance Code A	$89,800	$2,700	$3,200	$2,200
Importance Code B	$103,000	$80,600	$26,400	$14,800
Importance Code C	$4,300			
Total	**$197,200**	**$83,300**	**$29,700**	**$17,100**

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

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
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	$4,500	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Cast Stone/Terra Cotta	10%	Now	$24,900	LIFE	* *	5	$38,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	3%			LIFE	* *	5	$4,600	
Masonry: Brick Cavity	57%			LIFE	* *	5	$27,800	
Metal Coiling Doors	2%	Now	$13,300	2038	* *	5	$1,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Lower Edge Of Door								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Union Street								
Granite Panels	20%			LIFE	* *	5	$7,300	
Stucco Cement	5%			2046	* *	5	$6,100	
Windows								
Aluminum	100%	Now	$335,500	2041	* *	5	$11,500	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	$2,000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,100	
Masonry: Brick	80%	Now	$82,000	LIFE	* *	5	$3,200	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Metal Panel	5%			2053	* *	5	$800	
Roof								
Modified Bitumen	90%	Now	$14,400	2033	$287,300			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Skylight, Metal/Glass	10%	Now	$24,600	2033	$1,231,100			1
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Bulkheads								
Interior								

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

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
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$5,500	
Ceramic Tile	5%			2042	* *	5	$4,200	
Poured Epoxy/Resin	3%			2032	$143,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratory								
Explanation : Chemical Floors								
Quarry Tile	2%			2046	* *	5	$2,500	
Vinyl Tile	5%	Now	$47,200	2038	* *	3	$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Various Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Various Locations								
Vinyl Tile	82%			2038	* *	3	$25,700	
Interior Walls								
Ceramic Tile	5%	0-2	$4,300	2042	* *	5	$1,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Gypsum Board	80%			LIFE	* *	5	$36,800	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$27,000	2046	* *	5	$39,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Struc: Concrete	5%			LIFE	* *	5	$700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$6,900	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Bedford Street								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$25,900	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$199,700	5	$200	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$118,400	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	80%			2032	$114,400	5	$1,200	
Molded Case Bkrs	15%			2041	* *	5	$200	
Wiring								
Thermoplastic	20%			2043	* *	1		
Thermoplastic	80%			2033	$163,500	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$51,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	$47,900	10	$6,700	
Exit, Service	50%			2033	$12,300	1		
Exterior Lighting								
HID	30%			2033	$79,900	10	$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2028	$147,200	1-3	$34,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells								

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.*

DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

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
Heating								
Energy Source								
Electricity	20%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : Electric Resistance Heat								
Natural Gas	80%			2053	* *	1		
Conversion Equipment								
Furnace	80%			2038	* *	1	$22,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Gasoline Fired Rooftop Package Units								
Radiant Heater	20%	0-2	$5,900	2033	$297,000	2	$4,100	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2038	* *	2	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Four Rooftop, Packaged. Replaced In 2009 Using Type R-407c Refrigerant								
Window/Wall Unit	5%	0-2	$2,200	2028	$10,800	1		
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Art Room, Assistant Principal Offices								
Explanation : Additional Units Needed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,100	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$48,400	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen And Ground Floor Heater Room								
Explanation : Two 50 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

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
Plumbing								
Storm Drain Piping								
Cast Iron	30%	0-2	$1,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Front Of The Ground Floor								
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,800	4	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Floor Storage Rooms								
Explanation : One Dual Pump Serving Drain, One Pump Serving Storm Disposal								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
No Component	30%							
Generic	70%			2043	* *	1-5	$19,700	
Sprinkler								
No Component	80%							
Generic	20%			2033	$157,800	1-2	$3,100	

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **WEST BROOKLYN COMMUNITY H.S. -BK**		
Address	: **1053 41ST STREET BTWN 10 AVE - FT. HAMILTON PKWY**		
Borough	: **BROOKLYN**	**Agency's Number**	: **LEASE-K781**
Program / Asset #	: **BOE1080.000 / 14426**	**Yr Built/Renovated**	: **1958 / 2013**
Area Sq Ft	: **37,062**	**Project Type**	: **EDUCATION**
Date of Survey	: **06-Jan-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **5587** **Lot** : **38**	**BIN**	: **3328583**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$475,500	
Interior Architecture	$90,900	
Electrical	$236,300	$743,900
Mechanical	$83,300	$203,000
Site Enclosure	$56,700	
Total	**$942,800**	**$947,000**
Importance Code A	$475,500	
Importance Code B	$410,500	$947,000
Importance Code C	$56,700	
Total	**$942,800**	**$947,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$91,400			
Interior Architecture	$93,500		$2,400	$1,400
Electrical	$1,800	$35,200	$3,500	$4,200
Mechanical	$23,400	$9,700	$6,900	$4,900
Site Pavements	$45,900			
Total	**$256,000**	**$44,900**	**$12,800**	**$10,400**
Importance Code A	$95,100	$3,700	$3,700	$3,700
Importance Code B	$97,500	$41,100	$9,200	$6,800
Importance Code C	$63,500			
Total	**$256,000**	**$44,900**	**$12,800**	**$10,400**

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.*

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$296,100	LIFE	* *	5	$35,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%								
Location : Masonry Relieving Angles At All Windows								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Windows								
Masonry: Granite	5%			LIFE	* *	5	$1,500	
Masonry: Limestone	10%			LIFE	* *	5	$3,100	
Windows								
Aluminum	95%	Now	$7,400	2055	* *	5	$3,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Rooms 109 And 207								
Steel	5%	Now	$35,500	2058	* *	5	$2,500	
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	30%	Now	$7,400	LIFE	* *	5	$15,300	
Caulking Deteriorated, Extent : Light, Area Affected : 25%								
Location : Chimney								
Masonry: Brick	70%	Now	$179,500	LIFE	* *	5	$4,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Exterior Parapet								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : North Side Of Building								
Roof								
Modified Bitumen	100%	Now	$39,000	2041	* *			
Alligatoring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Blisters, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Offices And Main Distribution Frame Room								
Soffits								
Masonry: Limestone	100%	2-4	$2,100	LIFE	* *	5	$200	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Front Entry								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,100	
Ceramic Tile	5%			2042	* *	5	$2,800	
Terrazzo	30%	0-2	$31,900	LIFE	* *	5	$13,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Vinyl Tile	35%			2038	* *	3	$7,300	
Vinyl Tile 9" X 9"	20%	Now	$90,900	2043	* *	3	$4,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Wood	5%			2061	* *	5	$5,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2042	* *	5	$4,500	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,800	
Masonry: Brick	5%			LIFE	* *			
Plaster	45%	Now	$25,500	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Server Room And Room 202								
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2046	* *	5	$2,800	
Exposed Struc: Concrete	1%			LIFE	* *	5	$100	
Plaster	94%	Now	$32,500	LIFE	* *	5	$32,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Server Room And Nurses Room								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$56,700	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$10,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Site Pavements								
On-Site Walkways								
Asphalt	35%	Now	$8,900	2048	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 100%								
Location : Rear Of Building								
Cast in Place Concrete	60%			2046	* *			
Masonry: Granite	5%	0-2	$400	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Entry Steps								
Parking/Driveway								
Asphalt	95%	Now	$26,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Cast in Place Concrete	5%			2046	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$200	
Raceway								
Conduit	85%			2033	$53,300	1		
Conduit	15%			2053	* *	1		
Panelboards								
Molded Case Bkrs	85%			2032	$86,900	5	$800	
Molded Case Bkrs	15%			2049	* *	5	$100	
Wiring								
Braided Cloth	85%	2-4	$67,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	15%			2053	* *	1		
Motor Controllers								
Locally Mounted	25%			2046	* *	5	$100	
Locally Mounted	75%			2031	$55,000	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Lighting								
Interior Lighting								
Fluorescent	95%			2033	$537,400	10	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2033	$11,300	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircases								
Explanation : Compact Fluorescent Lights								
Incandescent	3%			2028	$31,500	2		
Egress Lighting								
Emergency, Battery	50%			2033	$31,900	10	$4,500	
Exit, Service	50%			2033	$8,200	1		
Exterior Lighting								
Fluorescent	10%			2033	$15,100	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front								
Explanation : Compact Fluorescent Lights								
LED	20%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2028	$71,200	1	$13,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	$97,900	2043	* *	1-3	$20,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Basement, Gymnasium								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vault								
Explanation : 75,000 Gallon No. 2 Fuel Oil								

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.*

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$36,700	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$12,000	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2031	$129,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$83,300	LIFE	* *	2-5	$2,100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Various								
No Component	90%							
Exhaust Fans								
Roof	100%	0-2	$14,700	2033	$73,600	2	$900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Roof. Laboratory								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	20%			2028	$4,800	4		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : To Save Energy, Separate Hot Water Heater Is Recommended								
HW Heat Exchanger								
Steam Fired	80%			2053	* *	4	$2,900	
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$3,800	2038	* *	4	$800	
Broken, Extent : Moderate, Area Affected : 15%								
Location : Basement								

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.*

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

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
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2038	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Explanation : Serves Boiler Only								
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **WILLIAM C. BRYANT HIGH SCHOOL -Q**
Address : **48-10 31 AVE.**
Borough : **QUEENS**
Program / Asset # : **BOE0877.000 / 1470**
Area Sq Ft : **275,100**
Date of Survey : **13-Sep-2022**
Areas Surveyed : **Basement, Roof, Floors 1,3,4,Ph**
Block : **738** **Lot** : **2**

Agency's Number : **Q445**
Yr Built/Renovated : **1939 / 2013**
Project Type : **EDUCATION**
Landmark Status : **NONE**
BIN : **4013655**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$521,900	$224,000
Interior Architecture	$9,764,000	$445,200
Electrical		$7,168,300
Mechanical	$10,452,200	$5,799,500
Site Enclosure	$115,300	
Site Pavements	$394,000	
Total	**$21,247,500**	**$13,637,100**
Importance Code A	$2,977,200	$318,800
Importance Code B	$17,825,100	$13,246,400
Importance Code C	$445,200	$71,900
Total	**$21,247,500**	**$13,637,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,900			$47,300
Interior Architecture	$51,800		$13,200	$7,900
Electrical	$65,500	$28,900	$27,700	$30,800
Mechanical	$336,900	$39,300	$124,300	$46,100
Site Enclosure	$14,300			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$508,800**	**$82,600**	**$179,600**	**$146,600**
Importance Code A	$25,900	$27,200	$27,800	$74,500
Importance Code B	$458,100	$55,400	$151,800	$72,100
Importance Code C	$24,800			
Total	**$508,800**	**$82,600**	**$179,600**	**$146,600**

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.*

DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Exterior								
Exterior Walls								
Masonry: Brick	65%	4+	$293,200	LIFE	* *	5	$173,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : South Side Locker Room								
Masonry: Granite	10%			LIFE	* *	5	$20,100	
Masonry: Limestone	25%			LIFE	* *	5	$50,200	
Windows								
Aluminum	100%			2050	* *	5	$94,600	
Parapets								
Masonry: Brick Cavity	80%			LIFE	* *	5	$19,300	
Masonry: Limestone	10%			LIFE	* *	5	$3,000	
Metal Rail	10%			2051	* *	5-10	$43,500	
Roof								
Copper/Terne	25%			2069	* *	10	$140,600	
Modified Bitumen	70%	2-4	$88,100	2042	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Auditorium Roof Leaks								
Plaza Roof: Stone Panels	3%			2060	* *			
Skylight, Metal/Glass	2%	4+	$25,900	2044	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	5%	4+	$92,200	LIFE	* *	5	$46,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Penthouse Floor								
Ceramic Tile	5%			2037	* *	5	$21,200	
Quarry Tile	3%			2047	* *	5	$19,100	
Terrazzo	5%			LIFE	* *	5	$16,500	
Horizontal Cracks, Extent : Light, Area Affected : 2%								
Location : 1st Floor								
Vinyl Tile	15%			2039	* *	3	$31,800	
Vinyl Tile 9" X 9"	25%			2029	$8,672,800	3	$39,700	
Wood	42%	4+	$543,300	2049	* *	5	$166,800	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Classrooms, Auditorium								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$21,000	
Concrete Masonry Unit	3%			LIFE	* *	5	$5,000	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	57%			LIFE	* *	5	$71,900	
SGFT/Glazed Masonry	6%			LIFE	* *			
SGFT/Glazed Masonry	14%	4+	$271,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2047	* *	5	$26,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$9,900	
Metal Panel	2%			LIFE	* *	5	$10,600	
Plaster	28%	Now	$184,700	LIFE	* *	5	$74,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairways And Gymnasium								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Stairways And Gymnasium								
Plaster	50%			LIFE	* *	5	$132,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2060	* *			
Chain Link	60%			2054	* *			
Iron Picket	20%	4+	$14,300	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	4+	$115,300	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Broadway And 49th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	70%	2-4	$165,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	30%			2047	* *			
On-Site Walkways								
Asphalt	70%			2043	* *			
Cast in Place Concrete	10%			2047	* *			
Masonry: Granite	14%	4+	$174,200	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Entry Steps								
Masonry: Granite	6%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	95%	4+	$54,700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	5%			2043	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2034	$94,700	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Four Main Service Switches Three Rated At 2,000 Amperes Each And One Rated At 1,600 Amperes.								
Fused Disc Sw	10%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : One Service Switch Rated At 400 Amperes For Emergency Service								
Transformers								
Dry Type	100%			2051	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Rated At 225 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$665,800	5	$1,200	
Raceway								
Conduit	90%			2034	$621,400	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	15%			2033	$98,100	5	$900	
Fused Disc Sw	5%			2042	* *	5	$300	
Molded Case Bkrs	75%			2033	$490,500	5	$5,400	
Molded Case Bkrs	5%			2042	* *	5	$400	
Wiring								
Thermoplastic	85%			2034	$782,000	1		
Thermoplastic	15%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2039	* *	5	$1,700	
Locally Mounted	10%			2032	$37,200	5	$200	
Ground								

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,600	LIFE	* *	5	$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	94%			2034	$3,947,200	10	$237,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2034	$126,000	10	$7,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
LED	3%			2042	* *			
Egress Lighting								
Emergency, Service	25%			2034	$43,400	1		
Emergency, Battery	25%	Now	$23,600	2039	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Throughout The Building								
Exit, Service	50%			2034	$60,700	1		
Exterior Lighting								
LED	10%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$102,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$174,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

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
Heating								
Energy Source								
Fuel Oil No 4	100%			2034	$655,000	5	$85,200	

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	$2,455,300	2054	* *	1	$245,200	
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Boilers 4 And 5 Leak Oil In Boiler Room								
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 5 Units.								
Distribution								
Steam Piping/Pump	100%			2034	$2,255,800			
Terminal Devices								
Air Handler	20%			2029	$1,060,200	1	$34,000	
Convector/Radiator	60%			2032	$1,382,100	1	$53,300	
Unit Heater - Steam	20%	Now	$6,400	2034	$320,100	4	$5,000	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : 1st Floor								
Controls								
Pneumatic	100%	Now	$272,200	2028	$5,444,200			
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Thermostats For Air Handlers								
Air Conditioning								
Energy Source								
Electricity	70%			2042	* *	1		
No Component	30%							
Conversion Equipment								
Split Unit	5%			2039	* *			
Window/Wall Unit	65%			2032	$693,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$24,700	LIFE	* *	2-5	$15,300	
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Damper Control Chains, Basement And Penthouse								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$138,100	
Exhaust Fans								
Interior	95%			2029	$1,186,900	2	$8,000	
Roof	5%			2034	$27,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Plumbing								
Water Heater With Tanks								
Electric	100%			2029	$72,600	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Two 80 Gallon Units								
HW Heat Exchanger								
High Temp	50%	Now	$173,500	2064	* *	4	$13,600	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
High Temp	50%			2034	$173,500	4	$13,600	
Sanitary Piping								
Cast Iron	5%	0-2	$8,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Water Backs Up In Basement When It Rains.								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$11,300	2034	$56,400	4	$5,800	
Broken, Extent : Severe, Area Affected : 30%								
Location : One Of Two In Basement								
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2029	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 80 Gallons Connected To Heat Exchangers								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Geared Traction	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To Ground Floor								
Explanation : 1 Freight Unit - Not In Service For Many Years								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	$194,800	1-2	$3,900	

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

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
Fire Suppression								
Chemical System								
Generic	100%			2029	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **WILLIAM E. GRADY HIGH SCHOOL -BK**		
Address	: **25 BRIGHTON 4TH RD. BTWN: BRIGHTON 6 ROAD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K620**
Program / Asset #	: **BOE0650.000 / 1212**	**Yr Built/Renovated**	: **1957 / 2015**
Area Sq Ft	: **200,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **10-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **7261** **Lot** : **47**	**BIN**	: **3196353**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,367,900	$3,003,500
Interior Architecture	$6,338,200	$6,454,900
Electrical	$542,300	$1,628,300
Mechanical	$557,200	$4,987,100
Site Enclosure	$80,400	
Site Pavements	$166,500	
Total	**$11,052,500**	**$16,073,800**
Importance Code A	$3,367,900	$3,056,100
Importance Code B	$6,541,100	$12,938,900
Importance Code C	$1,143,600	$78,800
Total	**$11,052,500**	**$16,073,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$25,600	$11,400	$3,700	$37,100
Interior Architecture	$178,500	$2,800	$25,700	$24,000
Electrical	$49,900	$44,600	$35,000	$64,800
Mechanical	$53,500	$35,100	$55,100	$62,400
Site Pavements	$15,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$330,300**	**$101,100**	**$126,700**	**$195,500**
Importance Code A	$45,400	$31,200	$23,500	$57,300
Importance Code B	$232,400	$69,800	$103,200	$138,200
Importance Code C	$52,600			
Total	**$330,300**	**$101,100**	**$126,700**	**$195,500**

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	$223,200	LIFE	* *	5	$132,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Chimney And Other Areas Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Penthouse And North Wall Of Building								
Metal Panel	10%	Now	$1,382,400	2065	* *	5	$38,200	1
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 75%								
Location : Throughout								
Metal Coiling Doors	5%	Now	$1,113,300	2055	* *	5	$15,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Unit Inoperable, Extent : Light, Area Affected : 20%								
Location : West Side Lot								
Panel: Limestone	15%	Now	$140,900	LIFE	* *	5	$22,900	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Auditorium Wing								
Window Wall	5%			2045	* *	5	$38,200	
Glazing Clouded, Extent : Light, Area Affected : 10%								
Location : Gymnasium And Throughout								
Windows								
Aluminum	75%	Now	$133,700	2034	$1,337,400	5	$13,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Aluminum	20%			2034	$410,200	5	$7,300	
Window Guards, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2038	* *	10	$11,400	
Parapets								
Masonry: Brick Cavity	95%	Now	$155,200	LIFE	* *	5	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face Of Penthouse								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face Of Penthouse								
Metal Panel	2%			2045	* *	5	$1,200	
Metal Rail	3%			2040	* *	5-10	$8,600	

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Exterior								
Roof								
Built-Up (BUR)	52%	Now	$219,200	2035	$730,700			
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : Over Third Floor								
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
Location : Over Third Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Room 325								
Copper/Terne	3%			2050	* *	10	$8,800	
Seams Open/Split, Extent : Moderate, Area Affected : 50%								
Location : Throughout Expansion Joint Caps								
Modified Bitumen	15%			2035	$197,400	10	$17,600	
Roll Roofing	25%	Now	$19,500	2031	$195,400	5	$24,500	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead Roofs								
Skylight, Metal/Glass	5%			2045	* *	10	$19,600	
Soffits								
Cast in Place Concrete	65%	0-2	$6,000	LIFE	* *	5	$24,900	
Weepholes Not Function, Extent : Light, Area Affected : 10%								
Location : Ramp At West Elevation								
Stucco Cement	35%			2040	* *	5	$6,700	
Interior								
Floors								
Carpet	2%	Now	$106,300	2037	* *	3	$8,800	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Library								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Library								
Cast in Place Concrete	5%			LIFE	* *	5	$32,100	
Ceramic Tile	5%			2044	* *	5	$14,700	
Sheet Vinyl/Rubber	3%	2-4	$11,800	2035	$589,800	5	$6,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Slate	5%			LIFE	* *	5	$15,600	
Terrazzo	5%	Now	$70,200	LIFE	* *	5	$11,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	50%			2035	$4,150,900	3	$55,000	
Vinyl Tile 9" X 9"	20%	Now	$240,300	2030	$4,806,700	3	$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Wood	5%			2050	* *	5	$27,500	

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$37,000	2044	* *	5	$16,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Concrete Masonry Unit	30%	Now	$948,200	LIFE	* *	5	$78,800	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout Classrooms, Stairways And Mechanical Rooms								
Glass: Single Pane	5%			LIFE	* *	5	$24,600	
Gypsum Board	10%			LIFE	* *	5	$39,400	
Metal Panel	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$29,600	
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%	Now	$272,700	2033	$1,363,300	5	$51,700	
Misaligned/Bulging, Extent : Light, Area Affected : 25%								
Location : Corridors								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
AcousTileSusp.Lay-In	2%			2048	* *	5	$5,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Instructional Kitchen								
Explanation : Location Noted								
Exposed Struc: Concrete	58%			LIFE	* *	5	$25,000	
Fiber Board	5%			2035	$220,200			
Metal Panel	5%	0-2	$23,400	LIFE	* *	5	$17,200	
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$80,400	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Parking Lot								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : North Side Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$51,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	$12,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Ramp On West Side								
Masonry: Granite	5%	Now	$3,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance Steps								
Parking/Driveway								
Asphalt	100%	Now	$114,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Activity Yard								
Pavers/Stone	100%			2044	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Athletic Field								
Explanation : Location Noted								

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$52,600	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	80%			2035	$266,300	5	$700	
Molded Case Bkrs	20%			2055	* *	5	$1,100	
Raceway								
Conduit	100%			2035	$345,200	1		
Panelboards								
Fused Disc Sw	10%			2034	$34,700	5	$500	
Fused Toggle Switch	5%	2-4	$17,400	2060	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	85%			2034	$295,300	5	$4,500	
Wiring								
Braided Cloth	80%	2-4	$368,000	2060	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2035	$92,000	1		

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2033	$55,700	5	$400	
Motor Control Center	70%			2033	$521,100	5	$3,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$61,500	
Generators								
Natural Gas	100%			2044	* *	1	$77,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 200 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$7,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	* *	10	$174,300	
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	5%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$24,100	
Exit, Battery	50%			2040	* *	10	$6,800	
Exterior Lighting								
HID	7%			2040	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Operated Via Timer And Photocell								
LED	3%			2043	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$74,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Intrusion Alarms And Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$123,200	

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

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$198,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	100%	Now	$164,000	2055	* *			
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Vacuum Pump								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	80%			2040	* *	1	$51,700	
Unit Heater - Steam	20%			2040	* *	4	$5,500	
Controls								
Electrical	25%			2030	$284,600			
Pneumatic	75%			2033	$2,968,500			
Air Conditioning								
Energy Source								
Electricity	85%			2051	* *	1		
No Component	15%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	$22,500	2035	$112,300	2	$500	
Broken, Extent : Severe, Area Affected : 20%								
Location : Rooftop Unit Broken For Years								
Split Unit	10%			2035	$486,300			
Window/Wall Unit	70%	Now	$108,600	2033	$543,100	1		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Office Spaces, Multiple Mechanical Defects								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$111,500	
Exhaust Fans								
Interior	90%			2035	$817,500	2	$5,500	
Roof	10%			2040	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

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
Plumbing								
Sump Pump(s)								
Submersible	100%			2029	$6,300	4	$4,200	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$11,900	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2030	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2035	$15,800	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 200 Gallons								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2045	* *	1-2	$16,800	
Chemical System								
Generic	100%			2033	$59,500	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Hood								
Explanation : 100 Square Feet								

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Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **WILLIAM H. MAXWELL CTE H.S. - BK**		
Address	: **145 PENNSYLVANIA AVE. BTWN: LIBERTY AVE., GLENMORE AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **K660**
Program / Asset #	: **BOE0655.000 / 2740**	**Yr Built/Renovated**	: **1913 / 2015**
Area Sq Ft	: **150,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **02-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **3704** **Lot** : **1**	**BIN**	: **3083660**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$154,000	$409,700
Electrical	$2,337,900	
Mechanical	$232,700	$5,607,500
Total	**$2,724,700**	**$6,017,200**
Importance Code A	$154,000	$1,748,500
Importance Code B	$2,570,700	$4,268,800
Total	**$2,724,700**	**$6,017,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				$9,800
Interior Architecture	$71,600	$11,100	$59,100	$20,900
Electrical	$44,200	$24,400	$27,900	$26,400
Mechanical	$72,200	$58,100	$93,100	$65,300
Site Enclosure	$900			
Elevators/Escalators	$14,900	$14,900	$14,900	$14,900
Total	**$203,800**	**$108,500**	**$195,000**	**$137,200**
Importance Code A	$14,900	$14,900	$15,200	$24,600
Importance Code B	$185,300	$93,600	$179,800	$112,600
Importance Code C	$3,600			
Total	**$203,800**	**$108,500**	**$195,000**	**$137,200**

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$126,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front, Side, Rear Elevations								
Explanation : Sidewalk Shed Present								
Masonry: Granite	5%			LIFE	* *	5	$5,300	
Masonry: Limestone	5%			LIFE	* *	5	$5,300	
Windows								
Aluminum	38%			2050	* *	5	$19,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Building Elevations								
Metal Louvers	2%			2043	* *	10	$6,400	
Wood	60%			2050	* *	5	$308,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout Building Elevations								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5	$5,200	
Masonry: Brick	90%			LIFE	* *	5	$20,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Area								
Pre-Cast Concrete	7%			LIFE	* *	5	$9,800	
Roof								
Metal Panel	60%			2051	* *	10	$128,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Above Gymnasium								
Modified Bitumen	40%			2042	* *	10	$46,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof At Front Of Building								
Soffits								
Metal Panel	80%			2054	* *	5-10		
Stucco Cement	20%			2047	* *	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$38,900	
Ceramic Tile	10%			2043	* *	5	$22,300	
Terrazzo	2%			LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entry								
Vinyl Tile	75%			2039	* *	3	$83,500	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Classroom								
Wood	5%			2049	* *	5	$20,900	

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2037	* *	5	$7,200	
Concrete Masonry Unit	15%			LIFE	* *	5	$8,600	
Gypsum Board	5%			LIFE	* *	5	$4,300	
Masonry: Brick	10%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$19,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTile,Adhered	25%			2039	* *	5	$55,600	
AcousTileConcealSpLn	15%			2039	* *	5	$41,700	
AcousTileSusp.Lay-In	5%			2047	* *	5	$11,100	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Hallway 2nd Floor								
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$13,900	
Plaster	30%	Now	$41,600	LIFE	* *	5	$41,700	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Classrooms On 5th Floor								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Of Building								
Explanation : Construction Netting Present								
Iron Picket	60%			2069	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Perimeter								
Explanation : Netting And Sidewalk Shed Present								
Retaining Walls								
Cast in Place Concrete	85%	Now	$900	2069	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Driveway								
Masonry: Brick	15%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Front And Sides Of Property								
On-Site Walkways								
Cast in Place Concrete	85%			2047	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	5%			2037	* *			
Parking/Driveway								
Asphalt	30%			2037	* *			
Cast in Place Concrete	70%			2047	* *			

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Site Pavements								
Activity Yard								
Cast in Place Concrete	70%			2047	* *			
Rubber Matting	30%			2039	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 7 Service Switches: One With 3,000 Amperes, Two With 1,600 Amperes And Four With 1,200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$4,000	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$46,200	
Generators								
Diesel	100%			2037	* *	1	$58,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : The Existing Generator Is 375 Kilovolt Amperes 300 Kilowatts Diesel Unit.								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$33,400	

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Stand-by Power								
Fuel Storage								
Day Tank	25%			2042	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 80 Gallons Capacity								
Main Tank	75%			2062	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	$1,831,700	10	$110,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gymnasium								
Explanation : Installed 4 Years Ago.								
Egress Lighting								
Emergency, Service	50%			2034	$47,300	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	20%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed In 2018								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$56,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$396,200	1-3	$92,400	

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Heating								
Conversion Equipment								
Steam Boiler	100%			2032	$1,338,800	1	$148,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Boilers And 4 Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	90%			2042	* *	4	$6,700	
Central Plant Steam Piping/Pmp	10%			2044	* *	4	$1,100	
Terminal Devices								
Air Handler	20%			2034	$578,100	1	$18,600	
Convector/Radiator	50%			2051	* *	1	$24,200	
Fan Coil Unit/Heat	30%			2034	$1,142,400	1	$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2037	* *	1	$64,900	
Exterior Pkg Unit - Cooling	5%			2034	$84,200	2	$500	
Window/Wall Unit	40%	Now	$23,300	2027	$232,700	1		
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : Throughout								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2044	* *	4	$4,400	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2034	$506,600	1	$18,600	
Fan Coil - 4 Pipe	20%			2034	$993,200	1	$9,700	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2034	$151,200	2	$41,800	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,600	
Exhaust Fans								
Interior	80%			2034	$545,000	2	$3,700	
Roof	20%			2039	* *	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement. Cold Water Main Valve Corroded								

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.*

DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

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
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$4,800	
Sewage Ejector(s)								
Electric	100%			2034	$80,400	4	$6,000	
Backflow Preventer								
Generic	100%			2034	$68,600	1	$9,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Cellar To 5th Floor								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Cellar To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$78,400	
Sprinkler								
Generic	100%			2044	* *	1-2	$42,000	
Fire Pump								
Generic	100%	Now	$2,900	2043	* *	1	$25,200	
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Basement								
Chemical System								
Generic	100%			2032	$119,000	1-10	$58,000	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Explanation : 4 Kitchen Hoods, 32 Square Feet (8x4) Each. Total Covers 128 Square Feet (4x32).								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **WILLIAM H. TAFT HIGH SCHOOL - BX**		
Address	: **240 E 172ND STREET BTWN: SHERIDAN AVE., MORRIS AVE.**		
Borough	: **BRONX**	**Agency's Number**	: **X410**
Program / Asset #	: **BOE0321.000 / 351**	**Yr Built/Renovated**	: **1941 / 2023**
Area Sq Ft	: **281,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **21-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,4**		
Block	: **2817** **Lot** : **2**	**BIN**	: **2007806**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$333,800
Interior Architecture	$2,115,500	$9,074,200
Electrical	$270,100	$397,000
Mechanical	$6,680,000	$8,193,000
Total	**$9,065,600**	**$17,997,900**
Importance Code A		$333,800
Importance Code B	$8,272,300	$17,607,500
Importance Code C	$793,400	$56,700
Total	**$9,065,600**	**$17,997,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$48,000	
Interior Architecture	$108,400		$8,700	$191,000
Electrical	$35,600	$26,300	$70,500	$31,500
Mechanical	$71,600	$46,500	$68,200	$53,400
Site Enclosure	$53,300			
Site Pavements	$20,900			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$297,000**	**$79,900**	**$202,600**	**$283,100**
Importance Code A	$27,400	$27,400	$76,000	$27,400
Importance Code B	$175,800	$52,500	$126,700	$255,700
Importance Code C	$93,700			
Total	**$297,000**	**$79,900**	**$202,600**	**$283,100**

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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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$39,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Scaffolding And Sidewalk Bridges Surround The Building								
Masonry: Brick	75%			LIFE	* *	5	$117,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Scaffolding And Sidewalk Bridges Surround The Building								
Masonry: Granite	10%			LIFE	* *	5	$11,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Scaffolding And Sidewalk Bridges Surround The Building								
Masonry: Limestone	5%			LIFE	* *	5	$5,900	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : All Facades								
Explanation : Scaffolding And Sidewalk Bridges Surround The Building								
Metal Panel	5%			2054	* *	5-10	$54,000	
Windows								
Aluminum	100%			2059	* *	5	$66,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	64%			2044	* *	10	$109,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Terraces								
Copper/Terne	25%			2062	* *	10	$106,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloped Roofs At North Side								
Explanation : New Copper Roofs Are Currently Being Installed								
Skylight, Metal/Glass	1%			2054	* *	10	$5,700	
Interior								

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Interior								
Floors								
Carpet	2%			2030	$150,100	3	$16,600	
Cast in Place Concrete	10%			LIFE	* *	5	$90,600	
Ceramic Tile	5%	4+	$59,800	2043	* *	5	$10,400	
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Toilets Rooms Throughout								
Poured Epoxy/Resin	2%			2032	$475,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Science Laboratories								
Explanation : Location Noted								
Terrazzo	5%	4+	$39,700	LIFE	* *	5	$16,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Steps								
Vinyl Tile	71%	2-4	$416,000	2034	$8,320,400	3	$110,300	
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Corridors And Classrooms								
Wood	5%			2062	* *	5	$38,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	4+	$118,200	2043	* *	5	$10,500	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	5%	4+	$40,400	LIFE	* *	5	$8,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exact Source Unidentifiable In Sub-basement								
Masonry: Brick	6%	4+	$98,200	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And Sub-basement								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Basement And Sub-basement								
Masonry: Brick	4%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	45%	Now	$94,100	LIFE	* *	5	$56,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Auditorium Side Vestibules								
SGFT/Glazed Masonry	25%	4+	$482,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2054	* *	5	$17,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Cafeteria								
Exposed Struc: Concrete	23%	4+	$247,000	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Sub-basement								
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,500	
Metal Panel	2%	Now	$4,700	LIFE	* *	5	$8,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Kitchen								
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Plaster	55%	4+	$599,400	LIFE	* *	5	$120,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Gymnasium								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : 1st Floor Gymnasium								
Repairs in Progress, Extent : N/A, Area Affected : 50%								
Location : 4th Floor Gymnasium								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : 4th Floor Gymnasium								
Explanation : Temporary Ceiling Installed Pending Full Replacement								
Plaster	5%			LIFE	* *	5	$10,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	$37,200	2054	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Parking Lot And Sports Field								
Iron Picket	50%	4+	$16,200	2054	* *			
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Terrace Stairs At Sheridan Avenue And 171st Street								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$20,900	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along Sheridan Avenue								
Spalling, Extent : Light, Area Affected : 5%								
Location : Along Sheridan Avenue								
On-Site Walkways								
Cast in Place Concrete	75%			2047	* *			
Masonry: Brick	15%			2054	* *			
Masonry: Granite	10%			LIFE	* *			

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Site Pavements								
Parking/Driveway								
Asphalt	100%			2037	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2044	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B-45 B								
Explanation : Service Disconnect Switch Rated At 2,500 Amperes.								
Fused Disc Sw	40%			2044	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B-45 A								
Explanation : Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2039	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room B-45 B								
Explanation : 75 Kilovolt-ampere, 208 Volts Primary, 480/ 277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,200	
Raceway								
Conduit	80%			2044	* *	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$600	
Fused Toggle Switch	1%			2033	$6,500	5	$100	
Molded Case Bkrs	89%			2042	* *	5	$6,600	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	$185,800	5	$900	
Locally Mounted	45%			2039	* *	5	$900	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,100	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	$211,200	10	$12,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Fourth Floor Gymnasiums And Mechanical Rooms								
LED	95%			2039	* *			

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Lighting								
Egress Lighting								
Emergency, Service	10%			2039	* *	1		
Emergency, Battery	40%			2039	* *	10	$26,700	
Exit, Service	5%			2029	$6,100	1		
Exit, Battery	45%			2039	* *	10	$8,400	
Exterior Lighting								
No Component	90%							
Under Construction	10%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	$1,800	
Alarm								
Security System								
Generic	50%			2039	* *	1	$52,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2029	$270,100	1	$52,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$178,400	

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
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit 17								
Explanation : For Electric Cabinet Heaters								
Natural Gas	99%			2054	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	$274,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Boiler Room								
Explanation : 3 Units, 265 Bhp Each								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2042	* *	4	$2,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Hydronic Hot Water Heating For Basement Via Heat Exchanger In Boiler Room								
Steam Piping/Pump	80%			2034	$1,815,700			
On Extended Life, Extent : Light, Area Affected : 90%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout - Steam Traps Replaced								
Terminal Devices								
Air Handler	35%	Now	$93,300	2029	$1,866,700	1	$53,900	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Unit Inoperable, Extent : Moderate, Area Affected : 7%								
Location : Basement Fan Room - Teacher Cafeteria / Kitchen Blower								
Convector/Radiator	55%			2032	$1,274,700	1	$49,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%	Now	$14,100	2029	$702,700	1	$8,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations - Unit Ventilators								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations - Unit Ventilators - 12 Units Motors Defective								
Controls								
Electrical	100%			2029	$1,599,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Radiators And Blowers With Stand-alone Electrical / Digital Controls								
Air Conditioning								
Energy Source								
Electricity	84%			2042	* *	1		
No Component	16%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Gymnasiums, Cafeteria								
Explanation : Location Noted								

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

DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Air Conditioning								
Conversion Equipment								
Split Unit	8%	Now	$538,400	2044	* *			
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Basement - Various Locations - 16 Units								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement - Various Locations - 16 Units								
Split Unit	2%			2039	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Rooms								
Split Unit	2%			2029	$134,600			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Lyfe Center, Basement Classroom - Two Ducted Systems, Condensing Units Located At Ground Level By Baseball Field								
Window/Wall Unit	36%	Now	$386,500	2034	$386,500	1		
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Various Locations - 50 Units Approximately								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Window/Wall Unit	32%			2033	$343,600	1		
Window/Wall Unit	4%			2027	$42,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Various Locations								
No Component	16%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Cafeteria, Gymnasiums								
Explanation : Location Noted								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$154,300	
Exhaust Fans								
Interior	90%			2029	$1,131,300	2	$7,600	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Roof	10%			2034	$55,000	2	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : For Science Rooms								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$72,800	2034	$3,640,000	1		
Corroded, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement Mechanical Room - Water Main								
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								

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

DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

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
Plumbing								
Water Heater With Tanks								
Electric	20%			2027	$9,700	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 1 Unit For Science Rooms, 80 Gallons. There Are 3 Additional Abandoned / Disconnected Temporary Units In Boiler Room								
No Component	80%							
Sanitary Piping								
Cast Iron	25%			LIFE	* *	1		
Cast Iron	75%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	$150,700	4	$11,200	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2032	$66,300	2	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Hot Water Storage Tank								
Generic	100%			2039	* *	1	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units, 320 Gallons Each								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Wing - Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2034	$391,900	1-2	$7,800	
Chemical System								
Wet	100%			2027	$111,100	1-10	$58,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood Covers 140 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q**		
Address	: **23-15 NEWTOWN AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **LEASE-Q739**
Program / Asset #	: **BOE1116.000 / 14572**	**Yr Built/Renovated**	:
Area Sq Ft	: **42,049**	**Project Type**	: **EDUCATION**
Date of Survey	: **20-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,Ph**		
Block	: **542** **Lot** : **8**	**BIN**	: **4440035**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$90,400
Interior Architecture	$99,200	$198,500
Electrical		$26,200
Mechanical	$95,700	$725,500
Site Pavements		$656,800
Total	**$195,000**	**$1,697,400**
Importance Code A		$130,600
Importance Code B	$95,700	$711,600
Importance Code C	$99,200	$855,200
Total	**$195,000**	**$1,697,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,800	$1,500	$10,300	
Interior Architecture	$30,400	$5,900	$3,500	$22,000
Electrical	$3,200	$89,000	$4,500	$3,100
Mechanical	$8,400	$45,600	$11,000	$7,800
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$114,200**	**$149,500**	**$36,800**	**$40,400**
Importance Code A	$66,800	$3,600	$12,500	$2,100
Importance Code B	$47,400	$145,900	$24,400	$38,300
Importance Code C				
Total	**$114,200**	**$149,500**	**$36,800**	**$40,400**

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.*

DEPARTMENT OF EDUCATION - 040

YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q

Asset # : 14572

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
Exterior								
Exterior Walls								
Masonry: Brick	6%	4+	$48,200	LIFE	* *	5	$5,700	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	89%			LIFE	* *	5	$84,700	
Masonry: Limestone	5%			LIFE	* *	5	$3,600	
Windows								
Aluminum	90%			2049	* *	5	$20,600	
Steel	10%			2041	* *	5	$28,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor								
Explanation : Stained Glass Windows								
Parapets								
Masonry: Brick	93%			LIFE	* *	5	$6,400	
Masonry: Limestone	5%			LIFE	* *	5	$400	
Metal Rail	2%			2046	* *	5-10	$2,500	
Roof								
Modified Bitumen	100%	2-4	$16,600	2038	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Ponding, Extent : Light, Area Affected : 5%								
Location : Main Roof								
Soffits								
Stucco Cement	100%			2038	* *	5	$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,900	
Ceramic Tile	5%			2042	* *	5	$3,100	
Quarry Tile	5%			2046	* *	5	$4,700	
Terrazzo	10%			LIFE	* *	5	$4,900	
Traffic Topping	15%			2038	* *	5	$11,800	
Vinyl Tile	45%			2038	* *	3	$10,600	
Wood	15%	Now	$28,800	2048	* *	5	$8,900	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Classrooms								
Interior Walls								
Ceramic Tile	30%			2042	* *	5	$198,500	
Glass Block	2%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$99,200	
Marble Panels	2%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$49,600	
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	1%			LIFE	* *	5	$26,500	

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.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2050	* *	5	$44,100	
Exposed Struc: Concrete	5%			LIFE	* *	5	$500	
Metal Panel	5%			LIFE	* *	5	$3,900	
Plaster	20%			LIFE	* *	5	$7,900	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2043	* *			
Impact Damage, Extent : Light, Area Affected : 5%								
Location : Parking Lot								
Iron Picket	75%			2068	* *			
Retaining Walls								
Cast in Place Concrete	50%			2053	* *			
Masonry: Brick	50%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2036	$656,800			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	40%			2053	* *	5	$100	
Molded Case Bkrs	60%			2053	* *	5	$700	
Raceway								
Conduit	10%			2033	$8,300	1		
Conduit	90%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	$100	
Molded Case Bkrs	5%			2032	$7,200	5	$100	
Molded Case Bkrs	85%			2049	* *	5	$900	
Wiring								
Thermoplastic	10%			2033	$10,800	1		
Thermoplastic	90%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$300	

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.*

DEPARTMENT OF EDUCATION - 040

YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q

Asset # : 14572

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	* *	10	$36,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2038	* *	10	$800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Staircases								
Fluorescent	3%			2038	* *	10	$1,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$5,100	
Exit, Battery	50%			2038	* *	10	$1,400	
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	$40,400	1	$7,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Systen And Manual Door Lock Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$25,900	

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
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040

YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q

Asset # : 14572

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
Heating								
Conversion Equipment								
Furnace	30%			2033	$40,200	1	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Units								
Furnace	10%			2043	* *	1	$2,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Hot Water Boiler	60%			2046	* *	1	$12,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	60%			2043	* *			
No Component	40%							
Terminal Devices								
Convector/Radiator	60%			2038	* *	1	$8,200	
No Component	40%							
Controls								
Electrical	40%			2028	$95,700			
Pneumatic	60%			2034	$499,300			
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2043	* *	2	$300	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 New Unit. Roof								
Window/Wall Unit	80%			2031	$130,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$23,400	
Exhaust Fans								
Roof	100%	0-2	$1,700	2038	* *	2	$1,000	
Broken, Extent : Moderate, Area Affected : 5%								
Location : 2 Motors								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q

Asset # : 14572

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
Plumbing								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$1,700	
Backflow Preventer								
Generic	100%			2038	* *	1	$2,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	$33,200	2	$1,300	
Hot Water Storage Tank								
Generic	100%			2038	* *	1	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 175 Gallons Tank								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$21,200	
Chemical System								
Wet	100%			2031	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 10 Square Feet								

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 : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **YOUNG WOMENS LEADERSHIP SCHOOL-Q**		
Address	: **150-91 87 ROAD**		
Borough	: **QUEENS**	**Agency's Number**	: **Q680**
Program / Asset #	: **BOE0992.000 / 4484**	**Yr Built/Renovated**	: **1938 / 1998**
Area Sq Ft	: **58,000**	**Project Type**	: **EDUCATION**
Date of Survey	: **11-Oct-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **9707** **Lot** : **48**	**BIN**	: **4207510**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,535,400	
Interior Architecture	$175,100	$73,100
Electrical		$796,800
Mechanical	$3,776,900	$3,001,600
Total	**$6,487,400**	**$3,871,400**
Importance Code A	$2,535,400	$507,300
Importance Code B	$3,952,000	$3,291,100
Importance Code C		$73,100
Total	**$6,487,400**	**$3,871,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,100		$7,600	$1,200
Interior Architecture	$11,300	$4,800	$1,800	$4,600
Electrical	$14,900	$9,400	$14,200	$10,500
Mechanical	$75,000	$18,800	$71,400	$18,800
Site Pavements	$11,700			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$136,100**	**$40,300**	**$102,200**	**$42,400**
Importance Code A	$41,400	$5,700	$13,400	$7,000
Importance Code B	$94,700	$31,200	$88,900	$35,500
Importance Code C		$3,400		
Total	**$136,100**	**$40,300**	**$102,200**	**$42,400**

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.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$87,800	LIFE	* *	5	$14,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 50%								
Location : 87th Road And 155th Street Sides								
Explanation : Sidewalk Shed In Use								
Masonry: Brick	70%	Now	$1,690,800	LIFE	* *	5	$40,100	
Loose Units, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : 87th Road And 155th Street Sides								
Metal Panel	5%			2054	* *	5-10	$19,700	
Pre-Cast Concrete	20%	Now	$425,600	LIFE	* *	5	$37,200	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Aluminum	75%	Now	$268,200	2050	* *	5	$4,600	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Aluminum	20%			2050	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Metal Louvers	5%			2043	* *	10	$3,800	
Parapets								
Copper/Terne	10%			2069	* *	5	$4,500	
Masonry: Brick	60%			LIFE	* *	5	$5,600	
Metal Rail	25%	4+	$16,100	2047	* *	5	$16,600	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	85%	Now	$63,000	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Rooms 418, 421								
Plaza Roof: Stone Panels	15%			2054	* *			
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Interior								
Floors								
Cast in Place Concrete	10%	4+	$99,500	LIFE	* *	5	$12,500	
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%			2043	* *	5	$2,900	
Quarry Tile	3%			2047	* *	5	$2,600	
Terrazzo	2%			LIFE	* *	5	$900	
Traffic Topping	5%			2039	* *	5	$3,600	
Vinyl Tile	65%			2039	* *	3	$18,600	
Wood	10%			2062	* *	5	$10,700	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$6,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,700	
Gypsum Board	90%			LIFE	* *	5	$73,100	
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	$75,700	2047	* *	5	$22,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Corridor And Rooms 418, 421								
Exposed Struc: Concrete	5%			LIFE	* *	5	$400	
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	8%			LIFE	* *	5	$5,600	
Metal Panel	5%			LIFE	* *	5	$3,500	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$11,700	2047	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Tree Pit At 87th Road								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 And 600 Amperes.								

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.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$200	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$17,800	
Generators								
Diesel	100%			2043	* *	1	$22,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 230 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,100	
Fuel Storage								
Day Tank	10%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 50 Gallons Rated Capacity								
Main Tank	90%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	$796,800	10	$47,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2039	* *	10	$4,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
HID	2%			2039	* *	10		
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		

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.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Lighting								
Exterior Lighting								
HID	8%			2039	* *	10		
LED	2%			2042	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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
Heating								
Energy Source								
Electricity	2%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Heating								
Interruptible Gas/Dual Fuel	98%			2044	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Oil Tank Room								
Explanation : 1 Tank, No.2 Oil, 5,000 Gallons								
Conversion Equipment								
Radiant Heater	2%			2034	$30,900	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Electric Unit Heaters								
Steam Boiler	98%	Now	$25,400	2032	$507,300	1	$50,700	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Boiler Section Is Leaking								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Boiler Room								
Explanation : 2 Units								

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.*

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Heating								
Distribution								
Hot Wtr Piping/Pump	25%	Now	$9,700	2042	* *	4	$700	
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room - Two Hot Water Heat Exchangers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Hydronic Heating Via Convectors And Riser To Dual Temperature Pumps In Roof Mechanical Room								
Steam Piping/Pump	45%	Now	$10,700	2044	* *			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Roof At Various Rooftop Air Handling Units								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Boiler Room To Air Handling Units								
Explanation : Forced Air Steam Heating								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Dual Temperature Piping / Pumps Reported Under Air Conditioning - Distribution								
Terminal Devices								
Convector/Radiator	20%			2032	$97,100	1	$3,800	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : 2-pipe Dual Temperature Fan Coils And Air Handlers With Steam And Chilled Water Coils Provide Heating And Cooling, Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$1,705,700	2034	$1,705,700			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout - System Is Not Operational, Including Controllers And Field Devices								
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	97%			2029	$849,900	1	$26,100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Roof Mechanical Room								
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Roof Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : 2 Units With Rotary Compressors And Remote Air Cooled Condensers								
Split Unit	2%			2034	$28,200			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Telecom Room, 4th Floor Camera Room								
Window/Wall Unit	1%			2029	$2,300	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office 402								
Explanation : Location Noted								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$4,800	2044	* *	4	$2,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Roof At Rooftop Air Handlers								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled And Dual Temperature Piping / Pumps								
Terminal Devices								
Air Handler/Cool/Ht	60%			2034	$691,400	1	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room, Roof								
Explanation : 6 Units. Controllers Deficiencies Included In Heating - Digital Controls								
Fan Coil - 2 Pipe	40%			2029	$724,700	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Controllers Deficiencies Included In Heating - Digital Controls								
Heat Rejection								
Dry Cooler	100%			2029	$272,500	2	$40,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units, Remote Air Cooled Condensers For Chillers								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,300	

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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

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
Ventilation								
Exhaust Fans								
Roof	97%			2029	$111,800	2	$1,700	
Wall Unit	3%			2034	$800	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : Location Noted								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,500	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mechanical Room								
Explanation : 1 Unit, 100 Gallons. There Is An Additional Electric Unit Abandoned In Place								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$11,900	4	$1,200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Boiler Room - 1 Duplex Set								
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2034	$26,500	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$29,200	
Sprinkler								
Generic	100%			2044	* *	1-2	$16,200	
Fire Pump								
Generic	100%			2030	$56,700	1	$10,800	
Chemical System								
Wet	100%			2027	$55,600	1-10	$29,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 100 Square Foot Hood								

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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q
Asset # : 4484

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name	: **REVETMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL**				
Address	: **100-00 BEACH CHANNEL DRIVE ROCKAWAY**				
Borough	: **QUEENS**			**Agency's Number**	: **Q410**
Program / Asset #	: **DCAS006.000 / 14026**			**Yr Built/Renovated**	:
Linear Ft	: **2,479**			**Project Type**	: **EDUCATION**
Date of Survey	: **09-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **16167**	**Lot**	: **99**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,070,100	$1,769,800
Total	**$1,070,100**	**$1,769,800**
Importance Code A	$305,900	
Importance Code B	$74,200	$1,769,800
Importance Code C	$690,000	
Total	**$1,070,100**	**$1,769,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$200	$100	$13,900	$200
Total	**$200**	**$100**	**$13,900**	**$200**
Importance Code A				
Importance Code B	$200	$100	$13,900	$200
Importance Code C				
Total	**$200**	**$100**	**$13,900**	**$200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

REVETMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL

Asset # : 14026

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	40%			LIFE	* *	5	$4,000	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Throughout Western 1,250 Feet								
Concrete	10%	2-4	$305,900	LIFE	* *	5	$1,000	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Where Gravity Wall Meets Revetment In Western 1,250 Feet.								
Not Accessible	50%							
Revetment								
Stone	65%			LIFE	* *	5	$9,600	
Stone	35%	2-4	$690,000	LIFE	* *	5	$5,200	
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : In Western 1,250 Feet Of Asset								
Explanation : Stone Missing, Seawall Exposed								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	98%			2044	* *	5	$27,700	
Topsoil	2%			2033	$5,100	5	$200	
Deck Elements								
Railing								
Fencing	50%			2036	$100,300	3	$600	
Corrosion, Extent : Light, Area Affected : 2%								
Location : Base Of Posts								
No Component	50%							
Parapet								
Concrete	90%			2036	$1,669,500			
Concrete	10%	2-4	$74,200	2039	* *			
Spalling, Extent : Severe, Area Affected : 30%								
Location : 300 To 650 Feet From West End, Spall Areas Totaling 100 Feet								

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

Print Date : 13-Aug-2025

DEPARTMENT OF EDUCATION - FY 2026

Asset Name : **STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH**
Address : **100-00 BEACH CHANNEL DRIVE ROCKAWAY**
Borough : **QUEENS**
Agency's Number : **Q410**
Program / Asset # : **DCAS007.000 / 14027**
Yr Built/Renovated :
Linear Ft : **193**
Project Type : **EDUCATION**
Date of Survey : **09-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **16167** **Lot** : **99** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,568,600	$51,500
Total	**$1,568,600**	**$51,500**
Importance Code A	$1,290,500	
Importance Code B	$278,100	$51,500
Total	**$1,568,600**	**$51,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$43,600			
Total	**$43,600**			
Importance Code A				
Importance Code B	$43,600			
Total	**$43,600**			

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

DEPARTMENT OF EDUCATION - 040

STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH

Asset # : 14027

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	100%	Now	$985,800	LIFE	* *			1
Broken, Extent : Severe, Area Affected : 70%								
Location : Failed Sheet Piles								
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Large Corrosion Holes Where Sheet Piles Are Still Standing								
Pile Caps								
Concrete	100%	Now	$304,700	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : With Failing Sheet Piles								
Backfill								
Fill								
Topsoil	100%	Now	$43,600	2075	* *			1
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Bulkhead								
Surface								
Concrete	100%	Now	$226,600	2050	* *	5	$1,100	1
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Widespread Collapse Of Deck Surface								
Deck Elements								
Railing								
Aluminum	100%	Now	$51,500	2035	$51,500			
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Railing Failed								

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